

South Tacoma

Neighborhood Plan

City of Tacoma



Photo Credit: Ryan Givens



June 2025

City of Tacoma
Neighborhood
Planning
Program



South Tacoma Neighborhood Plan

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Program**

June 2025

Puyallup Tribe of Indians Land Acknowledgement

We gratefully honor and acknowledge that we rest on the traditional lands of the Puyallup People where they make their home and speak the Lushootseed language. These lands and waterways are the original and current homelands of the Puyallup Tribe of Indians, of which they have been the stewards since time immemorial. We recognize that planning decisions must be mindfully deliberated as they may have lasting impacts on the Tribe, their land base, and their treaty-protected rights to fish, hunt, and gather. We recognize the importance of and encourage regular, meaningful consultation with the Tribe over land use decisions while preserving the Tribe's treaty rights and supporting tribal self-determination and sovereignty.

Acknowledgements

The following entities and individuals were invaluable in offering their time, wisdom, and insight. The authors of this report wish to express their deepest appreciation to everyone who supported the creation of the South Tacoma Neighborhood Plan, particularly the following key partners:

Elected Officials Mayor Victoria Woodards and members of the Tacoma City Council and the Tacoma Planning Commission, especially District 3 Council Member Jamika Scott and District 5 Council Member Joe Bushnell for their active participation in the planning effort.

Council Member John Hines, former Council Member Connor McCarthy, and late Council Member Catherine Ushka for championing the creation of the Neighborhood Planning Program and providing guidance and support throughout the planning process.

South Tacoma Neighbors, Businesses, and Organizations

A special thanks to the South Tacoma neighborhood, business owners, and organizations who provided input,

attended events, shared ideas, and came together as a community to create a vision for their neighborhood.

South Tacoma Neighborhood Plan Steering Group and Volunteers

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Former City of Tacoma Planning Commissioner Ryan Givens also volunteered his time to photograph the neighborhood.

Community Partners

South Tacoma Business District Association; South Tacoma Neighborhood Council; Asia Pacific Cultural Center; Parks Tacoma; Puyallup Tribe of Indians; Tacoma-Pierce County Health Department; Tacoma Public Library; Tacoma Public Schools; Tacoma Housing Authority; Metropolitan Development Council Upward Bound; Centro Rendu; Tacoma Tree Foundation; Edison Square/Theory Real Estate; SURGE Tacoma; Habitat for Humanity; and a long list of other local organizations and businesses.

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City of Tacoma

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In Memoriam



District 4 Council Member Catherine Ushka (July 12, 1968 – May 16, 2024) was a driving force behind the creation of the Neighborhood Planning Program. Council Member Ushka believed deeply in the power of each person to use their voice to make their community better, and she imbued the Neighborhood Planning Program with this ethos. We are incredibly grateful for her leadership and vision.

Welcome letter from Council Members Bushnell and Scott

Hello!

We are so excited to see the South Tacoma community bring forward the South Tacoma Neighborhood Plan! This neighborhood is a historic and cultural center for Tacoma, and this Neighborhood Plan celebrates the best parts of the neighborhood while strategizing enhancements for South Tacoma's future.

This Plan is a community-led effort, made possible by the work of outstanding and dedicated volunteers who took the time to lead on outreach, navigate difficult conversations, and collaborate to find actionable solutions for the neighborhood. Thank you to every person who volunteered or contributed their thoughts into setting a vision for our community!

How this Plan was created is as important as what actions it recommends. As Council Members, we greatly appreciate the time and care that went into including the full South Tacoma community and bringing voices to the table that are often left unheard. It was the neighbors that make South Tacoma what it is that put their values at the center of this planning effort, creating a framework built on environmental justice and trauma-informed engagement. This deliberate, compassionate approach was vital in creating a Plan that was truly by and for the South Tacoma neighborhood.

We love the vision community has set for South Tacoma and will work towards the day we can all feel safe walking to local businesses and our bustling transit station on pedestrian-friendly streets, under an established tree canopy, past renowned historic landmarks and public art that highlight all the best parts of South Tacoma.

Together we will use this Neighborhood Plan as a guiding document for Tacoma's future. With your help, we will champion implementing these actions in the years ahead, and together we will keep pushing for the change we would



like to see to create a thriving, beautiful, and safe community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamika Scott", with a stylized, flowing script.

Council Member Jamika Scott – Position 3

A handwritten signature in black ink, appearing to read "Joe Bushnell", with a stylized, flowing script.

Council Member Joe Bushnell – Position 5

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South Tacoma Neighborhood Plan

Executive Summary

Vision and Purpose

The South Tacoma Neighborhood Plan (Plan) outlines community-identified projects, ideas, and actions to foster the vision for South Tacoma as a diverse and vibrant neighborhood that is safe, healthy, comfortable, and connected.

Community members and the City of Tacoma co-created the Plan from 2024 through 2025, with over 1,300 “engagements” – input from community members via surveys, engagement with key partners and community groups, and public meetings and events guiding the Plan.



City of Tacoma
**Neighborhood
Planning
Program**

Goals

The Neighborhood Planning Program engaged community members to capture key issues and ideas for South Tacoma's future and identified several goals, summarized as these five focus areas:

1

Transportation, Mobility, and Connectivity

Increase safety on South Tacoma streets and comfortably connect South Tacoma residents to destinations via walking, biking, rolling, and transit.

2

Health and Environment

Create a sustainable, healthy, resilient, thriving community with clean air and water, a healthy tree canopy, and access to health and wellness facilities.

3

Economic Opportunity and Development

Activate the neighborhood center, reduce barriers for diverse businesses, promote socially responsible development, and encourage jobs in green industry while limiting potential negative impacts of industry.

4

Sense of Place and Community

Enhance and showcase South Tacoma, celebrate the neighborhood's many histories and identities, and foster a sense of community and gathering.

5

Affordability

Ensure access to affordable and diverse services and housing, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.

Major Actions

The following Plan recommendations will strengthen South Tacoma's livability, economic opportunity, and pedestrian connectivity. Location-specific actions are keyed to the map, and neighborhood-wide actions are listed on the following page. The Plan includes many additional recommendations – learn more and read the full Plan at our website.

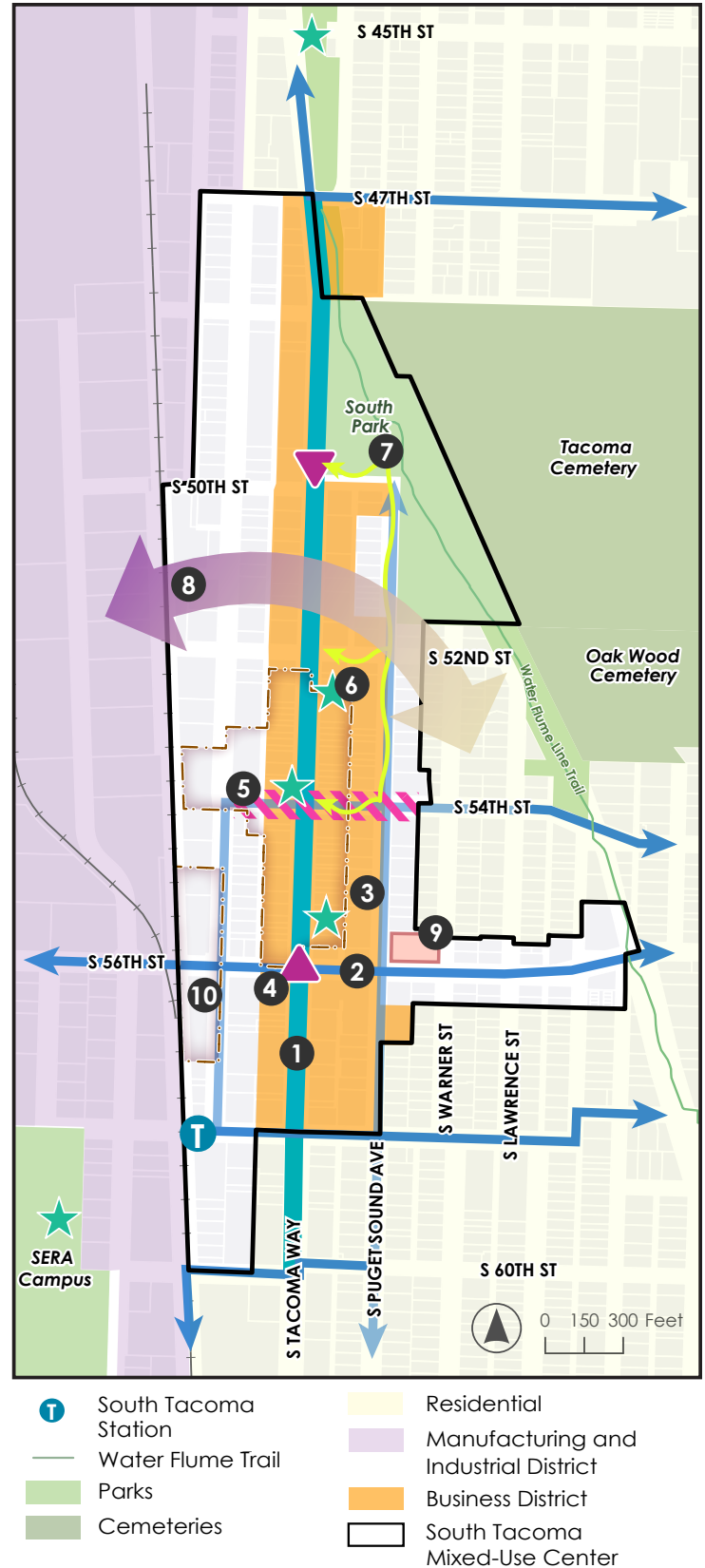
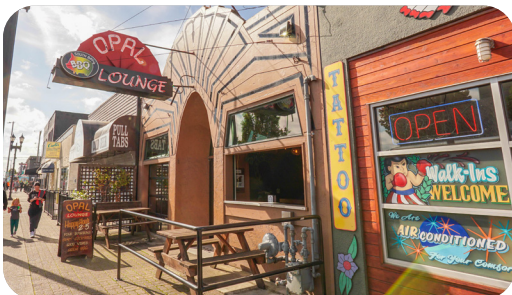
The tags indicate Plan goal areas. **TMC** Transportation, Mobility, and Connectivity; **HE** Health and Environment; **EOD** Economic Opportunity and Development; **SPC** Sense of Place and Community; **A** Affordability.

Location-Specific

- 1 Upgrade safety and public realm based on South Tacoma Way Road Safety Audit recommendations **TMC EOD**
- 2 Improve pedestrian/bike connectivity and comfort between the Business District, transit, Sounder Station, and community destinations **TMC**



- 3 Support businesses/property owners in building their capacity (i.e., establishing a Business Improvement Area (BIA)) **EOD SPC**
- 4 Celebrate South Tacoma's identity through art and signage in the Business District **TMC EOD SPC**

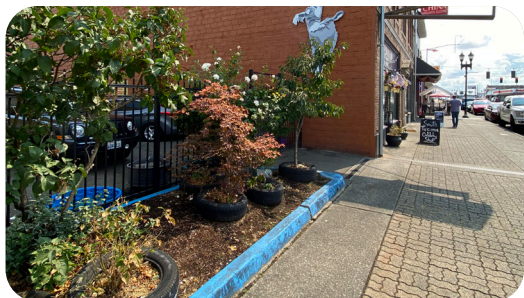





Check out the
South Tacoma
Neighborhood Plan!

tacoma.gov/southtacomanp



- 5 Create a festival street to support community events and gathering 
 EOD SPC
- 6 Activate/improve existing and create new small parks and gathering spaces 
 HE SPC



- 7 Upgrade the Water Flume Trail — and improve connections to the Business District 
 TMC EOD
- 8 Ensure industrial-residential compatibility through transition zone and code updates
 EOD
- 9 Coordinate library service expansion with future opportunities at the fire station 
 SPC A
- 10 Explore historic preservation opportunities through commercial district nominations and landmark protections 
 EOD

Neighborhood-Wide Actions

- 11 Pursue opportunities to increase tree canopy and improve air/stormwater quality
 TMC HE



- 12 Support access to care and healthy, affordable foods through health partnerships
 HE EOD A
- 13 Grow the green economy with job training and economic development study
 EOD

- 14 Build community capacity and connection through signature events that bring communities together
 EOD SPC



- 15 Promote socially responsible development such as affordable housing and transit-oriented development
 TMC EOD SPC A

You Voted, We're Doing It

The neighborhood-selected Community Booster Grant projects focus on **increasing tree canopy** and **hosting family-friendly and inclusive signature community events**. These efforts reflect priorities identified by residents, including the desire for more green spaces and neighborhood gathering opportunities. Implementation partners will take the lead on bringing these projects to life.



Implementation

Several projects have already been funded with the help of internal and external partners. Other Plan actions are opportunistic, to be completed when grant or other funding becomes available. Some larger actions set the tone for other projects to follow (see right).



South Tacoma Way Safety Improvements to redesign the street, slow traffic, make the street more pedestrian friendly, and enhance the public realm.

Increase urban tree canopy by preserving existing street trees, surveying plantable spaces, conducting outreach and delivering free trees, and organizing a community planting day.

Increased business district capacity and the creation of a business improvement area (BIA) to support events, public amenities, and small/legacy business.

Celebrate the community with signature events, programming for youth and seniors, preserving landmark buildings, and art and signage that tells South Tacoma stories.

Support green business vitality with an economic development study to support green sector jobs and explore strategies for environmentally healthy industrial areas.

Due to recent budget reductions, the City of Tacoma Neighborhood Planning Program will sunset in June 2025. The program staff are handing off future implementation to partners in the City and the community.

Engagement

Intentional, equitable, and trauma-informed community engagement was the core driving force behind the creation of the Plan. Staff proactively reached out and engaged with community members to identify shared values and goals, collaborated with the Steering Group to co-create the community engagement process and the Plan, and built lasting relationships with businesses and neighborhood advocates to increase neighborhood capacity. We are grateful to the community for their enthusiastic participation, which included the following engagements.



1,300+ Community “Engagements”

Events

- 4 events and open houses; 2 neighborhood walks
- Tabling at 7 community events
- Feedback boards at Library and STAR Center

Surveys and Online

- Interactive online map
- 2 online surveys
- Community Booster Project voting

Meetings and Focused Engagement

- 10 Steering Group meetings
- 4 tenant, business, multilingual, and youth focus groups
- 13 community interviews
- Multilingual engagement in Spanish, Vietnamese, Russian, Ukrainian, Korean, and Khmer



Introduction

South Tacoma is the third neighborhood to develop a formal neighborhood plan under the City of Tacoma's Neighborhood Planning Program.

To create this Plan, South Tacoma neighbors, businesses, and local organizations worked in partnership with the City of Tacoma's Neighborhood Planning Program to identify assets, address challenges, and enhance the neighborhood, as well as support direct implementation of these changes. The South Tacoma Neighborhood Plan (Plan) documents this grassroots vision for the future of South Tacoma, which draws on this process of co-creation with the neighborhood.

Through this community engagement and co-creation process, we heard a desire for safe and connected transportation options for people walking, rolling, biking, and using transit; a healthy and sustainable environment; an active neighborhood center with amenities and economic opportunity, and preservation of historic buildings and small businesses; an inviting public realm that celebrates history

and identity and community gathering; and an affordable

Goals

The community's vision is supported by ten goals that are organized under five priority categories, which are:

- **Transportation, Mobility, and Connectivity**
 - Safe Streets
 - Walkability and Connectivity
- **Health and Environment**
 - Healthy, Sustainable Environment
- **Economic Opportunity and Development**
 - Active Neighborhood Center
 - Socially Responsible Development
 - Green Economic Opportunity
- **Sense of Place and Community**
 - Inviting, Accessible, Beautiful
 - Celebrate History and Identities
 - Sense of Community and Gathering
- **Affordability**
 - Affordable Community

community with housing attainable for renters and owners.

About Neighborhood Planning

The City of Tacoma's Neighborhood Planning Program (NPP) provides enhanced planning and development support to help communities create strong, vibrant, and diverse neighborhoods.

Across departments, the City of Tacoma has recently completed or updated multiple plans that guide neighborhood planning and development. These plans have identified a need for more equitable delivery of services and resources, providing short-term and grassroots

See Policy Framework for more about City of Tacoma and other regional policies and plans connected to the South Tacoma Neighborhood Plan.

response to neighborhoods' concerns, and supporting neighborhood identity, vitality, livability, and diversity. The Neighborhood Planning Program complements citywide policies seeking to create a complete transportation system, housing options, economic development, healthy environment, and access to amenities and services for all Tacoma residents. Neighborhood plans are adopted by City Council resolution as implementation strategies of the Comprehensive Plan.

The Neighborhood Planning process includes learning from prior policies and plans, as well as moving beyond these policies towards implementation. The program relies on a co-creation process between residents, businesses and service providers, City departments, nonprofit and community partners, and elected officials to build community capacity and relationships, and to identify implementable, impactful projects. The extensive engagement and community-City-interdepartmental coordination allows the NPP to identify place-based challenges and move forward concrete, doable, community-backed projects.



Neighborhood Plan Approach

Why South Tacoma?

City Council selected South Tacoma as the third neighborhood for the Neighborhood Planning Program for the following reasons:

- The *One Tacoma Comprehensive Plan* guides Tacoma to support livable neighborhood centers, transit-oriented development, and equitable distribution of resources. South Tacoma is already a designated neighborhood business district and zoned as one of Tacoma's Neighborhood Mixed-Use Centers.

- South Tacoma is a low-opportunity area as compared to the rest of the City. According to [Tacoma's Equity Index](#), it ranges from “very low” to “moderate,” indicating that it can benefit from more targeted attention and investment.
- While parts of the neighborhood have received attention through recent planning efforts (such as the Tacoma Mall Subarea Plan, completed in 2018), the Mixed-Use Center and business district had not been the focus of planning.
- An analysis of community engagement conducted as part of the *One Tacoma: Comprehensive Plan* update indicated that South Tacoma was one of the neighborhoods that had been less engaged in past City planning efforts. In addition, community groups have requested that Council provide more focused planning in the neighborhood, for example, the South Tacoma Neighborhood Council's application to Planning Commission for an Economic Green Zone.
- In 2024, multiple planning and implementation efforts led by several City departments and agencies were actively working in South Tacoma (see Policy Summary for more details). The Neighborhood Plan supported coordination between multiple citywide and neighborhood-focused planning efforts being conducted internally and by different agencies to assure alignment.
- South Tacoma has a regional rail station (Sound Transit South Tacoma Sounder Station) and is anticipated to have additional high-capacity transit investments in the coming decade. South Tacoma has seen recent community attention and investment, with new businesses and entertainment venues opening that are attracting a regional audience. However, it has not yet seen much new residential or commercial development in the neighborhood center.
- The neighborhood has significant historic resources within and around the Mixed-Use Center (see Historic Resources section). In addition, parts of the neighborhood are “highest precarity” for the housing precarity risk score, according to the Urban

Displacement Project. Proactive planning can help to support equitable planning and development.

Methodology

The Neighborhood Planning Program uses three core methods to research and compile our neighborhood plans, including the South Tacoma Neighborhood Plan: community engagement; resource identification and matchmaking; and technical analysis.

Community engagement. Throughout our planning process, we conduct a robust co-creation and community engagement process that is both deep and broad to ensure a wide range of voices are heard. With a commitment to equitable engagement, we use a variety of methods to hear from those who are most “hard-to-reach” in our communities. We create tools for people to engage with us, regardless of whether they have 5 minutes or 5 months to spend contributing to the process. We also use a trauma-informed approach to working with communities to recognize past harms and support trust, accountability, and healing.

The feedback that we hear from community members helps to identify community issues, collect community-generated project ideas, and refine our approach to solutions. This process is iterative and relies on ongoing co-creation with interested community members as we map community assets and needs, develop a list of actions, finalize the Plan, and begin implementation.

Resource identification and matchmaking. We work internally with subject-matter experts in other City of Tacoma departments, and with other government agency and organizational and community partners, to understand existing City policies and identify resources for analysis and implementation. Working with this internal steering group, we assess feasibility, refine actions, identify opportunities for implementation, and look for policy and funding alignment for longer-term action steps. Additionally, we invite our subject-matter experts to topic-based meetings with the Steering Group to help community members understand the decision-making process and the opportunities and constraints that need to be balanced.

See Community Engagement Summary to learn more about our engagement approach and what we heard from the South Tacoma community.

Technical analysis. Once we have identified community needs through community engagement and worked with subject-matter experts to assess feasibility, we pull in technical experts to address questions related to transportation planning, urban design, engineering, and other policy issues. We also work extensively with subject-matter experts through implementation. This stage of the work is based on data and ensures that the plan and its recommendations are aligned with City policies and best practices.

Timeline

As the third neighborhood for the new Neighborhood Planning Program, South Tacoma began the planning process in the end of 2023, launched to the public in January 2024, and concluded the planning phase of the project in early 2025. The core methodology of this Plan was an ongoing and iterative process of co-creation with community members, with the following milestones:

Internal and external partner coordination. Neighborhood Planning staff connected and coordinated with external partners (organizations and agencies) and internal Tacoma staff to identify existing programs and available resources to implement projects (summer/fall 2023 and ongoing).

Engagement launch. As part of the Spotlight on South Tacoma event series, Tacoma Neighborhood Planning staff kicked off the project with a virtual Plan-A-Thon and community resource fair, conducted community interviews with key collaborators, did door-to-door to businesses, and completed initial outreach to collect input on key neighborhood issues. Language and cultural ambassadors conducted in-language outreach in Spanish, Vietnamese, Russian, Ukrainian, and Khmer. The team formed the Steering Group and identified interested residents, business and property owners, and other neighborhood partners (winter 2024).

Community values and goals. Staff worked with the Steering Group to review community input and identify Neighborhood Plan values and priorities and organize them into Plan goals. Both of these helped to frame the next phase of the plan, project idea generation (spring 2024).

Project idea generation. The Steering Group and staff conducted another phase of outreach to collect project ideas that would support specific community-identified goals, including an interactive online map, online survey, interactive display boards, focus groups, and “South Tacoma mad libs” at pop-up events at multiple community locations, including youth engagement. Language and cultural ambassadors conducted in-language outreach in Spanish, Vietnamese, Russian, Ukrainian, and Korean (summer-fall 2024).

Draft Plan actions and booster voting. Staff asked internal subject-matter experts to review the draft Plan actions for feasibility. Staff brought the draft Plan actions back to the Steering Group, who identified the projects for community



booster voting. Community members also cast votes on their top community booster projects, with in-person and online voting (fall 2024).

Final Plan and implementation. Staff finalized the draft Plan and actions and took it through public review at Planning Commission and City Council for adoption (spring 2025). Staff identified funding and strategies for priority projects to begin implementation.

See the **Implementation Strategy** for expected timelines for longer-term and multi-phase projects (2025 and beyond).

How to Use this Plan

Who Should Use this Plan: This Plan documents community desires for the future of the South Tacoma neighborhood, as well as alignment with existing resources and City of Tacoma policies. The community can use this Plan both to advocate for these goals and as a roadmap for community-led actions. For the City, community partners, and developers, this Plan should be referenced and incorporated into future work plans, planning processes, policies, and development.

Introductory Chapters. These sections cover the background, purpose, and vision for the South Tacoma Neighborhood Plan, including existing neighborhood conditions, the broader policy context informing the plan, and how we connected with community during the process.

Major Ideas Summary and Recommendations. These sections describe community-identified projects and ideas to strengthen South Tacoma, as well as steps to achieve them. These recommendations are organized by the Plan's major themes, and the actions tables identify commitment and planning-level cost estimates, intended timeline, and the responsible parties leading the action.

Implementation. This section provides an overview of transformative actions and key opportunities to move forward implementation in South Tacoma.

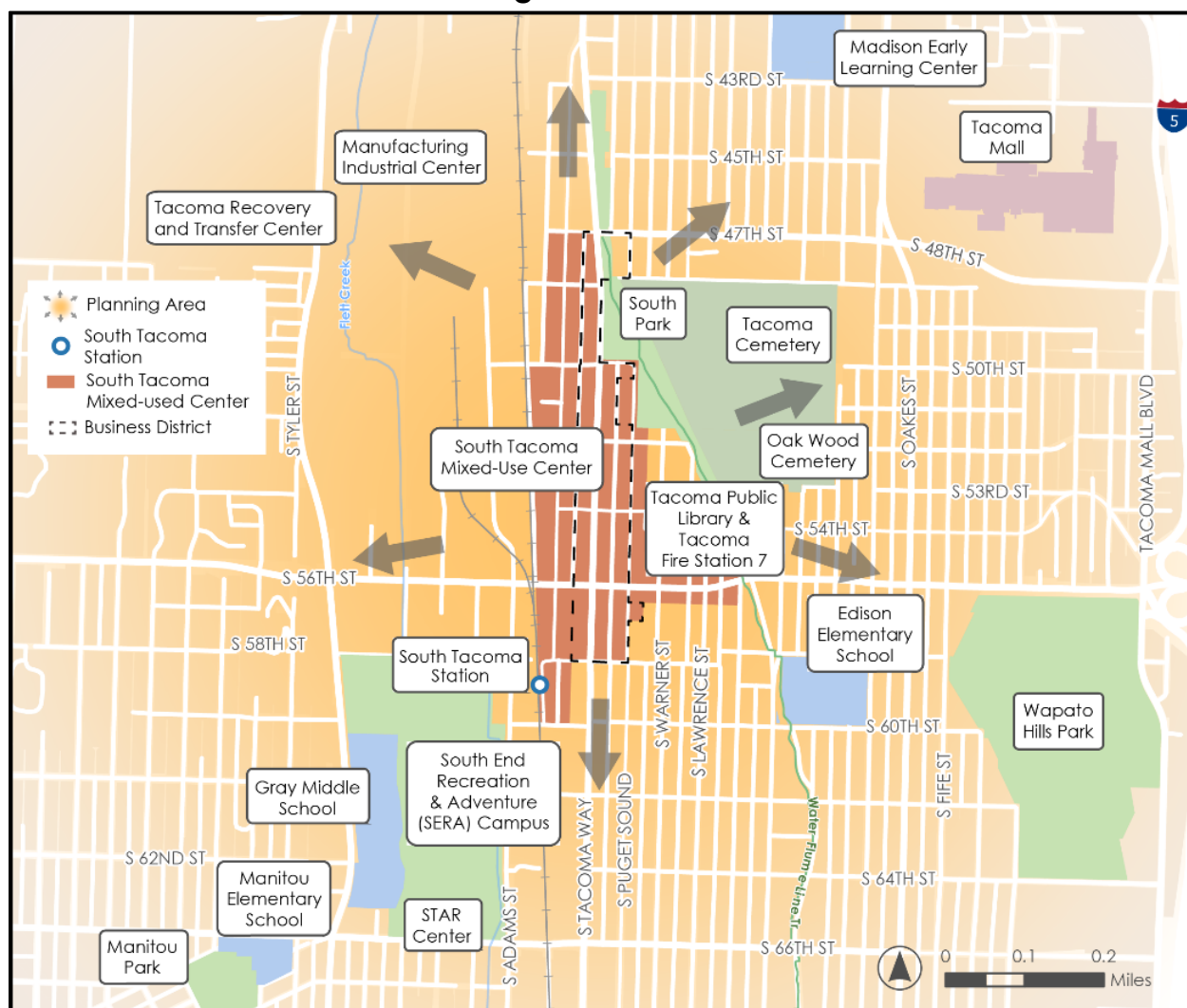
Appendices. This section has supporting graphics, documents, and resources that provide more information around policy background, community engagement, findings, and recommendations found in the Plan.



South Tacoma Major Characteristics

Study Area

The South Tacoma neighborhood planning area is located southwest of the [Tacoma Mall Subarea](#) and west of I-5. Tacoma Cemetery is the northernmost significant feature of the neighborhood; Manitou Park is the southernmost; and the city limit on the west and I-5 on the east bounds the neighborhood. The City-defined Neighborhood Mixed-Use Center (MUC) is approximately one-and-a-half blocks on either side of South Tacoma Way between South 47th Street and South 60th Street and includes the South Tacoma Sounder Station and important institutions such as the Tacoma Public Library South Tacoma Branch and Tacoma Fire Station 7.

Exhibit 1. South Tacoma Planning Area

Source: MAKERS (2024)

Major Findings

The following key findings were identified through the Neighborhood Planning process and based on community engagement as well as coordination with subject-matter experts, review of planning documents, and other policy analysis (see Methodology section for more detail).

Regional Assets and City Designations

South Tacoma has several major regional assets and city designations in and around the neighborhood study area that provide both challenges and opportunities for planning in South Tacoma. These key assets and designations include:

- Transportation hub: South Tacoma Way corridor and South Tacoma Sounder Station
- Tacoma Mall Subarea
- South Tacoma Way Mixed-Use Center
- South Tacoma Manufacturing Industrial Center (MIC)
- South Tacoma Groundwater Protection District (STGPD)

Transportation Hub: South Tacoma Way Corridor and South Tacoma Sounder Station

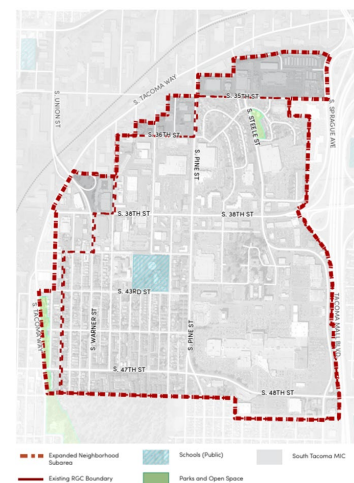
South Tacoma Way is a regional transportation corridor that includes South Tacoma Way and the South Tacoma Sounder Station. South Tacoma Way is a major north-south road that allows travel between downtown Tacoma and the Lakewood, and the South Tacoma Sounder Station allows for commute and special event travel between Pierce, King, and Snohomish County.

South of South 56th Street along South Tacoma Way is a stretch of auto-repair shops and car dealerships that serve local and regional needs. However, South Tacoma Way's high traffic volumes and speeds can also create safety issues for all roadway users, and many people reported feeling unsafe when trying to walk, bike, and roll along and across the corridor.

Additionally, in recognition of the fact that it can be challenging for people in the nearby residential areas to reach the South Tacoma Sounder Station safely and comfortably walking or biking, the City and Sound Transit have been working on planned station access mobility improvements, which are anticipated to be constructed by 2030.

Tacoma Mall Subarea

Northeast of the South Tacoma Neighborhood planning area is the Tacoma Mall and the Tacoma Mall Regional Growth Center/Subarea. Already an important regional employment center, in 2018, the City adopted the [Tacoma Mall subarea plan](#) to support future housing and employment growth. The vision for the Tacoma Mall Subarea is a compact, pedestrian-friendly, urban mixed-use neighborhood with a high quality of life, which includes



access to healthy lifestyle choices, services and efficient multimodal transportation options.

Although the Tacoma Mall Subarea has its own specific planning area, the proximity of the two neighborhoods provides an opportunity for the Plan to find ways to make it easier for people living, working, and visiting the area to move comfortably and seamlessly between the two neighborhoods.

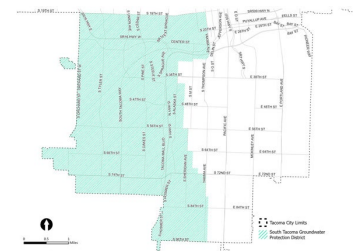
Neighborhood Mixed-Use Center

Tacoma has designated 18 Mixed-use Centers (MUCs) throughout the city. The South Tacoma Way MUC is a Neighborhood Center at the center of the South Tacoma neighborhood planning area. Like other Neighborhood Centers, South Tacoma follows historic city development patterns where commercial districts were built around streetcar lines, buildings were designed for walking and window shopping, and more walkable grid block patterns and buildings are built up to the sidewalk. Immediately outside of the district are many auto-oriented uses and larger lots.

The South Tacoma Way MUC has opportunities to continue being an active commercial district that supports small, local retail. Larger surface parking lots surrounding the business district also offer opportunities for new residential development. However, the presence of two major arterials through the district, as well as auto-oriented land uses, pose ongoing challenges to a pedestrian-friendly environment throughout the area.

Manufacturing Industrial Center

The South Tacoma planning area also includes one of Tacoma's two designated Manufacturing Industrial Centers (MICs). MICs are locations for manufacturing and industrial activity, and are focal points for the City's planned employment, economic development, and facility investments. The South Tacoma MIC is designated as a countywide MIC. The presence of manufacturing and industrial uses in South Tacoma presents opportunities for the expansion of "green" jobs or manufacturing and industrial jobs centered on products or processes that help the world become more sustainable and less carbon intensive.



South Tacoma Ground Water Protection District area map (STPGD).

South Tacoma Groundwater Protection District

The presence of manufacturing and industrial uses in South Tacoma can also present challenges related to the environmental health of the neighborhood. In 1988, Tacoma established the South Tacoma Groundwater Protection District (STGPD) to regulate and protect the South Tacoma groundwater aquifer system from accidental and improper release of hazardous substances from local industrial uses. The STGPD is going through a [code update process](#) that is expected to be finalized in 2025.

Neighborhood Business District

The City-defined Neighborhood Business District runs along South Tacoma Way, between South 47th Street and South 58th Street. Businesses such as restaurants/bars, cafes, barber shops, tattoo parlors, gyms, retail, professional service offices, and a grocery store reside within the business district, and an increasing number of new destination businesses have opened in the district in the past few years, including small and mid-sized entertainment venues that cater to a regional audience.

Community Assets

Community Organizations and Services

South Tacoma is well-served by a variety of public and nonprofit entities, including:

- The South Tacoma Business District Association (STBDA) supports and promotes local businesses in the Neighborhood Business District and the surrounding area. The nonprofit, volunteer-based, South Tacoma Neighborhood Council (STNC) is part of the City's [Neighborhood Council Program](#). The STNC has regular standing meetings, events, and community stewardship activities.
- Service providers such as the Family Housing Network, which provides homeless services, and the Asia Pacific Cultural Center, which provides programs and services that promote greater awareness, understanding, equity, and inclusion of the Asian and Pacific Islander people.



Small businesses along South Tacoma Way in the business district (top) and Tacoma Fire Station #7 (bottom).

- The South End Recreation Area (SERA) campus, which includes a Boys & Girls Club and the Parks Tacoma STAR Center community center.
- Public entities—the South Tacoma Library and Tacoma Fire Station #7—also serve the neighborhood.

Schools, Parks, and Recreation

Edison Elementary, Manitou Park Elementary, and Gray Middle School are the three public schools within the South Tacoma neighborhood planning area.

South Tacoma includes several parks and open spaces. South Park is a tree-lined open space that includes the Water Flume Trail, and Wapato Hills and Manitou parks have playgrounds and large open fields for active play and picnicking. Next to South Park are the Tacoma and Oak Wood Cemeteries, which have large mature trees. Additionally, the SERA campus includes multiple sport fields and a playground.

Several community members noted the lack of formal and informal outdoor public spaces to gather within the business district, as well as a desire for activation of existing green spaces around the larger neighborhood.

People also noted an appreciation for the existing tree canopy in the neighborhood, as well as a desire for enhancing the tree canopy, especially in the parts of the neighborhood with more industrial and commercial uses.

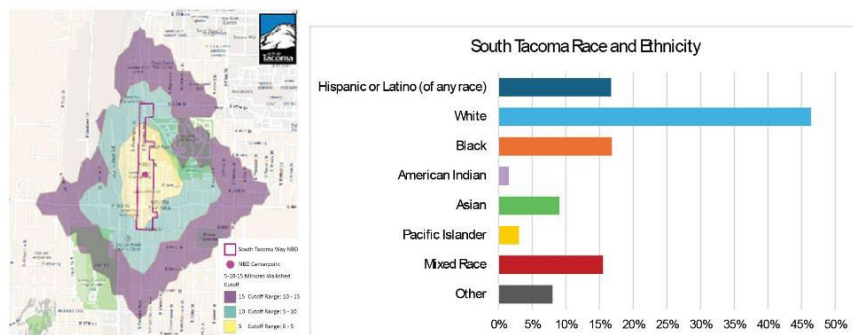
Historic Resources

South Tacoma has a number of historic resources, including several historic buildings that have been determined to be eligible for nomination to local or national historic registers. These historic properties offer opportunities for rehabilitation as well as placemaking and neighborhood storytelling. See *the Neighborhood History section or Appendix A for more detail about South Tacoma's historic resources.*

Demographics and Equity

**Note – Race, age, and population Census data comes from a 15-minute walkshed around the center of the neighborhood. Income and housing Census data comes from larger Census Tract data.*

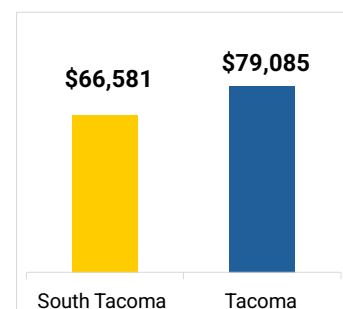
Race and Ethnicity. In 2023, the neighborhood's population was approximately 8,342 people. 24% of the population is under 18 years old and the median age is about 31 years old. South Tacoma is more racially diverse than the city of Tacoma, with South Tacoma being 46% White, 17% Black, and 17% Hispanic or Latino versus the city being 61% White, 10.6% Black, and 12% Hispanic or Latino (ESRI Community Profile Report, 2023; Census Redistricting Data, 2020; P.L. 94-171).



Left: 15-minute walkshed from a central point along South Tacoma Way. Purple is 10-15 minutes, teal is 5-10 minutes, and yellow is 0-5 minutes.

Right: The current racial makeup of South Tacoma is 46% White, 17% Black, 1.5% Indigenous, 9% Asian, 3% Pacific Islander, and 15.5% mixed race. Additionally, regardless of race, 16% of the population identifies as Hispanic or Latino.

Income and Housing. South Tacoma has faced historic disinvestment and under resourcing, which is reflected in economic and housing indicators. The neighborhood's median income is approximately \$66,581, which is \$12,504 less than the city's (\$79,085). 51% of households rent their home and 49% of households own their home in South Tacoma. For comparison, the city of Tacoma is 43% renter households and 57% owner households. The [Urban Displacement Project](#) has identified South Tacoma as an area with high housing precarity risk and high residential displacement risk. Lastly, a unique housing characteristic for the neighborhood is about 35% of the housing stock is 80+ years old.



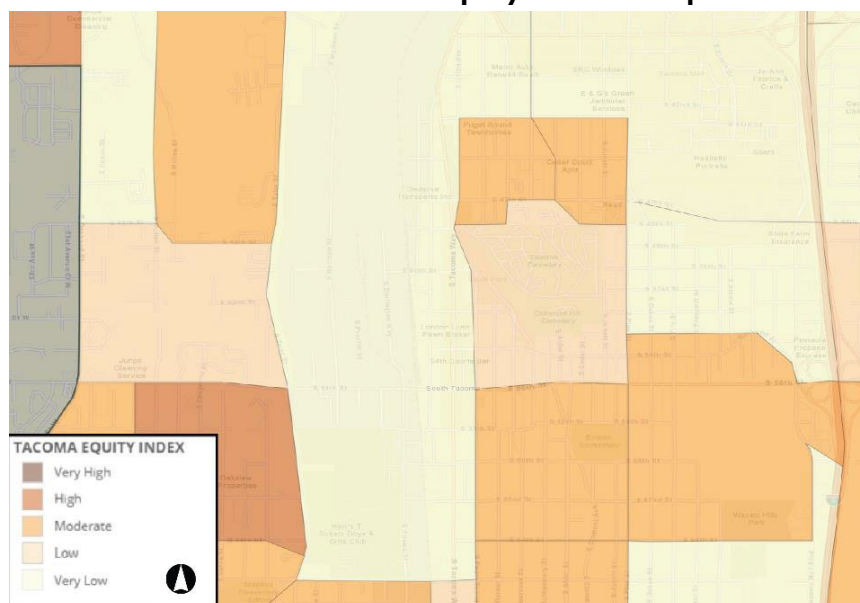
Neighborhood median income for South Tacoma, as compared to the entire city of Tacoma.

Languages. The South Tacoma neighborhood's population proportion that speaks another language other than English (18%) is similar to the rest of the city (ACS 5-Year Estimate, 2022; Table S1601). However, South Tacoma Way's Spanish-speaking proportion (11.5%) is nearly double the City's (6.6%).

Employment. The work force in South Tacoma Way is comprised of 20% service workers, 29% blue collar workers, and 51% white collar workers (Census Redistricting Data, 2020; P.L. 94-171).

Equity Index. South Tacoma rates as a mixture of “moderate,” “low,” and “very low” in Tacoma's Equity Index. Low-opportunity areas may have lower chances at wellbeing, reaching full potential, and sharing in community progress due to limited institutional and societal investments. High-opportunity areas generally have higher quality-of-life indicators due to systems, policies, and practices that resulted in greater investment in those areas. Moderate-opportunity areas have a mix of high and low quality-of-life indicators. The City of Tacoma currently prioritizes investments in low/very low equity index areas.

Exhibit 2. South Tacoma Equity Index Snapshot



Source: Tacoma Equity Index Map (Tacoma, 2024)

South Tacoma residents have lower incomes, are more likely to rent, and have a higher risk for displacement than the city as a whole. As the equity index shows, the past policies and practices that have prioritized other parts of the city have often left South Tacoma residents with fewer resources and opportunities, underscoring the importance of investing in this community to address historic neglect and to ensure a more equitable future for all residents.

Engagement Context

South Tacoma residents have long observed that past policies and practices prioritized other parts of the city and often left South Tacoma residents with fewer resources and opportunities. In addition, the presence of significant industrial and manufacturing uses in combination with the need for a groundwater protection district has led to a heightened sensitivity around health outcomes in the neighborhood. Recently approved industrial developments have frustrated some in the community, as many residents want to see other investments and projects in the neighborhood.

These community sensitivities have roots in real disparities. The *One Tacoma: Comprehensive Plan* community engagement results indicated that South Tacoma had been less engaged than other neighborhoods in past City planning efforts. In addition, a lack of City projects focused in the middle or southern part of the neighborhood, continued safety risks due to bad driver behavior, and a lack of fast and convenient transportation options to Downtown or other parts of Tacoma represent how historic policy decisions, disinvestment, and lack of attention have contributed to the outcomes experienced by residents today. The Demographics and Equity section, above, captures how these disinvestments have led to disparate outcomes.

Community groups and neighborhood residents have requested that Council provide more focused planning in the neighborhood, underscoring the importance of investing in this community to address historic neglect and to ensure a more equitable future for all residents.

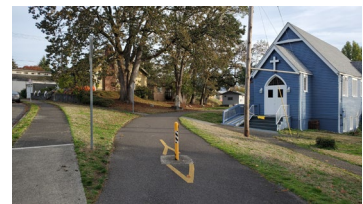
See the **Community Engagement** chapter for more information about trauma-informed engagement and our overall approach to working with the South Tacoma community.

Transportation

Major transportation existing conditions include:

- Commuter rail (Sounder Train, operated by Sound Transit) and multiple bus lines (namely Route 3, a “frequent” bus line, and Route 53, operated by Pierce Transit) serve the neighborhood.
- South Tacoma Way and South 56th Street are major arterials and carry large traffic volumes. This is both a benefit to businesses and residents and a concern for people who are walking, rolling, and bicycling in the neighborhood's center.
- The Water Flume Line Trail runs generally north-south on the east side of the neighborhood. This shared-use path passes through South Park and connects residents to two elementary schools and a playground.
- Planned Sound Transit Station Area Improvements and Transportation and Mobility Plan (TMP) projects would complete bicycle network gaps and better connect amenities to the neighborhood center.
- Pierce Transit has studied upgrading bus Route 3 into bus rapid transit (BRT) route Stream 2 or 3, connecting downtown Tacoma to Lakewood. An upgrade to BRT would only happen with significant increases in Pierce Transit's budget and service hours.

Read more about South Tacoma's existing and planned transportation services in the Transportation, Mobility, and Connectivity Recommendations existing conditions section.



Two sections of South Tacoma Way in the business district (top) and the Water Flume Trail (bottom).

Land Use

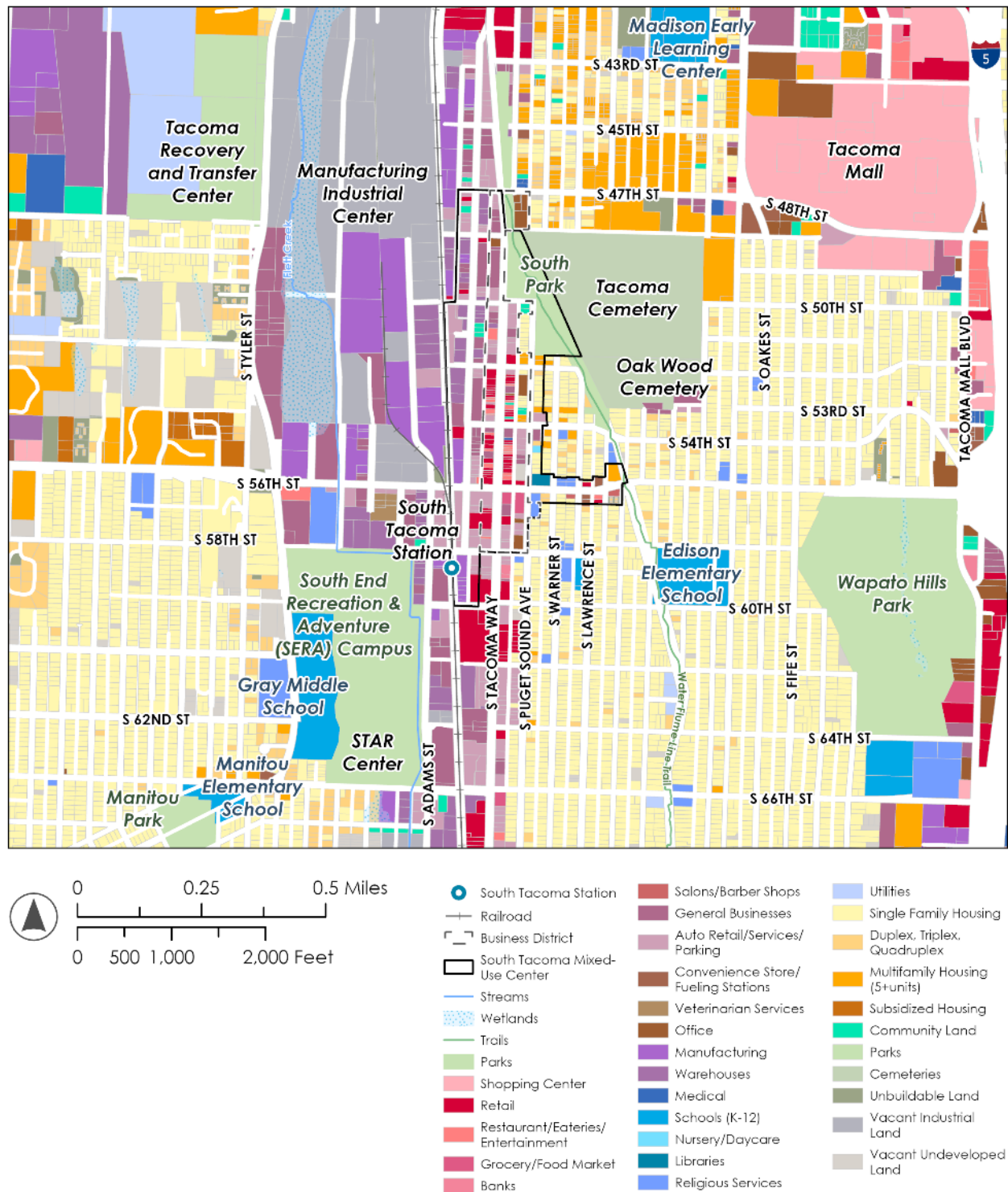
South Tacoma has a significant mix of commercial, industrial, and residential use. Much of the locally owned commercial, retail, and entertainment uses are concentrated along a multiple-block stretch of South Tacoma Way, within the business district. Additional major retail (including many big-box and chain retailers) are located in the Tacoma Mall, northeast of the South Tacoma MUC.

Manufacturing and industrial uses tend to be concentrated in the Manufacturing Industrial Center, while auto-oriented commercial uses extend along South Tacoma Way to the north and south. Residential uses in the neighborhood range from some low-rise apartments and middle housing types within the South Tacoma Way MUC boundary, to primarily single-dwelling structures everywhere else. Several large open spaces exist in the neighborhood, but not all are open to public access.



Commercial, industrial, and residential uses in South Tacoma (top to bottom).

Exhibit 3. Current Land Use Map



Source: MAKERS, City of Tacoma, 2024

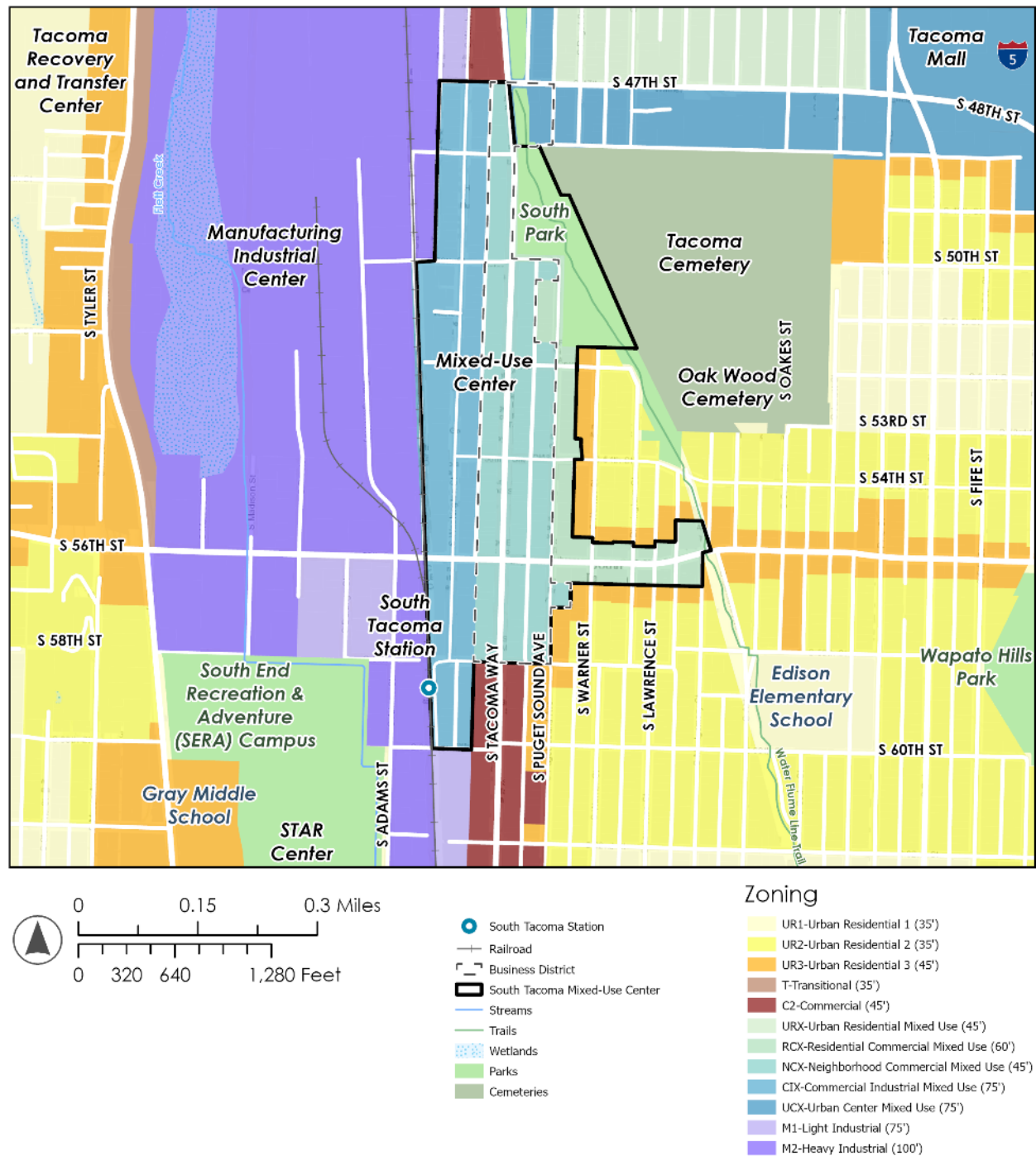
Zoning

Current zoning within the South Tacoma Way MUC includes Commercial Industrial, Neighborhood Commercial, and Residential Commercial Mixed-Use zones. The maximum heights in these zones range from 45 to 75 feet. Around the MUC, the neighborhood is primarily industrial zones to the northwest and commercial zones to the south along South Tacoma Way. Recent zoning changes through Home in Tacoma have the surrounding residential neighborhood zoned to allow middle housing and other low-rise housing types. Tacoma Mall is a Regional Growth Center, allowing more intensive residential and commercial development.



Existing middle and low-rise housing in South Tacoma.

Exhibit 4. Zoning Map



Source: MAKERS, City of Tacoma, 2024

Historic Resources

Neighborhood History

Development Periods

The development periods for the South Tacoma neighborhood are intended as a general organizational structure to contextualize events relevant to the commercial district's development up through the present.

- Pre-contact
- Contact and Early Settlement (1792-1872)
- Railroad Growth, Naming, and Annexation (1873-1903)
- Neighborhood Establishment and Early Growth (1904-1922)
- Automobile Development, Depression, and World War II (1923-1945)
- Post-War Development (1946-1974)
- Recent Years (1975-present)

Information about the history of the area taken from the *South Tacoma Mixed Use Center: Reconnaissance and Intensive Level Survey* (Northwest Vernacular and SJ Martin Cultural Resource Services, 2024).

Pre-contact

South Tacoma is located within the ancestral homeland of the Puyallup people, who have called the region home for thousands of years. The rivers and sea were critical to their lifeways, for both travel and the abundant natural resources. They hunted wild game, fished the rivers, collected shellfish, and harvested berries. They carved canoes from cedar trees and used the bark for basket weaving. The Puyallup Tribe of Indians continue to make their home in and around Tacoma.

Contact and Early Settlement (1792-1872)

White Euro-Americans first had contact with the Puyallup and other Coast Salish people in the late 18th and early 19th centuries. Captain George Vancouver of Great Britain and his crew were the first Europeans to sail into Puget Sound in June of 1792. Nearly thirty years later in 1824, members of the Hudson's Bay Company (HBC) launching from their post at Astoria, Oregon, traveled north to the Puget Sound. Over the next several years, the HBC moved steadily north of the Columbia and nine years later, in spring 1833, established Fort Nisqually alongside Seguallitchew Creek, 12 miles east

of present-day Olympia. Lieutenant Charles Wilkes and his crew charted the waters of Puget Sound, including Commencement Bay in 1841. The conversion of the area's land to ranch land began the process of altering the landscape in the area that is now known as South Tacoma.

In 1846, Britain and the United States signed the Oregon Treaty establishing the international border at the 49th parallel, with the U.S. now the sole occupying power in the Puget Sound area. Congress passed the Donation Land Claim Act of 1850, which incentivized American settlement in the Oregon Territory. Washington became its own territory in 1853 out of the northern half of the Oregon Territory. After the Oregon Treaty, Americans began moving onto the PSAC ranchland, which according to an 1855 survey extended up to the present-day South Tacoma area. The Medicine Creek Treaty (1855) then formally transferred ownership of tribal land to the U.S. government, which then opened that land up for settlement by White Americans. By 1869, there were a number of American land claims in the area—including ones by John Neisson, John Rygney, W. P. Dougherty, and John Bradley—and the PSAC closed its farms in 1870. The area then came to be called Hunt's Prairie. The shift to homesteading from ranching in the area further altered the landscape and prepared it for the arrival of more White Americans and supporting infrastructure (e.g., roads, railroads, and towns).

Railroad Growth, Naming, and Annexation (1873-1903)

In July 1873, the Northern Pacific Railroad announced the selection of Tacoma on Commencement Bay as the western terminus for the railroad's transcontinental line. Soon after the announcement, the railroad began building north towards the Puget Sound from Kalama on the Columbia River. On December 16, 1873, the railroad arrived in Tacoma and the first train traveled between Tenino and Tacoma later that afternoon. The rail line between Kalama and Tacoma was called the "Prairie Line" and connected in with the Northern Pacific's main branch through other railroads.

In 1890, the Northern Pacific Railroad relocated its railway shops from downtown Tacoma to an area along the Prairie Line branch, south of the burgeoning city. At the time the area was called Edison, part of present-day South Tacoma. Carloads of machinery arrived at the new railway car shops throughout the first few months of 1891 and a crew of 10,



Ca. 1908 photograph of railroad tracks and buildings in South Tacoma including some of the Northern Pacific Shop buildings. Amzie D. Browning Collection BROWNING-079. Courtesy Tacoma Public Library.

under the supervision of Engineer Biehler, worked to set up the shops. As work was underway to get the shops up and running, the city of Tacoma annexed Edison (or South Tacoma) on April 17, 1891. When the new shops opened in late December 1891, they featured machine shops, a cooling plant, power plant, water well and tank, welding plant, kilns, and new and old rail car sheds. The new railroad buildings ran along the railroad tracks and extended from 56th Street to South Tacoma Way. At their heyday, the shops employed about 1,000 Tacomans.

As the Northern Pacific shops were under construction, the city planned for growth in Edison, extending the Wapato Park Belt Line railway (also known as the Oakes Addition motor line) to the new shops to provide easy commuting for workers. When completed, the streetcar line connected Edison with the intersection of 9th and Railroad streets in a 9-minute ride.

A boon to the new neighborhood was the establishment of a post office in 1891 at the intersection of Orchard and South 58th Street; however, the post office was named Excelsior not Edison. Many residents refused the new name and instead pushed for "South Tacoma" to be the moniker for the neighborhood. Eventually with plans underway for the Northern Pacific car shops, developers began to promote Edison and the surrounding area, platting the land for sale to encourage new construction near the Northern Pacific shops. The first plats filed in South Tacoma, establishing the street grid and lot and block patterns, included Cascade Park, Excelsior Park, Lookout Park, Monticello Park, and the Elmwood addition in 1889. Hunt's Prairie followed in 1890. Excelsior Park Land Company purchased large tracts of land in 1890, divided them up into lots to sell for a profit in anticipation of the opening of the Northern Pacific Railway shops.

Amidst this development in South Tacoma, the city of Tacoma annexed South Tacoma (to South 64th Street) into the city limits in 1891. With this annexation ultimately came additional services from the city, like fire, water, and electricity. In July 1893, the city of Tacoma purchased a water system from Charles B. Wright and the beginnings of an electric utility. South Tacoma played a key part in

expansion of water service in Tacoma as the city leased an industrial well for fire protection.

By 1896, according to the Sanborn Fire Insurance maps covering South Tacoma, the neighborhood's business district was concentrated along Union Avenue (now South Tacoma Way) around its intersections at S 52nd and 54th streets, just a few blocks east of the Northern Pacific car shops. Buildings were largely wood-frame and one to two stories in height. Boardinghouses, small stores, saloons, and hotels dotted the landscape. Key developments included a fire station at the northwest corner of South Puget Sound Avenue and South 52nd Street along with a few churches like the Asbury United Methodist Church. Businesses in the neighborhood included the Edison Livery & Feed Stable and the Union Mill Company lumber yard.

Neighborhood Establishment and Early Growth (1904-1922)

Significant development occurred during this period within South Tacoma. Much of the infrastructure to support the emerging working-class community was constructed in the early years of the 1900s. Projects included expanded water and electricity service, paved roads and sidewalks, a fire station and public library. A 1907 article in *The Tacoma Daily Ledger* indicated that construction was booming in South Tacoma, stating "From present indications there will be no dull season in real estate in this section of the city."

This period begins with the establishment of a new South Tacoma post office building in 1904, with the post office relocating to a newly constructed building at 5020 Union Avenue S. Originally intended as a two-story building, only the first floor was completed for the post office.

Another important 1904 development for South Tacoma was the re-grading and re-graveling of the "Edison Road" between S Wilkeson Street and South Tacoma and mostly aligns with the current South Tacoma Way corridor. The road had originally been constructed in the 1870s with minimal improvements in the 1890s. Prior to the road work, Street Foreman Snyder stated the previous condition of the road "made driving more of a torture than a pleasure. This development significantly added business deliveries to and



1924 view of South Union Avenue (later to be known as South Tacoma Way), part of South Tacoma's business district. Marvin D. Boland Collection BOLAND-B10178. Courtesy Tacoma Public Library.

from downtown and made the road suitable for automobiles.

The road was considered the gateway between downtown Tacoma and the prairie to the south beyond South Tacoma. The prairie area was considered picturesque with several “driveways” for natural scenery that drew driving tourists. But despite the 1904 improvements, South Tacoma residents continued to request road improvements. In 1909, the city acquired the Union Pacific right-of-way down Center Street, which would provide an easier route to downtown with the construction of a connector road. Both the city and the South Tacoma business owners lacked the funds necessary to make the improvements and it took until 1912 for the final paving to occur. There were continued efforts to improve the road over the next decade, but lack of funding limited a more full-scale development of the motorway through South Tacoma until the 1920s.

The first auto-related development in South Tacoma occurred during this time, with establishment of an auto sales and repair shop near South 54th Street and South Union Avenue. Others followed, including Tacoma Knight Motor Co. (5032 South Tacoma Way) in 1917 and South Tacoma Garage and Machine Shop (5629-31 South Tacoma Way) in 1919.

During this period, new and expanded industries added to the neighborhood's economy and led to increased construction. Savage Fuel Company (1907), National Foundry (1907), Northwestern Improvement Company's briquetting plant (1906), and W. H. Kenworthy & Son (1907, 1912) all developed or expanded their facilities adjacent the railroad tracks in the first decade of the 20th century.

A flurry of commercial construction also occurred during this building, many of them masonry. These included a drug store for Frank Tilotson & Co., a store building for Peter Leonard, and building for William Jensen. The nearby industrial buildings, like the South Tacoma Mill operated by Addison & Hill, furnished many of the materials needed for these new buildings. Key businesses established in South Tacoma during this time included the North Pacific Bank (1906, at South 56th Street and Union Avenue/ South Tacoma Way), Piper Funeral Home (1910, later moved to 5436 South Puget Sound Avenue in 1914), and the Realart

Theater (1920, 5414 South Tacoma Way). The Odd Fellows Hall opened on Union Avenue in 1920.

By 1912, according to the Sanborn Fire Insurance maps covering South Tacoma, the neighborhood's business district remained concentrated along Union Avenue (now South Tacoma Way). Buildings were largely wood-frame and one to two stories in height, but there were several brick commercial buildings within the commercial core. A notable difference between the 1912 and 1896 Sanborn maps was the increase in density along Union Avenue, with fewer undeveloped blocks, and multiple blocks of residential development to the south and east.

Automobile Development, Depression, and World War II (1923-1945)

The automobile-oriented character of South Tacoma developed during this period, with significant improvements made to Pacific Highway and auto-related buildings and businesses established in the neighborhood. The last portion of Pacific Highway was completed in 1923, marking the beginning of this development period and a new era of growth for South Tacoma.

With completion of a Pacific Highway, which ran through South Tacoma along Union Avenue (now South Tacoma Way), South Tacoma's automobile character was cemented. Union Avenue was renamed as South Tacoma Way in 1926. The Dodge Brothers Motor Cars opened in a concrete building in 1924. Hansen Motor Co. moved into the South Tacoma Garage & Machine Shop in 1927, operating as a Chrysler dealer. The shift to automobiles in the neighborhood was further emphasized when buses replaced streetcars on South Tacoma Way in 1938.

Construction during this period shifted away from the wood-frame buildings of previous decades and consisted primarily of masonry (brick or concrete) buildings. New businesses and development in South Tacoma during the 1920s included the Piggly Wiggly and Stop'n Shop Variety stores and the Highway Drug Co. building, all on South Tacoma Way.

Another key business during this time was the founding of Pacific Match Company in 1924 by O. V. Snyder and F. J. Cronkie, which produced wooden matchsticks until closing



This view of the South Tacoma Business District was taken from just north of South 54th Street looking south on South Tacoma Way. September 28, 1942. Richards Studio D13481-30 Courtesy Tacoma Public Library.

in 1964. Kenworthy Grain & Milling Company added a new feed mill to their property in 1922.

After the Great Depression swept the nation during the 1930s, construction slowed in South Tacoma. Then in 1934, Norton Clapp loaned the Herbert Brown family, through Herbert's son Bill, \$4,000 to purchase a former grocery store at 4734 South Tacoma Way, which the Brown family converted to a floral business, Brown's Flowers. The Opal Tavern at 5226 South Tacoma Way opened in 1935, run by owners Hugh C. McGavick, Arthur E. McGinley, and Elias P. Rowe. Arthur K. Jordan launched his baker business, Jordan Baking Company, in 1937 in Old Town before moving to a new location at 5233 South Washington Street in South Tacoma in 1939.

During World War II, a USO center was opened to provide recreation opportunities to soldiers. The USO center was given to the city Parks Department in 1944 (it has since closed and been demolished).

Limited construction that remains occurred in the survey area between 1938 and 1942, with no construction occurring between 1943 and 1945. However, South Tacoma experienced significant business growth during the war years with not only increasing population in the lakes district further south, but the growth of the nearby military installations. An August 27, 1941, article in *The Tacoma Times* stated that South Tacoma's "ship has come in" with the success of its business district.

Post-war Development (1946-1974)

After World War II ended, the automobile continued to dominate in South Tacoma. In 1956, the *Tacoma Star* called South Tacoma Way the "Automotive Main Street of the Pacific Northwest" with an automotive directory for the 57 auto-related businesses on the street.

Early post-war construction in the South Tacoma business district occurred on South Washington Street, in the more industrial area rather than the prime commercial corridor along South Tacoma Way. This reflects that South Tacoma Way had largely been built out at this point in time.

Brown's Flowers expanded in the years immediately after the war, when Bill Brown returned from military service. Bill and



A marked and lighted crosswalk on South Tacoma Way as photographed at night on May 29, 1949. Richards Studio D42516. Courtesy Tacoma Public Library.

his wife expanded and remodeled their building on South Tacoma Way and added a large greenhouse, two-story conservatory, and a corsage room. Steve's Café, later known as Steve's Gay Nineties, opened on South Tacoma Way in 1951. It was one of the first businesses in Tacoma to obtain a cocktail license and it was a popular spot in the neighborhood for 27 years.

A Franklin Food Store opened in South Tacoma in 1946 relocating from 5408 South Tacoma Way to a new, larger building at 5250 South Washington Street. In addition to being much larger, this store also featured an adjacent, lit parking lot, reflecting the emphasis on personal driving for errands. In 1955, the store building was remodeled and reopened as a Piggly Wiggly supermarket under new ownership and management.

The South Tacoma Post Office relocated in the 1950s, moving into a new one-story concrete building at 3503 South 56th Street in 1951. According to statistics presented by acting Postmaster John P. McMonagle at the dedication ceremony, the post office's annual receipts had grown to \$85,000 annually, up from only \$15,000 in 1928. These figures demonstrated the sheer growth of South Tacoma and that previous rural character of the neighborhood was no more; in fact, all remaining rural routes run by the post office were eliminated in October 1951.

Social and religious organizations expanded during this period, with several constructing new buildings or additions to existing buildings during this time. Asbury United Methodist Church, a longtime congregation in South Tacoma, built an education building (Hope Hall) in 1953, followed by a new sanctuary in 1954, and an addition to the new sanctuary in 1965. These new buildings replaced the former 1892 church building that had been moved to the site ca. 1901. Other new additions to the neighborhood included the South Tacoma Masonic Center (1953) and the Tacoma Eagles Aerie No. 3 (1955).

Other 1950s and 60s developments that occurred in South Tacoma, reflecting a more mid-20th design aesthetic, included a few professional buildings, stores, and buildings with "drive-thru" access. The South Tacoma Branch of the American Savings & Loan Association opened in 1956 at 3501 South 58th Street and a Farmers Insurance Company

building opened in 1960 at 5025 S Tacoma Way. The Northern Pacific Bank added a drive-thru to its existing building in 1971. Another large-scale grocery store in Tacoma, Food King, announced plans for a new store in South Tacoma in November 1962.

Modernization efforts of existing buildings also marked this period. The Piggly Wiggly expanded its supermarket at 54th and Washington and the Kelly Furniture Company and J.C. Penny Store modernized their storefronts. Then in 1968, the Jensen Building was remodeled in a completely modern design, designed by architects Harris, Reed and Litzenberger.

In October 1965, the Tacoma Mall opened just east of South Tacoma. Land that had previously been homes and farmland became an enclosed shopping center. It opened with 55 stores and added an additional 17 stores within its first year. The Mall, which had an impact on downtown shopping as department stores relocated to the new destination, did serve as a nearby employer for South Tacoma residents. However, completion of construction on the north-south Interstate 5, immediately east of the new Tacoma Mall, routed the auto traffic off of South Tacoma Way (Highway 99) and away from South Tacoma.

A new South Tacoma branch of the Tacoma Public Library opened in 1968 at 3411 South 56th Street.

Despite the mid-20th century improvements to the neighborhood, a significant impact to the district's economy occurred in 1974. The Northern Pacific Railroad merged with Burlington Northern Railroad, resulting in closure of the Northern Pacific shops, the initial economic driver for development in South Tacoma.

Recent Years (1975-present)

South Tacoma remains an interesting mix of commercial, residential, and light industrial uses even today. After the opening of the Tacoma Mall and the closure of the Northern Pacific shops, the South Tacoma business district declined for a period as businesses closed. In recent years, rail traffic has re-emerged as an important element in South Tacoma, when Sound Transit opened the South Tacoma commuter rail station in 2009. Many new businesses, from restaurants to retail, have opened in the last decade.

See **Appendix A** for all potentially eligible buildings in South Tacoma identified in the 2024 *South Tacoma Mixed Use Center: Reconnaissance and Intensive Level Survey*.

Historic Resources. According to the City of Tacoma's *South Tacoma Mixed Use Center: Reconnaissance and Intensive Level Survey* (Northwest Vernacular and SJ Martin Cultural Resource Services, 2024), there are no National Register of Historic Places (NRHP)-, Washington Historic Register (WHR)-, or Tacoma Register of Historic Places (TRHP)-listed properties or historic districts within the study area. The survey did not include properties outside of the Mixed-Use Center, so does not include properties that may be eligible outside of that boundary.

There is one NRHP-, WHR-, and TRHP-listed property east of the study area (within a half mile):

CA. Built Date	LISTED DATE	ADDRESS	REGISTER NAME	REGISTER STATUS
1910	2000-04-21	5302 South Junett Street	Tacoma Mausoleum	National Register; Washington Heritage Register, Tacoma Register

Potentially Eligible Properties. The report found that there are 30 individual resources potentially eligible for the City of Tacoma Register of Historic Places and 17 individual resources potentially eligible for the National Register of Historic Places and Washington Heritage Register.

Potential Historic Districts. The report also found that there are two areas eligible as historic districts:

- The area generally along either side of South Tacoma Way between South 52nd Street and South 56th Street and west along South 54th Street to South Washington Street. This area contains approximately 64 percent contributing historic resources and is recommended eligible as a historic district—the South Tacoma Historic District.
- The area generally on either side of South 56th Street between South Washington Street and South Hood Street and the Sound Transit railway right-of-way. This area contains 100 percent contributing historic resources and is recommended eligible as a historic district—the Kenworthy Grain and Milling Company Historic District.

See **Economic Opportunity and Development** and **Sense of Place and Community** for recommended actions related to the preservation and interpretation of historic resources and themes.



Policy Framework

The South Tacoma Neighborhood Plan builds off many other regional and City of Tacoma policies and plans. During the development of this Plan, many of these guiding policies were in the process of being updated. Through intentional coordination, this Plan is aligned with both the existing policy frameworks and the anticipated updates.

Staff also worked during the planning effort to collaborate and coordinate with a variety of other policy and program efforts concurrently taking place in South Tacoma (see Exhibit 7). See below for more detail on how the Plan aligns with those other efforts.

Alignment with Policies and Plans

The following policies and plans help to provide a framework for the South Tacoma Neighborhood.

[Puget Sound Regional Council: Vision 2050](#)

Tacoma is part of the Puget Sound region and Vision 2050 is the region's plan for the expected growth of population in the region, to 5.8 million people by 2050, established by Puget Sound Regional Council (PSRC).

As the second-largest city in the Puget Sound region, Vision 2050 allocates 137,000 new residents to Tacoma by 2050. Many of these new residents will live and/or work in new regional growth areas like the South Tacoma Way Mixed-Use Center.

Tacoma 2025 Strategic Plan

Tacoma 2025 is a strategic plan and vision for the future of Tacoma that was developed to guide Tacoma in decision-making, resource allocation, and performance tracking and reporting. During the writing of this Plan, the City was preparing for next strategic plan update, Tacoma 2035. Staff working on the South Tacoma Neighborhood Plan also participated in community outreach efforts in South Tacoma focused on the Tacoma 2035 and One Tacoma Comprehensive Plan updates.

The Neighborhood Planning Program is one of the programs that both implements Tacoma's existing goals and collects community input for future goals. The South Tacoma Neighborhood Plan is aligned with Tacoma 2025 through its efforts to:

- Improve neighborhood livability: Tacoma residents have opportunities and amenities such as connected neighborhoods, accessible and efficient transportation options, and vibrant arts and culture while maintaining affordability. *This Plan focuses on supporting growth and change that is centered on the shared community values of enriching South Tacoma's neighborhood livability, equity, and resilience as a diverse neighborhood that is safe, healthy, comfortable, and connected.*
- Enhance civic engagement: Tacoma residents are engaged participants in making Tacoma a well-run city. Elected and volunteer leadership of the city reflects the diversity of the city and residents fully participate in community decision making. *The planning effort, as well as the recommendations of the Plan, focus on opportunities for equitable and trauma-informed engagement, as well as co-creation with community.*
- Increase equity and accessibility: All residents are treated equitably and have access to services, facilities, and financial stability. *The Plan encourages creating increased access to resources and affordability within South Tacoma.*

One Tacoma: Comprehensive Plan

One Tacoma, the City's comprehensive plan was also being updated during the planning process timeline; engagement and proposed policy language for both plans were developed in partnership. Adopted in 2015, this document guides Tacoma's development over the long term and implements policies to shape the physical, social, and economic future of the city. The Plan guides decisions on land use, transportation, housing, capital facilities, parks, and the environment. The South Tacoma Neighborhood Plan supports implementation of goals and policies put forth in One Tacoma, including:

- Growth and development focused in Mixed-Use Centers, with the development of a walkable neighborhood with amenities, housing, and a vibrant Business District.
- Investment in multimodal transportation options such as people walking and rolling, and connection to regional transit centers.
- Protection of natural and historic resources to promote sustainability and climate resilience.
- Implementation through partnerships, including with other City departments, Parks Tacoma, Pierce Transit, Tacoma-Pierce County Health Department, and Tacoma Public Schools.
- Robust community engagement, such as co-creation and language access strategies. *Note: This Plan's recommendations for more inclusive, equitable, and trauma-informed engagement have already been incorporated into the updated draft Comprehensive Plan under review at the time this Plan was being written.*
- Providing accountability and transparency in the equitable delivery of services to the community by supporting equitable city-wide policies and programs.

Transportation Mobility Plan; Vision Zero Action Plan

Tacoma's Transportation and Mobility Plan (TMP) is an element of the One Tacoma: Comprehensive Plan and sets forth the City's priorities for our streets and roadways, including the maintenance and growth of multimodal transportation options in the city.

In 2022, City Council adopted the Vision Zero Action Plan (VZAP), committing the City of Tacoma to eliminate traffic deaths by 2035. The VZAP recommends focusing resources

on improving high-crash corridors and intersections, as well as focusing resources on historically underserved areas as indicated by the City's Equity Index.

The South Tacoma Neighborhood Plan recommendations are aligned with the equity, multimodal goals, and priorities outlined in the TMP and the VZAP. The Recommendations chapter also reflects the priority corridors from the VZAP as well as the bikeways layer from the draft TMP (as of this Plan's writing). The Plan's recommendation to implement the findings of a Road Safety Audit through a redesign of the South Tacoma Way corridor is also aligned with both of these documents.

See the **Recommendations** chapter for more information about the Road Safety Audit and recommendations for improving safety on South Tacoma Way.

[Affordable Housing Action Strategy and Home in Tacoma](#)

In September 2019, the Affordable Housing Action Strategy (AHAS) was adopted into the Housing Element of the One Tacoma Comprehensive Plan as an urgent response to a changing housing market, increasing displacement pressure among residents, and a widespread need for high-quality, affordable housing opportunities for all. AHAS was created because the City of Tacoma lacks affordable, high-quality homes for all its residents. The cost of rental homes has increased by nearly 40 percent and home values nearly doubled since 1990; within the last few years, these costs have begun to accelerate, leaving many people in Tacoma choosing between paying their rent or mortgage and other necessities. AHAS focuses on how to enhance existing policies and programs that the City is already using to serve more people; cultivate additional funding for housing; and establish strong anti-displacement measures to stabilize existing residents.

The South Tacoma Neighborhood Plan supports AHAS' four strategic objectives:

1. Create more homes for more people.
2. Keep housing affordable and in good repair.
3. Help people stay in their homes and communities.
4. Reduce barriers for people who often encounter them.

Home in Tacoma is one of the AHAS implementation strategies. Approved by the City Council in November 2024, the new zoning regulations introduce new Urban Residential zones to expand housing options, allowing more housing types like backyard cottages, rowhouses, and more in

Tacoma neighborhoods. It also updates parking rules, promotes tree preservation, and enables flexible lot use. The goals of Home in Tacoma are to increase housing supply, increase housing affordability, and increase housing choice citywide.

2030 Tacoma Climate Action Plan

In December 2019, the City of Tacoma declared a climate emergency and looked to develop a climate action plan to reduce community greenhouse gas (GHG) emissions and adapt to incoming climate impacts. Two years later, in December 2021, Tacoma adopted the *2030 Tacoma Climate Action Plan* (CAP). The plan charts Tacoma's path towards net zero GHG emissions by 2050.

Some of the 2030 targets found in the CAP that connect to recommendations in this Plan include:

- Increase environmental justice by supporting overburdened and frontline communities.
- Protection of natural resources and open spaces.
- Investment in a green economy and jobs.
- Increase community-led tree canopy preservation and expansion.
- Increase compact, complete, walkable neighborhoods.
- Increased multimodal transit and transit-oriented development.
- Compatible zoning and codes for future development.

Equity and Empowerment Framework, Tacoma Equity Index, and Antiracism Resolution No. 40622

The Equity and Empowerment Framework was adopted in 2014 to prioritize equity as a consistent guiding principle for future policies and practices, in order to improve outcomes for all Tacoma communities and help all people achieve their full potential. The Plan aligns with the framework's following goals:

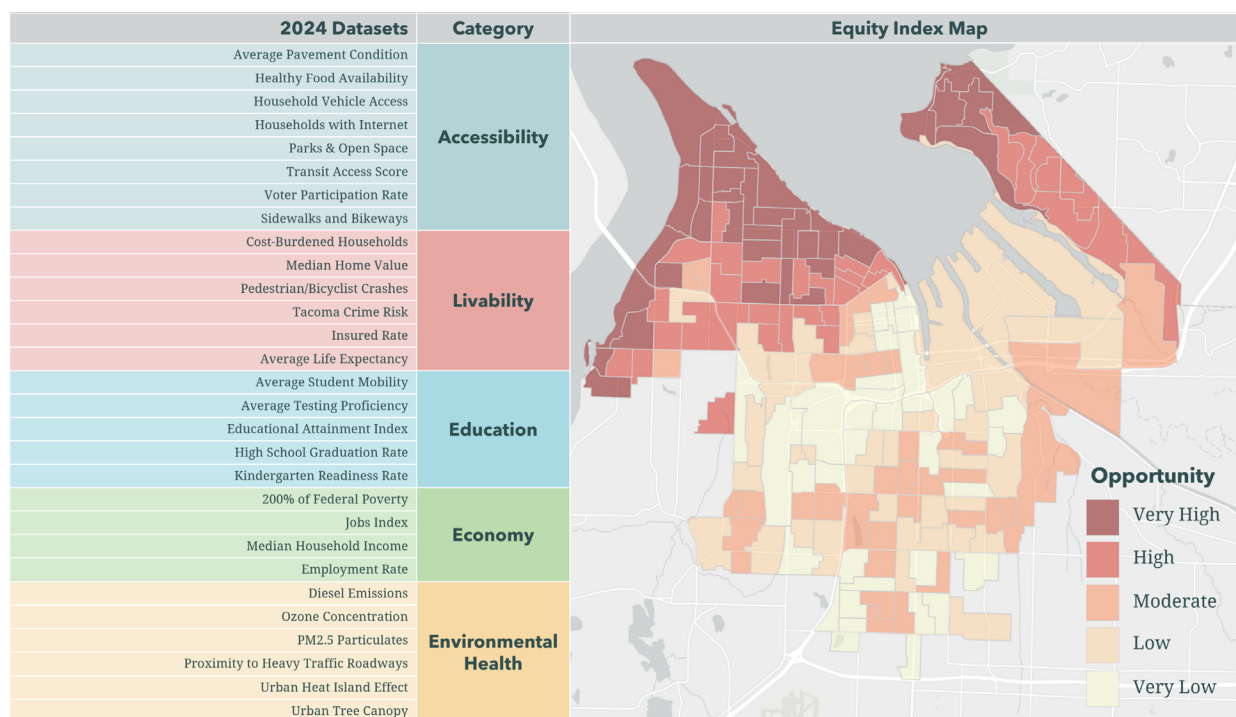
1. Purposeful Community Outreach and Engagement through equitable engagement practices that target previously excluded voices,
2. Equitable Service Delivery to Residents and Visitors by recognizing South Tacoma is a low-opportunity area and focusing investments here

3. Support Human Rights and Opportunities for Everyone to Achieve their Full Potential by improving access and affordability.
4. Commitment to Equity in Policy Decision-Making through encouraging equitable city-wide policies and programs.

Connected to the goals of the Equity and Empowerment Framework, Tacoma's Equity Index is a tool that measures and visually highlights disparities in Tacoma. It uses 29 data points sorted into five determinant categories: accessibility, economy, education, livability, and environmental health. The Equity Index's application to South Tacoma is included in the Major Characteristics section of this Plan.

Building off of the Equity and Empowerment Framework, Resolution No. 40622 was adopted in 2020, affirming the City's commitment to anti-racist systems transformation.

Exhibit 5. Tacoma Equity Index Indicators



[Tacoma Mall Neighborhood Subarea Plan and Art & Placemaking Plan](#)

The City of Tacoma and the Puget Sound Regional Council have designated the Tacoma Mall Neighborhood as a Regional Growth Center (RGC). The Tacoma Mall

Neighborhood is located just northeast of the South Tacoma Neighborhood Plan project area. Adopted in 2018, the *Tacoma Mall Subarea Plan* sets forth a vision for the neighborhood's future as it is projected to grow, as well as outlines community goals and actions that provide a roadmap for City and public and private partners as they work together to achieve the vision, including supporting business expansion and investment, improving quality of life, expanding transportation and housing choices, and protecting water quality. The South Tacoma Neighborhood Plan focuses on supporting South Tacoma to be a walkable and compact neighborhood that has connectivity to and from the Tacoma Mall Regional Growth Center.

Building off the Tacoma Mall Neighborhood Subarea Plan, the Tacoma Mall Subarea Art & Placemaking Plan advocates for ways to improve sustainability, walkability, and connectivity. Through the South Tacoma Neighborhood Plan, art is used to promote a healthy neighborhood that includes work, play, and beauty and encourages community by creating places to gather, share, and connect.

Key recommendations from the Tacoma Mall Subarea Art & Placemaking Plan are included in the South Tacoma Neighborhood Plan, specifically opportunities to activate existing public spaces to provide more access to green space in the Tacoma Mall Neighborhood.

[Parks Tacoma 2024-2030 System and Strategic Plan](#)

The 2024-2030 System and Strategic Plan outlines how we will achieve our mission, goals, and objectives. It guides decisions on facilities, programs, and services, including a capital improvement program. Parks Tacoma's three mission program areas are:

- Active Lifestyles and Community Wellness
- Nature and Environment
- Arts, Culture and Heritage

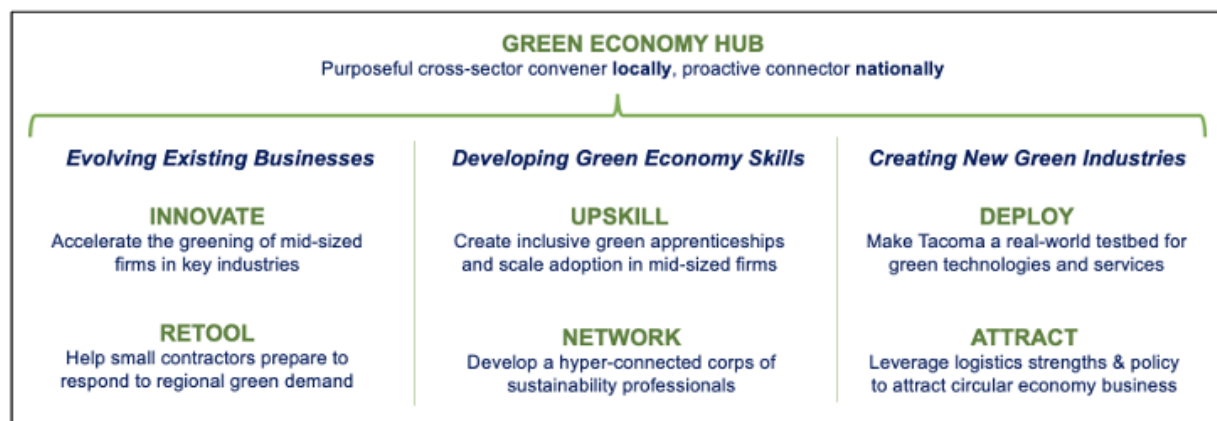
As part of the 2024 update of the strategic plan, Parks conducted a needs assessment for parks and facilities systemwide. Parks' current two-year Capital Improvement Plan (2023-2024 CIP) includes several Southwest Tacoma improvement projects.

Due to the timing, we were able to align the South Tacoma Neighborhood Plan with Parks' engagement and policies. These include recommendations for park amenities and green corridor planning/tree canopy support in South Tacoma, as well as partnering with the City on better community use of our streets and public spaces.

Green Economic Development Strategy

In 2023, the City developed this strategy to support the economy to become more environmentally sustainable through a combination of consumer preferences, policy decisions, corporate demands on suppliers, and supply chain disruptions. See Exhibit 6 for an overview of the six strategic initiatives.

Exhibit 6. Green Economy Strategy

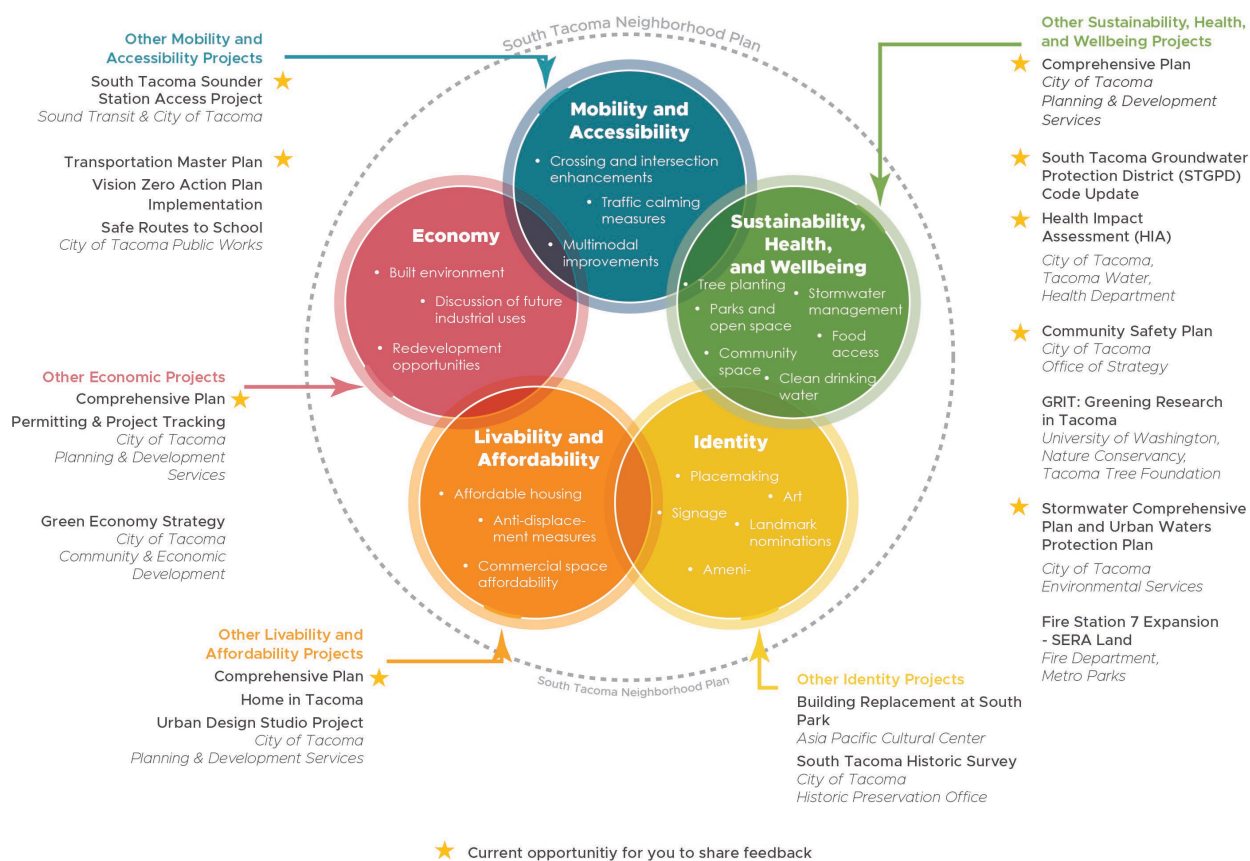


The South Tacoma Neighborhood Plan documents the community's desire for green jobs and industry (see Recommendations section).

Associated City of Tacoma Planning Initiatives

Many other planning initiatives were happening concurrently with the South Tacoma Neighborhood Planning process. This was both an opportunity for deeper alignment and resources sharing and a challenge for coordination and avoiding community confusion and engagement fatigue. Staff developed a graphic (see Exhibit 7) early in the process to identify the range of projects actively working in South Tacoma, and held regular coordination meetings with internal staff.

Exhibit 7. Related Planning Efforts for South Tacoma



South Tacoma Groundwater Protection District (STGPD) Code Update/Health Impact Assessment (HIA)

Established in 1988, the South Tacoma Groundwater Protection District is an overlay zone that protects the South Tacoma groundwater aquifer system by imposing regulations on businesses in this area for the handling, storage, and disposal of hazardous substances. As mandated by the Growth Management Act and in accordance with City Council guidance, at the time of this writing, Tacoma was in the process of reviewing and updating the code to provide additional protections (which is also referenced as an action in the Recommendations section of this Plan). In partnership with the City, the Tacoma-Pierce County Health Department is working on conducting a Health Impact Assessment to inform decision-makers and the public of the potential health outcomes on the STGPD update. Engagement for both efforts was coordinated with the Neighborhood Planning Process.

Community Safety Plan

Tacoma's Community Safety Action Strategy creates a comprehensive, long-term approach to community safety and is an important part of continued efforts to achieve racial justice and equity in Tacoma. We have heard from Tacoma residents that safety means more than just policing and crime enforcement, it's also being connected to neighbors, having safe streets, clean neighborhoods, having places for youth to play, and supporting families and businesses. In coordination with this Plan and the other ongoing planning initiatives, at this time, community input was used to define safety, create a shared vision, and develop a coordinated holistic approach.

South Tacoma Mixed-Use Center Historic Property Survey

In 2023/2024, during the Neighborhood Planning process, the City of Tacoma's Historic Preservation Office conducted a Historic Property Survey within the South Tacoma Mixed-Use Center to inventory historic properties. The project recorded approximately 200 buildings, built in or before 1985, and made recommendations on which properties were potentially eligible for historic designation. Community engagement for the survey was coordinated with this Plan, which builds off that research and the resulting recommendations.

See the **Historic Resources and Recommendations (Economic Opportunity and Development)** chapters for more information about eligible properties and historic districts in South Tacoma.

GRIT: Greening Research in Tacoma

During the South Tacoma Neighborhood Planning process, the University of Washington, in partnership with the Office of Environmental Policy and Strategy, Urban Forestry; The Nature Conservancy in Washington, and the City, was recruiting South Tacoma residents for a study on the relationship between community experience, environmental surroundings, and well-being to understand more about the intersection of human health and increased greening in South Tacoma. The South Tacoma Neighborhood Plan builds off this work with the recommendation for a South Tacoma Urban Forestry Implementation Plan to identify funding opportunities, partnerships, and plantable spaces in the right-of-way and on large sites to increase the tree canopy.

Sound Transit South Tacoma Station Access Improvements

Since 2021, Sound Transit has been partnering with the City of Tacoma and the South Tacoma community to invest in better walking, bicycling, and bus facilities to improve safety and connectivity to the South Tacoma Sounder Station. Sound Transit and City staff worked together to identify and assess a range of multimodal access improvements, including filling gaps such as missing sidewalks, ADA ramps, or protected bike lanes that will make it easier to get to South Tacoma Station and Sounder train service, as well as destinations around the neighborhood. The South Tacoma Neighborhood Plan incorporates the anticipated improvements, which are scheduled to be completed by 2030.

Pierce Transit Destination 2045 Long Range Plan

The Pierce Transit Destination 2045 Plan provides a blueprint for growth over the next 20 years in high-capacity transit fixed route service options, and additional elements to support service growth, such as increases in buses (focusing on zero emission vehicles), employees, and new Maintenance & Operations facilities, if additional operating funding were to become available. The South Tacoma Neighborhood Plan aligns with this plan in advocating for increased transit access and bus stop improvements to better connect the neighborhood to regional destinations, as well as support for future high-capacity transit.



Community Engagement Summary

Community engagement was the driving force behind the creation of the South Tacoma Neighborhood Plan, and staff worked closely with community members every step of the way to co-create the community engagement process and Neighborhood Plan recommendations. The engagement process prioritized an equitable, trauma-informed approach to ensure that interactions were sensitive to the diverse experiences of community members. In total, the Plan included more than **1,300 “engagements”** (as noted in the table below)—ways that community members interacted with the planning process, including surveys, event attendance, surveys, participation in the steering group, booster voting, and more.

The South Tacoma Steering Group requested that we apply a trauma-informed framework to recognize the impacts of harms the community has faced and support accountability, transparency, healing, and reconciliation. To that end, the Office of Equity and Human Rights was brought in to consult and Neighborhood Planning staff are in the process of attaining certification in Trauma Informed Engagement and Healing. Additionally, multilingual resources and outreach efforts were integral to making engagement accessible to South Tacoma's diverse population, ensuring that language barriers did not hinder participation.

Event summaries for each of the major events listed below can be found in Appendix B and summaries of surveys and maps can be found in Appendix C.

Community engagement for the South Tacoma Neighborhood Plan began with the **Engagement Launch**, which mapped out neighborhood assets and opportunities with interviews, Plan-A-Thon kickoff event, and the formation of the South Tacoma Steering Group before moving into **Community Priorities and Goals**: a community priorities survey in multiple languages and coordination with the Steering Group to identify core values to guide the Plan. This informed **Project Idea Generation**: pop-up events, online engagement tools (surveys and interactive map), and Steering Group meetings that solidified key priority areas and crowd-sourced projects and actions for the Neighborhood Plan. Next, **Draft Plan Actions and Booster Voting** (helped reach as many community members as possible and confirm that the Plan captured the neighborhood's vision. Implementation is ongoing, led by South Tacoma Steering Group members.

Exhibit 8. Community Engagement Timeline

	Date	Engage- ment type	Audience	# of people	Event/meeting goal
Ongoing: Internal and External Partner Coordination					
South Tacoma Neighborhood Planning Steering Group	March 2024 - Ongoing	Monthly meetings	Application process and recruitment for representative group to reflect different community interests and needs	30	Co-create ongoing Neighborhood Planning efforts, give feedback, and guide priorities and implementation
Internal Partners Steering Group	Fall 2023 - Ongoing	Meetings	City of Tacoma internal partners	~25	Internal coordination on Plan feasibility and implementation
Key Stakeholder Engagement	January 2024 – Ongoing	Briefings	Key stakeholders, e.g. business owners, South Tacoma Neighborhood Council, South Tacoma Business District Association, Asia Pacific Cultural Center, etc.	20+	Ongoing coordination with identified stakeholders and possible implementation partners
PHASE 1: Engagement Launch					
Targeted Community Interviews	January – March 2024	Interviews	Key stakeholders and organizations who live, work, or visit South Tacoma	~13	Understand community context; identify challenges and opportunities; listen to voices less heard in planning.
Spotlight on South Tacoma: Community Conversation	January 25, 2024	In-person event and roundtable	Anyone who lives, works, or visits in South Tacoma	~70	Hear the community's questions about upcoming City of Tacoma initiatives and other projects; identify future collaboration
Plan-a-Thon Kickoff event	February 29, 2024	Virtual event	Anyone who lives, works, or visits in South Tacoma	35	Brainstorm ideas to improve or enhance the neighborhood and

					engage attendees in the Plan
Spotlight on South Tacoma: Open House	March 21, 2024	Event	Anyone who lives, works, or visits in South Tacoma	~70	Provide opportunities for the community to speak with subject matter experts working in South Tacoma; opportunities to learn about ongoing City and community collaboration
Phase 2: Community Priorities and Goals					
Neighborhood Planning Community Priorities Survey	January – May 2024	Survey	Anyone who lives, works, or visits in South Tacoma	114	Assess initial goals and thoughts on challenges and opportunities
Multi-lingual Community Priorities Survey	April – May, 2024	Survey	Anyone who lives, works, or visits in South Tacoma	92	Assess initial goals and thoughts on challenges and opportunities from the perspective of multi-lingual people—reaching people who speak Spanish and Vietnamese. Supported by Language Ambassadors.
South Tacoma Walking Tour	April 13, 2024	Event	Anyone who lives, works, or visits in South Tacoma	~40	Exploring the neighborhood's history and identity and engaging people in the Plan.
Mt. Tahoma High School Youth Focus Group	June 10, 2024	In-person activity	Students of Mt. Tahoma High School	~15	Interactive activities providing opportunities for youth to share their vision for their community.
Walk and Roll to School Day	June 17, 2024	Event	Children and families who live, work, or play in South Tacoma	~30	Connect with neighbors and other school families.

Phase 3: Project Idea Generation					
South Tacoma Mixed-Use Center Historic Walking Tour	July 18, 2024	Event	Anyone who lives, works, or visits in South Tacoma	~15	Share results of the Historic Survey and point out buildings that are eligible for historic recognition.
Virtual Project Ideas Interactive Map	July – October, 2024	Virtual Activity	Anyone who lives, works, or visits in South Tacoma	70	Identify location-specific challenges, project ideas, and assets
Project Ideas Survey	July – October, 2024	Survey	Anyone who lives, works, or visits in South Tacoma	24	Collect feedback on priority areas and collect ideas for additional Plan actions
STAR Center Summer Bash	August 23, 2024	Event	Anyone who lives, works, or visits in South Tacoma and/or anyone who visits STAR Center events	40	Collect feedback on more specific project ideas and plan actions to support Plan goals
The Fernseed Pop-Up	August 30, 2024	Event	Anyone who lives, works, or visits in the Haunted Farmers' Market and The Fernseed	80	Collect feedback on more specific project ideas and plan actions to support Plan goals
Outreach to Spanish, Vietnamese, and Korean-Speaking Communities	September, 2024 – Ongoing	Events, in-person activities, surveys, and more	Anyone who speaks Spanish, Vietnamese, and/or Korean and who lives, works, or visits South Tacoma	100+	Collect feedback on more specific project ideas and plan actions from multi-lingual communities. Supported by Language Ambassadors.
Outreach to Spanish-Speaking Businesses	September 10, 2024	In-person outreach	Spanish-speaking business staff in South Tacoma	2	Collect feedback on more specific neighborhood needs and issues from Spanish-speaking business owners and staff.
Slavic Focus Group	September 19, 2024	Focus group (in person)	Russian and Ukrainian speakers who live, work, and	14	Collect feedback on more specific project ideas and plan actions from

			visit South Tacoma		the perspective of Russian and Ukrainian speakers
Edison School Pop-Up	September 25, 2024	Event	Kids and families attending the back-to-school open house	40	Collect feedback on more specific project ideas and plan actions from youth and their families
Ludwig Senior Focus Group	September 25, 2024	Focus group (in person)	People who live in the Ludwig Apartments in South Tacoma	10	Collect feedback on more specific project ideas and plan actions from low-income senior and disabled residents
The Hive Co. Pop-Up	September 28, 2024	Event	Anyone who lives, works, or visits South Tacoma	30	Collect feedback on more specific project ideas and plan actions
Phase 4: Draft Plan Actions and Booster Voting					
Destiny Festival	October 27, 2024	Event	Anyone who lives, works, or visits South Tacoma	35	Tabling outreach to vote on how to spend \$50,000 on for Plan implementation projects
Under the Big Top Community Resource Fair	December 7, 2024	Event	Anyone who lives, works, or visits South Tacoma	21	Tabling outreach to vote on how to spend \$50,000 on for Plan implementation projects
Santa Parade	December 14, 2024	Event	Anyone who lives, works, or visits South Tacoma	87	Tabling outreach to vote on how to spend \$50,000 on for Plan implementation projects
Voting tables at STAR Center and Library	January 2025	Display board	Anyone who lives, works, or visits South Tacoma	68	Booster voting tables set up in community locations for 1-2 weeks
Online Community Booster Voting	October 2024 – January 2025	Online budget	Anyone who lives, works, or visits South Tacoma	152	Online voting on how to spend \$50,000 on for Plan implementation projects

Summary of Community Engagement

Ongoing Engagement

South Tacoma Steering Group (March 2024 – Ongoing)

In monthly Steering Group meetings, almost 30 volunteers—representing neighborhood residents, businesses, and nonprofit organizations—reviewed ongoing Neighborhood Planning efforts, gave feedback, and guided priorities and next steps.

To recruit the Steering Group, staff were guided by an effort to ensure that we were elevating the voices of at-risk communities (those who have historically been marginalized in government decision-making) as well as engaging key parties who are already active in creating the future of South Tacoma (see Exhibit 9). Then, staff created a list of key neighborhood institutions and a matrix of different entity types to ensure a broad range of perspectives were included. Staff conducted outreach directly to key neighborhood parties to invite them to participate in the steering group and opened an application process to ensure inclusion of voices from neighborhood organizations, local institutions, and various expertise and lived experiences (e.g., transportation, environment, arts, as parents of students in neighborhood schools, property owners, students, tenants, etc.)

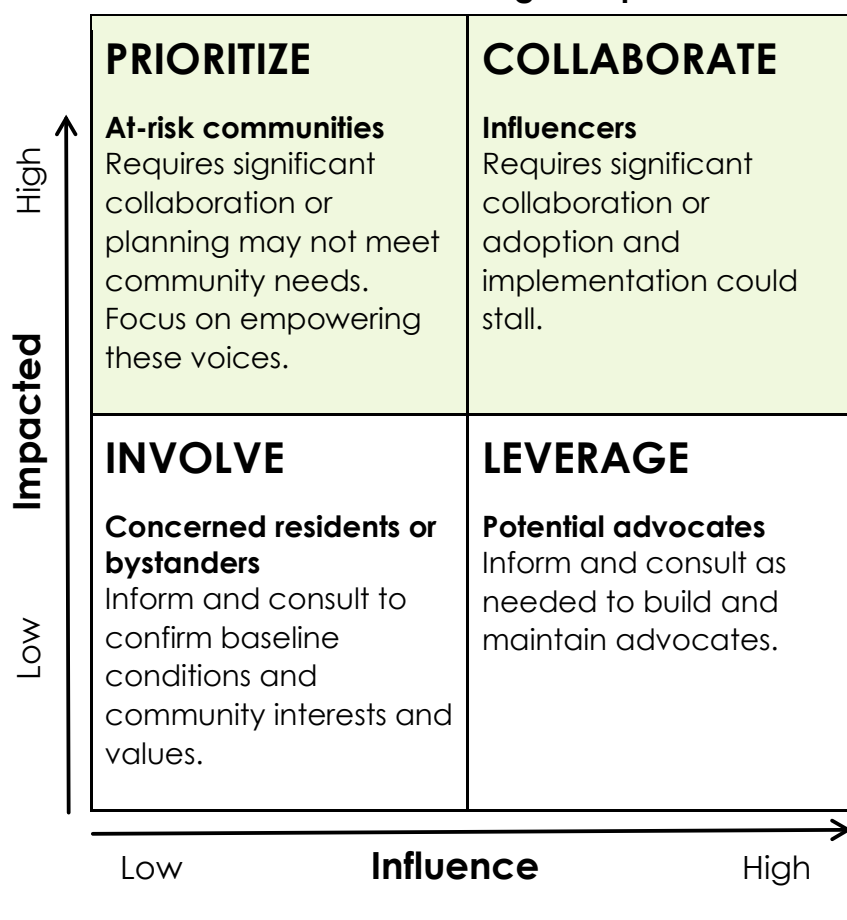
The Steering Group began their work by agreeing on community values, and then used those values to guide the identification of community priorities and Plan goals (see Major Ideas Summary for more information).

In fall 2024, Steering Group members participated in a prioritization activity for draft Plan actions and reviewed all the draft actions as a large group, walking through specific changes and additions to draft actions. They also identified and selected the five Community Booster Projects (see below) that would be shared with the community.

In winter 2025, Steering Group members reviewed the final actions and winning booster projects, as well as supporting strategy for implementing the Plan.



Steering Group members draft goals (top) and meet to refine the draft Plan actions (bottom).

Exhibit 9. South Tacoma Steering Group Matrix**Internal Partners Steering Group (Ongoing)**

Internal City of Tacoma staff in a variety of City departments (Community and Economic Development, Public Works, Environmental Services, etc.) and agency partners (Tacoma Public Utilities, Parks Tacoma, Pierce Conservation District, etc.) met monthly to hear about community priorities and project ideas and lend their expertise and resources. These internal partners shared feedback on project feasibility and identified opportunities for funding and alignment with other ongoing efforts. Subject-matter experts attended relevant Steering Group meetings to guide the decision-making process through Phase 2 and reviewed final recommendations for feasibility in Phase 3.

Key Partner Engagement (January 2024 – Ongoing)

Coordination and regular presentations to identified neighborhood parties, such as the South Tacoma Neighborhood Council and the South Tacoma Businesses District, kept these partners informed during the process and involved for future collaboration on implementation tasks. Additionally, door-to-door outreach was conducted with local businesses to collect contact information, and members of the South Tacoma Business District collaborated with the team to engage additional business owners effectively.

Phase 1: Engagement Launch Winter/ Spring 2024

Targeted Community Interviews (13 people/organizations)

Engagements were conducted through in-person, phone, or virtual interviews, based on participants' preferences. These interviews lasted about 45 minutes and gathered insights about assets, challenges, and opportunities in South Tacoma. The focus of these interviews was to connect with key neighborhood stakeholders, as well as hard-to-reach communities, who also shared ideas about successful ways to reach the South Tacoma community throughout the planning process.

Participants included business owners; people who live in South Tacoma (renters and owners); social service providers, including people connected to immigrant or refugee providers; and people who are associated with business/manufacturing efforts in the neighborhood.

What we heard:

- Assets include: relatively affordable housing and commercial spaces for small businesses; gathering spaces and places that build community, such as STAR Center and Asia Pacific Cultural Center (APCC); historic buildings; community events; diverse and multicultural community; and regional connectivity due to Sounder Station and proximity to I-5
- Challenges include: concerns around traffic and mobility safety; crime and personal safety; mitigating impacts from industrial development; and a lack of

For more about what we heard in a variety of community surveys, focus groups, and interviews, see Appendix C.

community resources (ex: lack of pharmacies) and community capacity to advocate for the neighborhood

- Opportunities include: Activating outdoor gathering spaces in the business district and expansion of existing community spaces (Ex: APCC); beautifying the business district, including murals; connecting community members to industrial/green jobs
- Ideas for engaging the community: take a trauma-informed approach, including a focus on youth engagement and environmental justice communities; provide compensation where possible; align with existing organizations and spaces to conduct outreach

Spotlight on South Tacoma: Community Conversation (52 attendees)

The first of three events of the Spotlight on South Tacoma event series, Spotlight on South Tacoma was an opportunity for community members to voice questions and concerns about upcoming City of Tacoma initiatives and other projects. A Q&A panel with City staff aimed to answer key questions, and participants were invited to submit questions via a virtual platform.

The event was promoted via a mailed postcard to the broader neighborhood, as part of an event series including the Virtual Plan-A-Thon Kickoff Event and the Spotlight Open House.

What we heard:

- Key themes: Environment and Sustainability, Transportation Impacts, Public Health and Safety, and Community Amenities
- Desire for an increase in tree canopy, access to park and greenspace, public seating and access to education
- Concerns about industrial development on air, water and soil; bridge industrial warehouse, South Tacoma aquifer. Traffic, pedestrian safety and homelessness



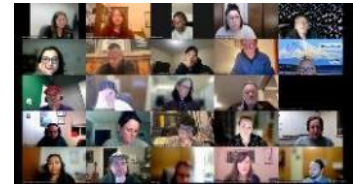
Community members gathered at Star Center for the Spotlight on South Tacoma

Virtual Plan-A-Thon Kick-Off Event (35 attendees)

Attendees learned about the Neighborhood Planning Program before breaking into small groups to identify neighborhood assets, challenges, and opportunities in the South Tacoma Neighborhood. The event was also an opportunity to learn about participating in the Neighborhood Plan steering group.

What we heard:

- Desire for better pedestrian infrastructure and traffic calming; space for gathering in the business district
- Concern about local air and water quality, and environmental impacts of new industrial development; crime and impacts on local businesses; and transportation safety
- Neighbors want easier access to essential businesses, such as grocery stores



Attendees gathered on zoom at the Virtual Plan-A-Thon kickoff event

Spotlight on South Tacoma: Open House (70 attendees)

The third and final event of the Spotlight on South Tacoma event series, the Open House was an opportunity for community members to come and talk with City of Tacoma and partner organizations about upcoming initiatives and programs the City is working on to address community concerns, and how to get involved. Community members were able to speak with subject matter experts working in South Tacoma, including Parks Tacoma, Tacoma Tree Foundation, and Sound Transit, as well as City of Tacoma departments including the Public Works Department, Neighborhood Planning, and Environmental Services.

A handout detailing summaries of key projects was available at the event and online in Russian, Ukrainian, Spanish, Vietnamese, Korean, and Khmer. Language ambassadors were present as well for in-person interpretation in Spanish, Russian, Ukrainian, and Vietnamese.



A participant at the Open House speaks with Council Member Joe Bushnell

Phase 2: Community Priorities and Goals, Summer/ Fall 2024

Neighborhood Planning Community Priorities Survey (114 responses)

Respondents shared initial thoughts on issues and assets in the neighborhood, suggested improvement ideas, and told us how the Neighborhood Planning process should keep them informed in the future via an online survey.

What we heard:

- Appreciation for the neighborhood's diversity, business district, historic building and architecture, local businesses, community events and neighborhood safety
- Support for street lighting, more green spaces and preserving tree canopy, improvement to parks and recreational areas, local businesses, and community events
- Concerns about development, crime and homelessness, environmental concerns (protection for the South Tacoma aquifer), and car speeding and congestion

Multi-lingual Community Priorities Survey in Spanish and Vietnamese (92 responses)

The Neighborhood Planning team worked with language ambassadors to adapt the online survey in English into a paper survey that could be filled out in-person with language ambassadors.

What we heard:

- Community concerns include homelessness, housing affordability, social and health services, access to transportation/ transit, and preservation of neighborhood character
- Community assets include library, Asia Pacific Cultural Center, Latine restaurants, community gathering spaces
- Community opportunities include improvements to more crosswalks, bike lanes, more trash cans, access to parks, and an emergency care clinic

South Tacoma Walking Tour (40 attendees)

In collaboration with Pretty Gritty Tours, this walking tour explored the neighborhood's vibrant history and unique identity. The tour started at 5050 South Tacoma Way and ended in front of the historic Odd Fellows Hall. The tour highlighted historic landmarks and gathering spaces, the role of the Northern Pacific Railway in shaping the South Tacoma Business District, and the history of faith communities in the neighborhood.



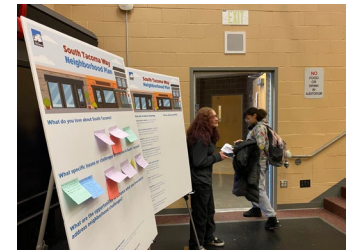
People attend a South Tacoma historic walking tour, led by Pretty Gritty Tours

Mt. Tahoma High School Youth Focus Group (20 attendees)

Engaged high school students in the early planning process and allowed for students to speak to their vision for their community. Students provided comments by using post-it notes on display boards or through the online Community Priorities Survey.

What we heard:

- Students appreciate good bus routes, wide range of food options, murals, and cultural diversity
- Students identified challenges such as homelessness, poor road conditions and traffic signals poorly timed for people walking
- Strong desire for more streetlights, parks and recreation activities, grocery stores, public art, bike lanes, and more greenery, including flowers and plants



Mt. Tahoma High School outreach event

Walk and Roll to School Day (30 attendees)

Held at Manitou elementary to support students biking and walking to school, this pop-up event was an opportunity to hear from parents about transportation safety and to celebrate recently installed bike infrastructure around the school.

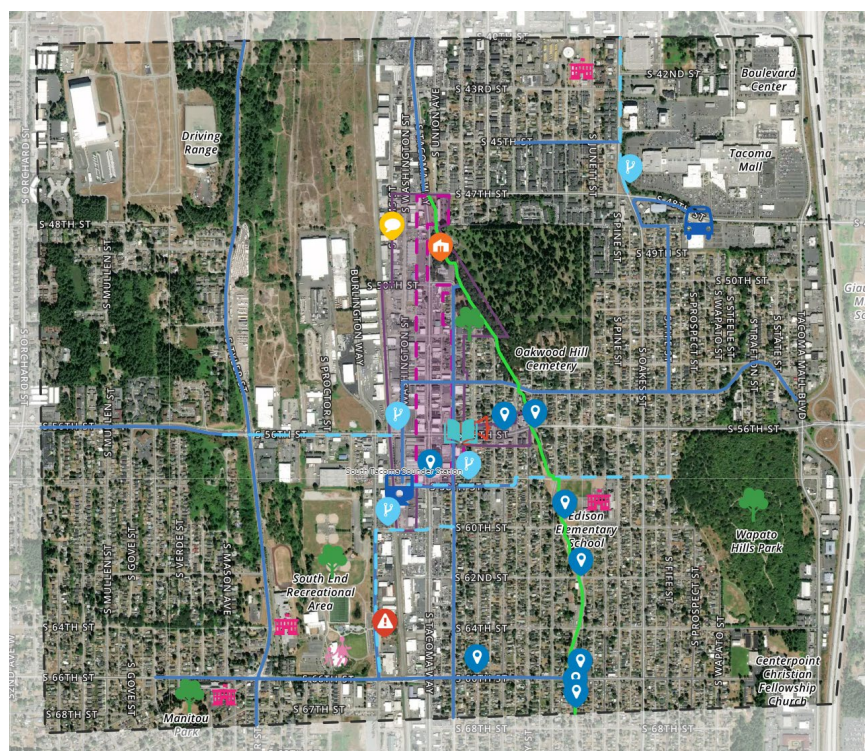


Students and families gather for Walk and Roll to School at Manitou Elementary

Phase 3: Project Idea Generation

South Tacoma Mixed-Use Center Historic Walking Tour (15 attendees)

Consultants who worked on the South Tacoma Historic Property Survey led this walking tour to highlight the findings of their historic survey work and share eligible landmark buildings and possible eligible historic districts within the Mixed-Use Center. Attendees were people who wanted to learn more about historic resources in South Tacoma.



A screenshot of the interactive mapping exercise

Virtual Project Ideas Interactive Map (71 comments)

This virtual map was an opportunity for the community to share location-specific actions and ideas for how to enhance the neighborhood. The interactive map was open from July 10 to October 1 and showed assets that the community had already identified in earlier engagement, as well as planned improvements (e.g. the South Tacoma Station Access Improvements). People could add comments about key ideas or actions, challenges, or draw a walking or cycling route.

What we heard:

- A desire for traffic calming on South Tacoma Way, angled back-in parking on South Tacoma Way and South Washington Street, speed camera enforcement, speed bumps, improving bus stop amenities, tree maintenance, and neighborhood welcome signage
- Concerns about new industrial development and possible traffic impacts on the environment and public safety and health due to homelessness
- Preserving/reusing historic buildings, using underutilized parking lots to redevelop with housing and businesses, and supporting small legacy businesses

Project Ideas Survey (24 responses)

The survey was open from July 10 to October 1, 2024, to gather community input on actionable steps and long-term goals for the neighborhood. The 10-question survey, based on feedback from earlier engagement activities, focused on collecting ideas for actions that could support the 10 Plan goals.

What we heard:

- Respondents prioritized three of the ten goals as top priorities: safe streets; healthy and sustainable environment; and walkability and connectivity
- Actions included goals to enhance the Water Flume Trail, reduce traffic, plant trees, improve traffic calming and pedestrian safety (including roundabouts), and increase transit access
- Concerns about warehouses being built and air quality

Summer and Fall Pop-Up Events (200+ comments)

Staff held 'pop-up events' at a number of existing community events to gather input and ideas for specific project actions for the Plan. These events provided opportunities for residents to share their perspectives and connect with the planning team using "South Tacoma Mad Libs," cards that had key goal areas listed and invited



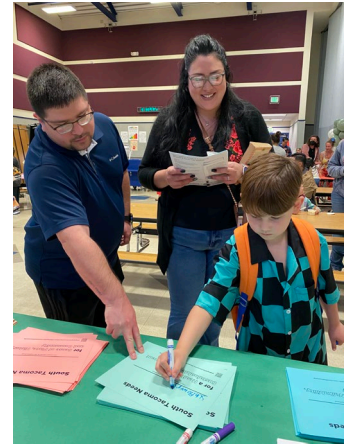
Community members sharing ideas for project actions at the Fernseed pop-up at the Haunted Farmers Market

participants to add specific actions that would support those goals. Events included:

- ***Star Center Summer Bash (August 23)***
- ***The Fernseed Pop-Up during the Haunted Farmers' Market (August 30)***
- ***Edison Elementary School Pop-Up during back-to-school open house (September 25)***
- ***The Hive. & Co Pop-Up during the Haunted Farmers' Market (September 28)***

What we heard:

- Community wants more street fair events, benches on South Tacoma Way, trash cans, more parking, traffic calming (ex: speed bumps), ADA sidewalks, bike lanes, more trees, grocery stores, community gardens, food bank, and a health clinic
- Concerns about gang activity, safety, homelessness, affordable housing, and groceries
- Preserve historic buildings; enhance public gathering spaces



Families sharing ideas for project actions at Edison Elementary (top) and at STAR Center Summer Bash (below)

In-Language Engagement and Focus Groups

We made it a priority to hear from community members who are often left out of traditional planning conversations. Staff organized two focus groups, one with Russian and Ukrainian-speaking residents and another with low-income seniors and individuals with disabilities. We also conducted direct outreach to Spanish-speaking businesses to understand their specific concerns as employers in the district.

To ensure meaningful engagement, we collaborated with individuals fluent in Russian, Ukrainian, Spanish, Vietnamese, and Korean who have deep cultural connections to the communities they represent. These conversations provided participants with a space to share their values, concerns, and visions, helping to shape a neighborhood plan that reflects the diverse experiences and needs of all residents.

Outreach to Spanish-Speaking Businesses (2 businesses)

What we heard:

- Improve bus routes, address homelessness, and more trees
- Challenges specific to businesses include lack of parking and low customer turnout during weekdays
- Would like to see more community engagement and financial resources/support to all businesses, including BIPOC and immigrant/refugee businesses

Slavic Language Focus Group (14 participants)

The focus group was facilitated with the support of Slavic language ambassadors. Participants shared their experiences and provided suggestions on how to improve public spaces, transportation, and community services to better meet the needs of immigrant families and long-term residents.

What we heard:

- Improve sidewalks, bike lanes, and ADA ramps; expand bus routes; add speed cameras; plant more trees/flowers, and maintain/or upgrade playgrounds
- Desire for sense of community and welcoming spaces for immigrant communities, such as adding Slavic books in libraries and more cultural festivals
- Concern over public safety and affordability of housing

Focus Group at Ludwig Apartments (10 participants)

Residents participated in a discussion about the resources, services and improvements needed to make South Tacoma more accessible and safer for seniors and individuals with disabilities. Their input focused on transportation safety and access to essential services.

What we heard:

- Improve lighting (around Water Flume Trail) and improve sidewalk condition, especially for those with disabilities; improve accessibility around community garden

- Speeding on South 56th Street makes it challenging to cross and access the business district (especially for those with mobility challenges and using wheelchairs)
- Add food lockers, permanent food bank services, and a local clinic/urgent care/pharmacy; concern about lack of support for people experiencing homelessness
- Improve bus route frequency; concerns about bus drivers not waiting for elderly to board on bus

Language Access Outreach: Spanish, Vietnamese, and Korean- Speaking Communities (100+ residents)

Language ambassadors fluent in Spanish, Vietnamese and Korean helped reach 100+ multi-lingual community members, who filled out a paper survey with different community priorities identified in the Plan.

What we heard:

- Improve crosswalks and sidewalks, fix potholes, and increase bus stops; add street cameras, streetlights, and speedbumps
- Add amenities like benches, trees/flowers, plants, community garden, trash cans
- Desire for a local clinic, food bank, and grocery store,
- Support equitable hiring, support for small businesses, and funding and resources for emergency housing
- Concerned about street racing, gun violence, affordable housing, rental assistance
- Support migrants and cultural acceptance and recognition, including through cultural events and community mural project

Phase 3: Draft Plan Actions and Booster Voting, Winter 2024

Community Booster Voting (363 participants)

To support implementation of the Plan, the program set aside \$50,000 to implement community-identified priorities. The South Tacoma Steering Group selected five projects that were put to the community for a vote, with the goal of funding the top two winning projects. The following projects were considered:

1. Business District Amenities
2. Support Signature Community Events
3. Programs and Spaces for Youth and Seniors
4. Interpretive Signage
5. Tree Planting

Community members were able to vote online via the Social Pinpoint page, and staff attended three in-person community events to collect votes. Additionally, voting stations were set up at STAR Center and the South Tacoma Library. Events included City of Destiny Festival, the Tacoma Santa Parade, and Under the Big Top Community Resource Fair.

Each community member received a total of two votes to distribute between the five projects. A total of 363 community members cast 687 votes to select the following top two projects:

- Tree Planting
- Programs and Spaces for Youth and Seniors and Signature Community Events (tied)



Community booster voting online and at community events



Major Ideas Summary

Vision and Values

This Plan is rooted in shared community values and a vision to foster South Tacoma as a **diverse and vibrant neighborhood that is safe, healthy, comfortable, and connected**. As an action-oriented plan, the vision is supported by the recommended actions, which are summarized below (for more details, see Recommendations chapter).

South Tacoma Neighborhood Plan Values

The Steering Group worked together to develop the following values to guide both our planning work together and the recommendations in the final Plan:

Healthy environment, safety, and comfort: Healthy air, soil, water and green spaces; safety and comfort for people walking and biking; child-friendly

Easy access to amenities: Access to schools, food, jobs, parks, retail, recreation; spaces for fun and reflection

Economic prosperity and affordability: Quality jobs; maintaining retail and industrial jobs; support for new and existing industries to evolve; ability to build intergenerational wealth

Equity and opportunity: Acknowledging past divestment and negative impacts; resiliency; equitable investment; amplifying structurally excluded voices; policies and programs that provide opportunity to our neighbors; access to housing

Sense of community and identity (belonging): Inclusive and welcoming neighborhood that celebrates diverse identities; celebration of history and sense of place; ability to remain in the neighborhood

Transparency and trust: Honor prior efforts in South Tacoma; clarity and openness, transparent decision-making; reconciliation; city follow-through; moving at the speed of trust

South Tacoma Neighborhood Plan Vision

Diverse and vibrant neighborhood. South Tacoma is culturally, demographically, and economically diverse, with varying types of businesses and entertainment along South Tacoma Way, several industrial uses, and schools and recreation areas adding to the neighborhood's vibrancy. The Plan recommends ways to:

- Support neighborhood business district vibrancy with capacity, amenities, events, gathering spaces, and business assistance (Exhibit 10, Actions Summary Map items 2, 4, 5, 6, 7, 8, and 10).
- Encourage compatibility between industrial and neighboring areas and green industry to help the city and region become more sustainable and promote environmental justice (Actions Summary Map items 9 and 14).
- Increase housing and commercial space affordability to minimize displacement and ensure the neighborhood is welcoming to new residents and businesses (Actions Summary Map item 11).

Safe, healthy, comfortable, and connected. The Plan aims to improve safety, health, comfort, and connectivity in South Tacoma by reducing dangerous vehicle activity, improving air quality, increasing urban tree canopy, enhancing the public realm, supporting transit service improvements, and building more walking and biking connections into and throughout the neighborhood (Actions Summary Map items 1, 3, 12, and 13).

Goals and Actions Summary

The Recommendations chapter includes the following five topic areas. The Plan's major goals are organized under those topic areas. Under each goal, the community has identified short- and long-term actions to bring the vision for South Tacoma to life. Exhibit 10, Major Actions Summary Map, highlights select actions, including both location-specific and neighborhood-wide strategies. These actions, as well as those outlined in the Recommendations chapter, work together to advance the plan's goals.

1. Transportation, Mobility, and Connectivity

Safe Streets – *Increase safety on South Tacoma streets by reducing dangerous vehicle activity impacting drivers, pedestrians, people riding bikes, and property.*

Sample actions: Improve safety and the public realm on South Tacoma Way (Actions Summary Map item 1) and implement neighborhood traffic calming.

Walkability & Connectivity – *Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking, biking, and rolling (i.e., wheelchair, stroller), and transit network and service.*

Sample actions: Support Safe Routes to School, upgrade Water Flume Trail facilities (Actions Summary Map item 6), and advocate for improved pedestrian, bicycle, and transit access (Actions Summary Map items 1 and 3).

Each topic area is followed by goals in teal and action highlights in black.

2. Health and Environment

Healthy, Sustainable Environment – *Create a sustainable, healthy, resilient, thriving community with clean air and water, a healthy tree canopy, and access to health and wellness facilities.*

Sample actions: Improve air and stormwater quality through tree planting and distribution of air filtration devices (Actions Summary Map item 12) and collaborate with health partners to enhance access to care (Actions Summary Map item 13).

3. Economic Opportunity and Development

Active Neighborhood Center – *Further activate the neighborhood center, reduce barriers for small and diverse businesses and strengthen community capacity to support daily needs, new amenities, and community events for all ages.*

Sample actions: Support businesses by exploring a Business Improvement Area (BIA) (Actions Summary Map item 2), connecting small businesses to resources, and expanding healthy food access programs (Actions Summary Map item 13) and community events (Actions Summary Map item 2 and 5).

Socially Responsible Development – *Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking, biking, and rolling (i.e., wheelchair, stroller), and transit network and service.*

Sample actions: Promote equitable development by supporting affordable housing and commercial spaces and new open spaces (Actions Summary Map item 11), addressing land use compatibility between industrial and residential areas (Actions Summary Map item 11), and historic preservation efforts (Actions Summary Map item 10).

Green Economic Opportunity – Encourage development of green industry and living-wage jobs while limiting community impacts of industrial development.

Key actions: Support green business vitality local training, green business incentives, pilot programs, youth mentorships, and industrial decarbonization initiatives (Actions Summary Map item 14).

4. Sense of Place and Community

Inviting, Accessible, Beautiful – Enhance and showcase South Tacoma to create an inviting, safe, accessible, beautiful neighborhood for all to enjoy.

Sample actions: Create a welcoming gateway and improve the public realm (Actions Summary Map items 1, 2, 4, 5, 6, and 7).

Celebrating History & Identities – Celebrate the neighborhood's many histories and community identities; ensure broad, equitable participation in neighborhood decisions.

Key actions: Celebrate South Tacoma's identity with signage and art and coordinate with partners to enhance community events (Actions Summary Map item 4).

Sense of Community & Gathering – Foster a safe public realm by creating a healthy, clean, well-cared for spaces for all ages to gather, reflect, connect, and enjoy.

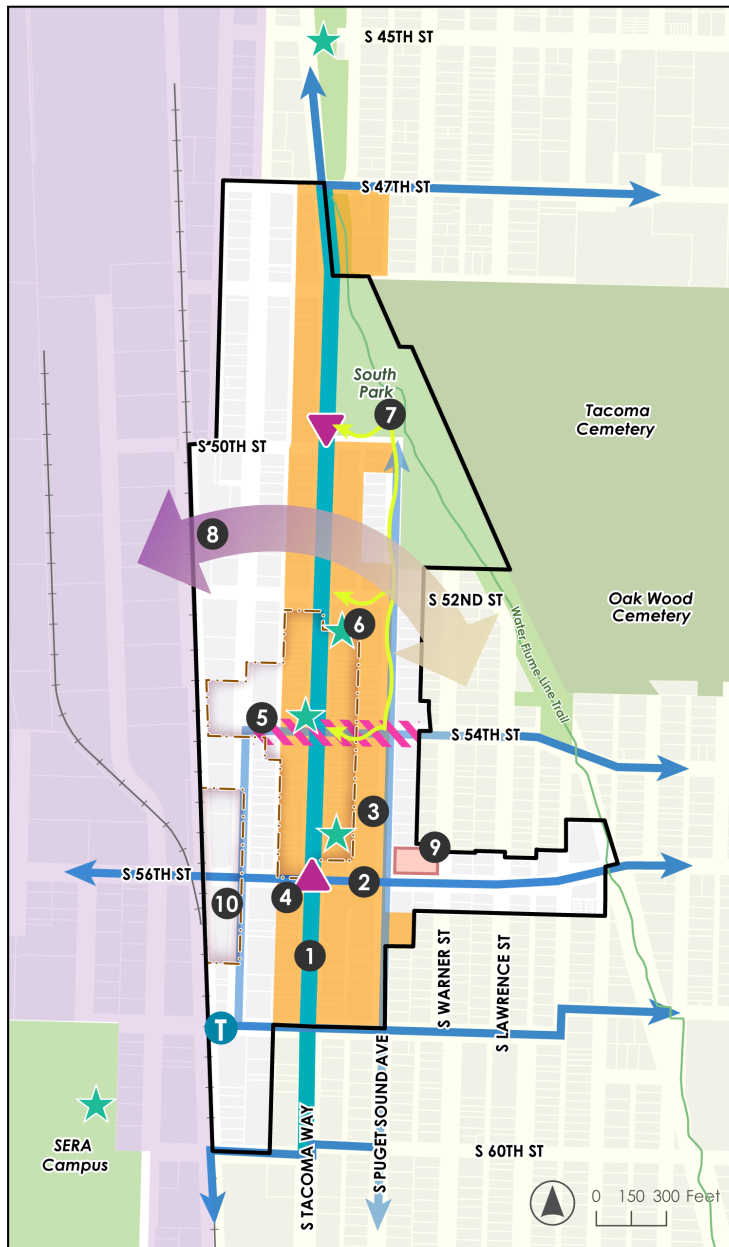
Sample actions: Collaborate with property owners to activate gathering spaces, including community gardens, safe spaces for youth, and festival streets (Actions Summary Map items 5 and 7) and collaborate with the Library on expanding services (Actions Summary Map item 8).

5. Affordability

Affordable Community – Ensure access to affordable and diverse services and housing, including for renters, a mix of incomes, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.

Sample actions: Support affordable housing development by studying opportunity sites and matchmaking properties with developers and community land trusts (Actions Summary Map item 11); enhance the capacity of local organizations to assist youth and families experiencing homelessness (Actions Summary Map item 13).

Exhibit 10. Major Actions Summary Map



Location-Specific Actions

- 1 Upgrade safety and public realm based on South Tacoma Way Road Safety Audit recommendations (■)
- 2 Improve pedestrian/bike connectivity and comfort between the Business District, transit, Sounder Station, and key community destinations (➡)
- 3 Support businesses/property owners in building their capacity (i.e., establishing a Business Improvement Area (BIA))
- 4 Celebrate South Tacoma's identity through art and signage in the Business District (■), at the entrances (▲), and along the Water Flume Trail (—)
- 5 Create a festival street to support community events and gathering (🎪)
- 6 Activate/improve existing and create new small parks and gathering spaces (★)
- 7 Upgrade the Water Flume Trail (—) and improve connections to the Business District (—)
- 8 Ensure industrial-residential compatibility through transition zone and code updates
- 9 Coordinate library service expansion with future opportunities at the fire station (📖)
- 10 Explore historic preservation opportunities through commercial district nominations and landmark protections (🏠)

Neighborhood-Wide Actions

- 11 Pursue opportunities to increase tree canopy and improve air/stormwater quality
- 12 Support access to care and healthy, affordable foods through health partnerships
- 13 Grow the green economy with job training and economic development study
- 14 Build community capacity and connection through signature events that bring communities together
- 15 Promote socially responsible development such as affordable housing and transit-oriented development

Source: MAKERS (2025)



Recommendations

The following recommendations are organized under the five major focus areas—Transportation, Mobility, and Connectivity; Health and Environment; Economic Opportunity and Development; Sense of Place and Community; and Affordability. Each section includes:

For definitions of technical terms included in the Recommendations section, see the Glossary.

- **Background information** about the topic area, existing conditions, policies, and community concerns/interests
- **Goals** identified through the community engagement process
- **Feasible actions** to implement the objectives
- ★ **Key Implementation Opportunity.** Indicates key partnership opportunity for implementation
- **Booster Projects.** Projects selected by the community to be funded through the Neighborhood Planning Program funding
- **Timing.** Short-term projects begin implementation within 1-2 years, medium-term projects within 3-5 years, and long-term projects 5+ years
- **Responsible City department** or external partner (if known)
- **Budget estimate**, if known
- **Alignment with other plans or policies**

Responsible Parties

Arts	Office of Arts and Cultural Vitality
AHAS	Affordable Housing Action Strategy
BD	Business District
CED	Community and Economic Development
Comm	Community organizations and/or residents
Ecology	Washington State Department of Ecology
ES	Environmental Services
HP	Historic Preservation Office
LIB	Tacoma Public Library
NCS	Neighborhood and Community Services
P	Parks Tacoma (formerly Metro Parks)
PDS	Planning and Development Services
PT	Pierce Transit
PTOI	Puyallup Tribe
PW	Public Works
STBDA	South Tacoma Business District Association
STNC	South Tacoma Neighborhood Council
TPCHD	Tacoma-Pierce County Health Department
TPS	Tacoma Public Schools
TPU	Tacoma Public Utilities
TVE	Tacoma Venues & Events
UD	Urban Design Studio
UF	Urban Forestry (Environmental Services)

Budget Estimate

Low	Less than \$50,000
Medium	\$50,001 – \$150,000
High	\$150,001 – \$500,000
Major Project	Greater than \$500,000
NE	Not yet estimated
NA	No cost associated with action
Funded	Funding already identified

Policy Alignment

AHAS	Affordable Housing Action Strategy
CP	Comprehensive Plan
EGZ	Economic Green Zone
PTLRP	Pierce Transit Long Range Plan
PTSSP	Parks Tacoma System and Strategic Plan
SRTS	Safe Routes to School Action Plan

STGPD	South Tacoma Groundwater Protection
STHS	South Tacoma Historic Survey
TMAP	Tacoma Mall Art Plan
TMP	Transportation and Mobility Plan
VZAP	Vision Zero Action Plan

Action Reference

TMC	Transportation, Mobility, and Connectivity
HE	Health and Environment
EOD	Economic Opportunity and Development
SPC	Sense of Place and Community
A	Affordability



Transportation, Mobility, and Connectivity

Community members expressed strong interest in slowing car speeds; increasing walkability, bikeability, and accessibility; and improving active transportation connections to the business district and other parts of the city, especially along South Tacoma Way.

Existing Conditions

Major Roads and Human Environment.

South Tacoma's transportation is oriented around the major arterials of South Tacoma Way (traveling north-south) and South 56th Street (traveling east-west), which both carry large traffic volumes. South Tacoma Way is a 4- to 5-lane arterial with street parking on both sides. Street racing, speeding, other unsafe driving practices, and large traffic volumes have led to people feeling unsafe and uncomfortable while moving around the neighborhood, whether they drive or use active

Goals

1. **Safe Streets** – Increase safety on South Tacoma streets by reducing dangerous vehicle activity impacting drivers, pedestrians, people riding bikes, and property.
2. **Walkability & Connectivity** – Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking, biking, and rolling (i.e., wheelchair, stroller), and transit network and service.

transportation—walking, rolling, and biking.

Tacoma's **Vision Zero Action Plan** (VZAP) identifies a high-risk network (i.e., safety challenges for people traveling by any mode) citywide, including along the following streets in South Tacoma (see Exhibit 11):

- South Tacoma Way
- South 56th Street
- South Tyler Street
- South 47th Street
- South 66th Street
- South Warner Street
- South Oakes Street

In the business district core (between South 52nd Street and South 56th Street), a planted median, wide sidewalks, human-scale storefronts, and a mix of retail and entertainment make this an area with potential to be a great pedestrian environment. However, South Tacoma Way's large traffic volumes and high speeding make many feel unsafe. Additionally, outside of the core, some stretches are especially auto-oriented, especially where street parking is not utilized, which makes the road feel very wide and allows for fast traffic. In these locations, adjacent land uses (including auto-oriented commercial) cater to a vehicular rather than a human scale.

Tacoma conducted a [Vision Zero Road Safety Audit](#) on South Tacoma Way in 2024. Major recommendations include pedestrian-scale lighting, replacing left turn lane with median in northern segment, studying a 4 to 2 lane reconfiguration and back-in angled

parking in the business district core, installing traffic calming elements (e.g., speed cushions, median, parallel parking, narrowing lanes), and ADA accessibility and crossing improvements throughout (see Action TMC-1 below).

Bicycle and pedestrian Infrastructure.

Existing infrastructure includes:

- The Water Flume Line Trail – a shared-use path running north-south on the east side of the neighborhood connecting South Park, a playground, residences, and two elementary schools.
- Protected bike lanes on two blocks of South Washington Street between South 56th Street and South 58th Street that connect the MUC to South Tacoma Station.
- A sharrow on South Puget Sound Ave connects to a bike lane on the same street further south and to the Water Flume Line Trail to the north.
- South 54th Street bike lanes that turn to sharrows at South Clement Ave, connecting the MUC to Tacoma Mall Blvd.
- A sharrow along most of South 58th Street connecting the South Tacoma Station to the Water Flume Line Trail.
- South 66th Street bike lanes that connect bike lanes on South Tyler Street and the STAR Center east-west, across the train tracks to bike lanes along South Puget Sound Ave. This is the only bike facility that crosses the railroad.

- Sharrows on South Fife Street between South 48th Street and South 54th Street connecting the neighborhood to the Tacoma Mall.

The **Transportation and Mobility Plan** (TMP) calls for improved bikeways and neighborhood greenways (pending adoption in Spring/Summer 2025) as mapped on Exhibit 11.

Sound Transit and the City of Tacoma have committed to station access improvements around South Tacoma Sounder Station, with improvements planned to be finished by 2030. Locations for these projects are likely to include:

- South 56th Street walking and bicycle connection to station
- South 58th Street walking and bicycle connection to station
- South 60th Street walking and bicycle connection to South Puget Sound Ave
- South Pine Street protected bike lanes connecting South Fife Street and Tacoma Mall near a Scott Pierson Trail trailhead

Transit. Existing transit service includes:

- **Commuter rail.** The South Tacoma Station is served by the S line of the Sounder rail network, connecting Lakewood, Tacoma, and Seattle with seven round trips that run every weekday. See information above

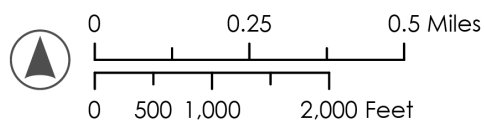
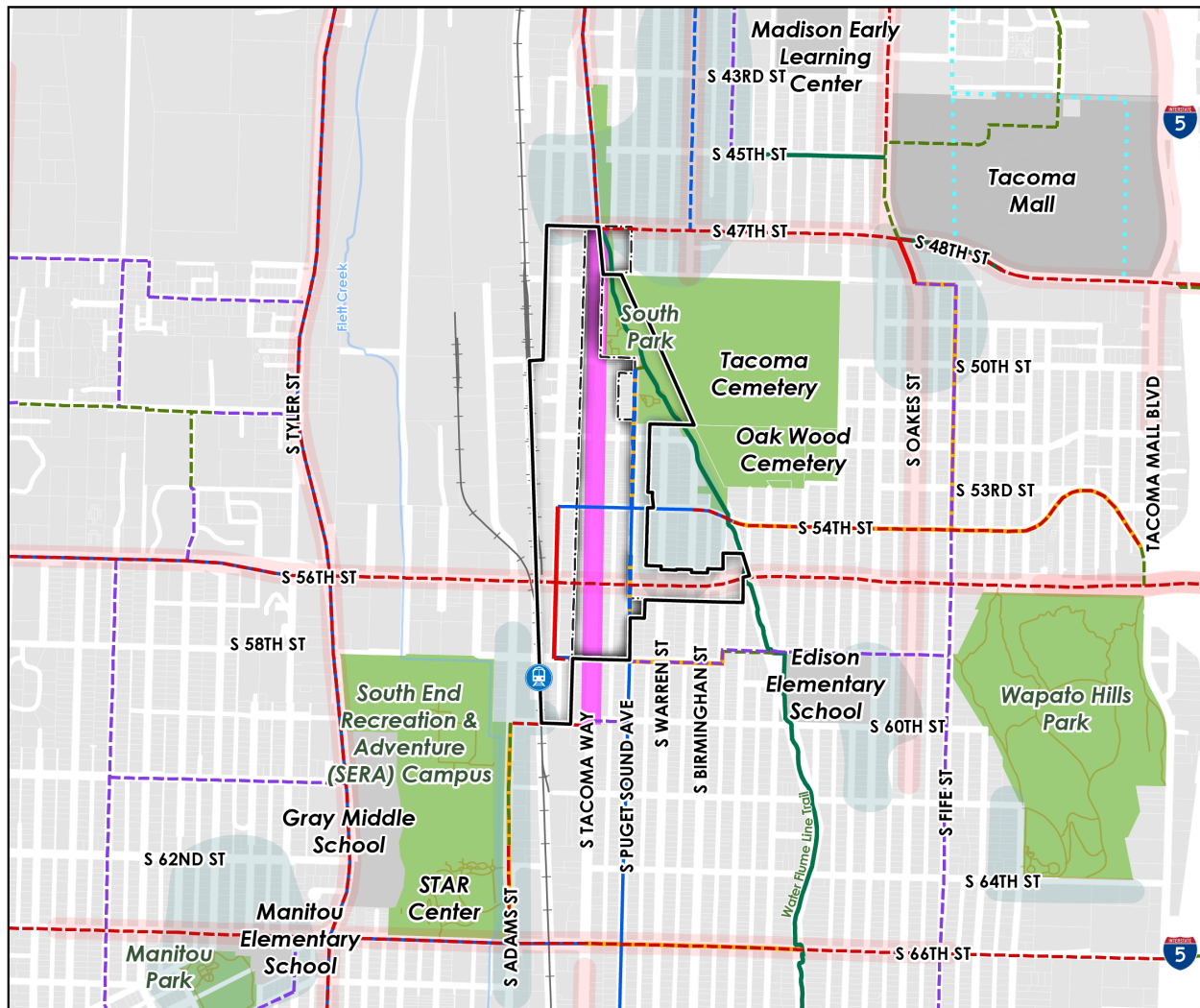
about planned station access improvements.

- **Pierce Transit Route 3, Lakewood – Tacoma.** Route 3 runs north-south along South Tacoma Way, connecting Lakewood to downtown Tacoma.
- **Pierce Transit Route 53, University Place.** Route 53 runs east-west along South 66th St, connecting the Tacoma Mall with Tacoma Community College.
- **Pierce Transit Route 41, South 56th Street – Salishan.** Route 41 runs in the eastern part of the neighborhood along South Oakes St, connecting the Tacoma Mall with downtown Tacoma.

Pierce Transit has studied upgrading Route 3 into a bus rapid transit (BRT) route. Pierce Transit also has scenarios where Route 41 could become a “fast, frequent, and reliable network” (FFRN) route that has buses every 15 to 20 minutes. Final analysis is being determined as part of the Pierce Transit 2045 Long Range Plan.

Recommended Transportation Project Locations. Specific locations for recommended improvements in the Actions tables below are prioritized based on their alignment with the community's goals, a review of crash data, the TMP, and the VZAP.

Exhibit 11. Transportation, Mobility, and Connectivity Map




NOTE: This map is a draft per the draft Transportation Master Plan.

NOTE: Several of the bikeway projects connecting to the Sounder Station are currently in design as part of the Sound Transit Station Access projects and expected to be built by 2030.

- South Tacoma Station
- South Tacoma Mixed-Use Center
- Business District
- Vision Zero High-Risk Corridors
- Parks
- Railroads
- Streams
- Park Trails
- Bikeways**
 - Existing Sharrows
 - Existing Bike Lane
 - Planned Bike Lane
 - Existing Separated Bike Lane
 - Planned Separated Bike Lane
 - Existing Shared Use Path
 - Planned Shared Use Path
 - Planned Neighborhood Greenway
 - Envisioned Future Bike Connection (Not Public ROW)
- Other plans/recommendations**
 - Neighborhood Traffic Calming Priority Areas
 - South Tacoma Road Safety Audit recommendations

Note: Transportation and Mobility Plan adoption is expected Spring/Summer 2025. This map illustrates draft concepts prior to adoption. Source: MAKERS, 2025.


Transportation, Mobility, and Connectivity Actions (TMC)

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	PHASING/ ALIGNMENT
Safe Streets Recommendations					
1	<p>Implement Road Safety Audit recommendations along South Tacoma Way between South 47th Street and South 60th Street, including conducting a corridor study to reduce to one through-lane each direction and allocate the remaining space to other safe/active transportation or public realm improvements:</p> <ul style="list-style-type: none"> • Improve the pedestrian environment: Make ADA and sidewalk improvements at intersections, add RRFB at high pedestrian traffic area, add curb bulbouts, refresh crosswalks, updating to continental-style where possible, and refresh thermoplastic pavement marking. • Look at opportunities created by rechannelization: Install median in place of two-way left turn lane. Look for opportunities to reimagine on-street parking (e.g. angled parking) as a way to achieve other goals related to safety and public realm activation. • Improve the public realm: Create space for amenity zones, parklets, streateries and sidewalk cafes, and public seating/benches. Identify opportunities for physical improvements to make it easier to close non-arterial streets to car traffic for pop-up open street events and festivals. • Make safety updates to infrastructure to benefit all roadway users: Update Signal Head with reflective backplate, update street lighting, and add Leading Pedestrian Interval, where accessible pedestrian signals (APS) and ADA compliant ramps are installed. • Make other policy changes to reduce conflicts: no-right-turn-on-red; update permissive left to protected left. 	Medium	PW	Major Project	TMP VZAP  Key opportunity

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	PHASING/ ALIGNMENT
2	<p>Prioritize safety improvements along Vision Zero high-risk network and based on the South Tacoma Way Road Safety Audit, including segments along:</p> <ul style="list-style-type: none"> • South Tacoma Way • South 56th Street • South Tyler Street • South 47th Street • South 66th Street • South Warner Street • South Oakes Street 	Long	PW	Major Project	TMP VZAP
3	<p>Implement traffic calming on neighborhood streets, based on Neighborhood Traffic Calming Program prioritization, neighborhood greenways, and key community destinations like parks and schools, business district, and Sounder Station. Priority locations include:</p> <ul style="list-style-type: none"> • Southeast corner of Edison Elementary, South Pine Street at South 60th Street • Residential streets near Manitou Elementary, including South Mason Avenue, South Reade Street, South Verde Street, and South Stevens Street • Southwest corner of Wapato Hills Park, South Wapato Street and South 64th Street • Northeast corner of South Park, including South Pine Street, South Fife Street, between 48th Street and South 50th Street • South Adams Street, along east edge of SERA Park (improvements planned for Sound Transit Access Improvements) • Residential streets north of Mixed-Use Center and South Park (South Puget Sound, South Lawrence Street, South Union Avenue, South Adams Street) • Residential streets to the east of Mixed-Use Center (South Birmingham Street, South Warner Street) 	Medium	PW	Medium / High	TMP

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	PHASING/ ALIGNMENT
4	<p>Upgrade signalized intersections to improve ADA access, pedestrian and bicycle mobility, and safety for all road users.</p> <ul style="list-style-type: none"> • Add accessible pedestrian signals (APS), bicycle detection, and high visibility crosswalks. Enhance intersection layout to improve safety (i.e., shorter crossing distances, tighter turn radii, daylighting treatments to enhance parking prohibitions near intersections, etc.). • Prioritize people walking and rolling through signal timing and operations, assess strategies such as all pedestrian phase, leading pedestrian interval, and/or no right turn on red. Where applicable, close and consolidate driveways. 	Long	PW	Major Project	TMP
5	<p>Improve pedestrian-scale lighting, prioritizing areas serving higher density and transit frequented by people who walk, bike, and roll such as:</p> <ul style="list-style-type: none"> • The east side of South Tacoma Way • Along the Water Flume Trail (outside of South Park) • Bus and school bus stops • Sounder Station access 	Long	PW	Major Project	
Walkability & Connectivity Recommendations					
6	<p>Support Safe Routes to School at South Tacoma schools:</p> <ul style="list-style-type: none"> • Implement safety improvements around schools, per the Safe Routes to School Action Plan • Support programs at local schools to encourage walking and rolling to school • Provide support for tree-planting efforts around schools and routes to school • <u>Related Action(s)</u>: HE-1 and HE-2 Tree canopy. 	Medium	PW UF	High / Major Project	SRTS

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	PHASING/ ALIGNMENT
7	Complete missing link and accessible sidewalks and curb ramps: <ul style="list-style-type: none"> • Address accessibility barriers along sidewalks • Upgrade curb ramps to ADA-accessible ramps • Fill in missing link sidewalks in key locations, in alignment with the Transportation and Mobility Plan 	Medium / Long	PW	High / Major Project	TMP
8	Improve bus transit access and frequency by advocating for: <ul style="list-style-type: none"> • Increasing bus service frequency, especially early morning, late night, and weekend service, especially to connect to Sounder Station • High-capacity transit (such as bus rapid transit) to South Tacoma business district • Adding connecting bus routes to the rest of the city and region (long-term planning) • Improving bus stop signage, ADA compliance, and overall bus stop services (including shelters, benches, and trash receptacles) • Prioritizing transit reliability through improvements like bus priority lanes and transit signal priority • <u>Related Action:</u> TMC-9, Access improvements to Sounder Station 	Medium / Long	PT ST PW	Major Project	PTLRP TMP

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	PHASING/ ALIGNMENT
9	<p>Support Sounder Station access by implementing planned Sound Transit station area access improvements and plan for ongoing multimodal access to the Sounder Station</p> <ul style="list-style-type: none"> • Improve wayfinding from Business District to Sounder Station • <u>Related Action(s)</u>: TMC-10, Water Flume Trail wayfinding improvements <p>Advocate for improved Sounder Train service to:</p> <ul style="list-style-type: none"> • Expand train frequency and service days, including weekends and service times that support access for employees for local economic development • Serve additional regional locations (potentially through partnerships with Amtrak), especially Olympia • <u>Related Action(s)</u>: EOD-8 MUC expansion 	Long	ST PW	Major Project	TMP  Key opportunity (Station access improvements)
10	<p>Improve facilities, furnishings, and ecosystem services along the Water Flume Trail:</p> <ul style="list-style-type: none"> • Study upgrading the existing painted bike lanes on South Tacoma Way from South Pine Street to South 47th Street to a separated facility to fill the missing link on the Water Flume Line Trail • New signage and wayfinding • Interactive activities and/or signage to support placemaking/placekeeping • Trash and pet waste receptacles • Connections to other bicycle facilities and networks • Provide pedestrian connection between South Tacoma Way and South 45th Street with artist intervention and seating • <u>Related Action(s)</u>: HE-1 Tree canopy. 	Medium	PW TPU UF	High	TMAP

	ACTION	TIMING	RESPO NSIBLE	BUDGET ESTIMATE	PHASING/ ALIGNMENT
11	<p>Implement bicycle facilities as recommended in other policy documents, including the Transportation and Mobility Plan, Vision Zero, and Safe Routes to School Plan:</p> <ul style="list-style-type: none"> • Improve connectivity of bike/ micromobility networks in and around the neighborhood, including on arterials and neighborhood greenways • Increase frequency of all ages and abilities bicycle facilities (e.g. protected bike lanes and trails) • Implement the planned South Tacoma Sounder Station Access Improvements – including the following Priority 1 corridors: <ul style="list-style-type: none"> ○ South 58th Street ○ South 60th Street ○ South Adams Street ○ South Pine Street ○ South 56th Street • Add safe routes across major barriers – including I-5 and SR16 – that currently limit connectivity between South Tacoma and the rest of Tacoma 	Medium / Long	PW	High / Major Project	TMP, VZAP, SRTS



Health and Environment

South Tacoma is unique from other Tacoma neighborhood centers because of its proximity to a MIC, high-volume arterials, and a freight rail line. Community members are concerned about environmental burdens and racially, ethnically, and socio-economically disparate health impacts. They envision a neighborhood with clean air, water, soils, and a built environment that supports mental and physical wellbeing.

Local pollution sources include roadway (especially I-5), freight, and airway traffic and industrial uses. Community members expressed concern about the health impacts of industrial uses and associated traffic on nearby residents. At the same time, many community members also recognize the value of the MIC and the opportunity for green

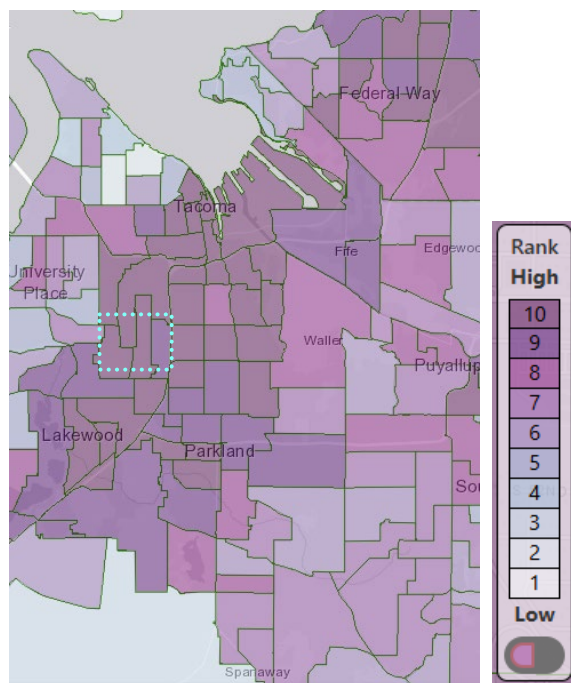
Goals

- 1. Healthy, Sustainable Environment** – Create a sustainable, healthy, resilient, thriving community with clean air and water, a healthy tree canopy, and access to health and wellness facilities.

jobs as new manufacturing and industrial businesses move into the area and existing businesses improve their processes. Community members also expressed strong interest in expanding tree coverage in the neighborhood and increasing access to health and wellness facilities.

Existing Conditions

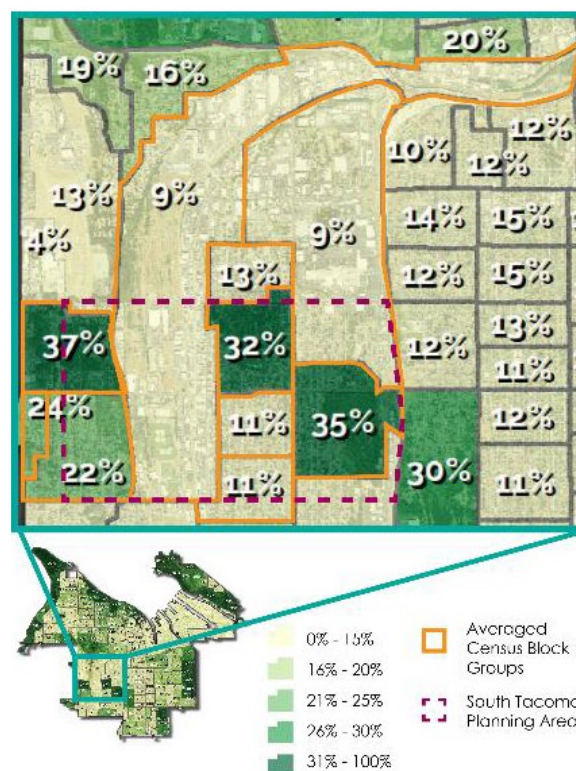
Health disparities. Like much of Tacoma, the [Washington Environmental Health Disparities Map](#) ranks South Tacoma as high (nine or ten on a scale of one to ten) for environmental health disparities. Environmental health burdens are greater in South Tacoma than in some Tacoma neighborhoods while generally comparable to most South King County and Pierce County urban areas. In comparison to other parts of the state, South Tacoma experiences higher levels of diesel exhaust, proximity to heavy traffic, toxic releases from facilities (in industrial zones), death from cardiovascular disease, low birth weights of children, and concentrations of PM2.5 air pollution.



South Tacoma Health Disparities ranking. Source: Washington State Department of Health, 2022.

South Tacoma Groundwater Protection District. In 1988, Tacoma established the South Tacoma Groundwater Protection

District (STGPD) to regulate and protect the South Tacoma groundwater aquifer system from accidental and improper release of hazardous substances from local industrial uses. In 2023, the City of Tacoma began to review and update the STGPD codes to ensure that the aquifer remains protected from potential pollutants.



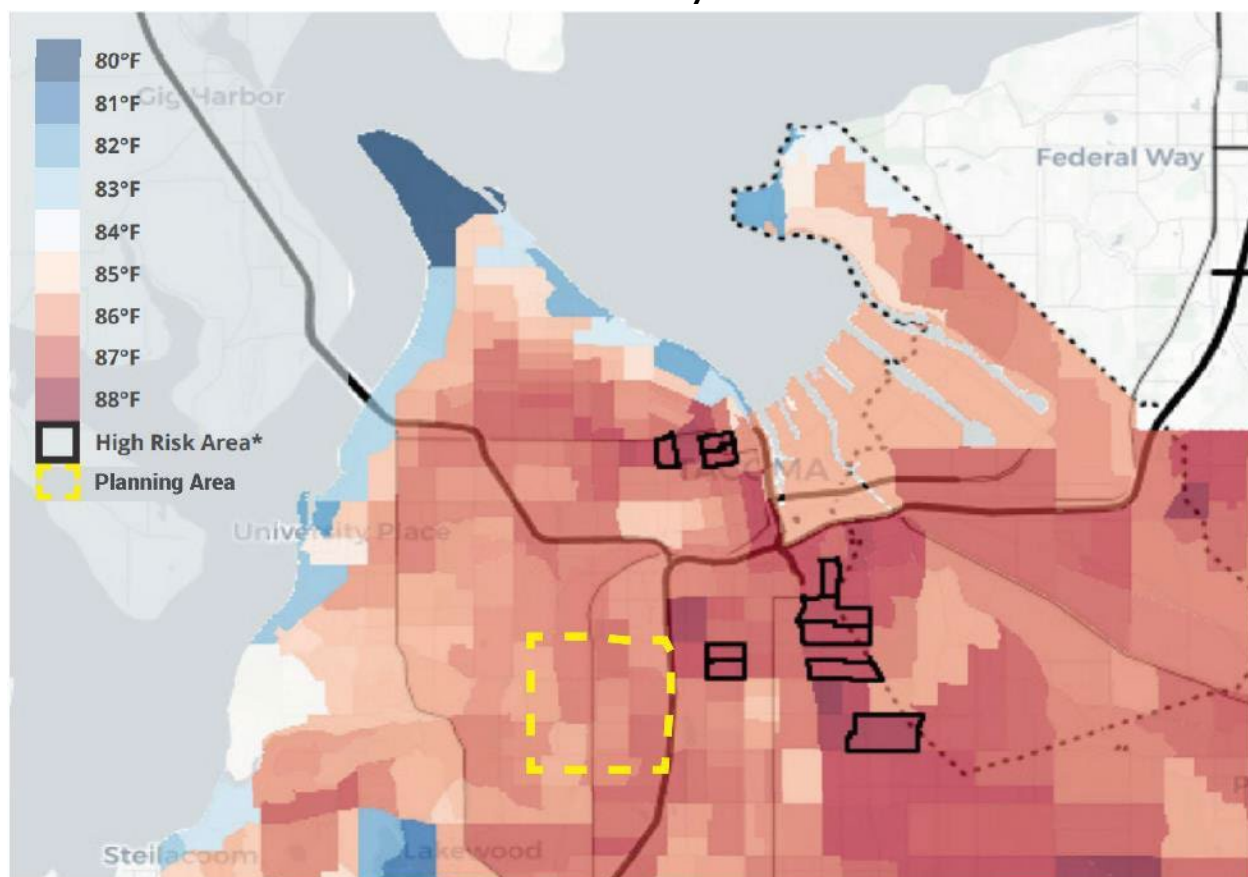
South Tacoma Tree Canopy Coverage. Source: City of Tacoma, 2018; MAKERS, 2022.

Tree canopy. As of 2018, Tacoma had a citywide tree canopy coverage of 20% and a goal of 30%. The areas outside of South Park, Tacoma Cemetery, Wapato Hills Park, and residential areas west of the SERA Center are far below Tacoma's tree canopy goal with just 9-11% coverage.

Lack of nearby healthcare facilities. The South Tacoma neighborhood planning area has limited healthcare facilities, pharmacies, or urgent care clinics. The closest facilities are located south of South 84th Street and north in the Tacoma Mall. However, both are more conveniently accessed by driving a car than using transit or walking.



Urban heat. A 2020 analysis by Earth Economics, found that urban heat islands in Tacoma can increase maximum temperatures by as much as 6.2 degrees Fahrenheit above the baseline. During the hottest days, South Tacoma experiences temperatures similar to other hot areas of the city (see Exhibit 12).

Exhibit 12. Tacoma Urban Heat Island Analysis




Tacoma Urban Heat Island Analysis. Source: Earth Economics and City of Tacoma, 2020; MAKERS, 2025.

Health and Environment Actions (HE)

	ACTION	TIMING	RESPON SIBLE	BUDGET ESTIMATE	PHASING/ ALIGNMENT
Healthy, Sustainable Environment Recommendations					
1	<p>Increase tree canopy to reach citywide 30% coverage goal, with a focus on the lowest-canopy areas:</p> <ul style="list-style-type: none"> • Create a South Tacoma Urban Forestry Implementation Plan to identify funding opportunities, partnerships, and plantable spaces in the right-of-way and on large sites, such as: <ul style="list-style-type: none"> ○ Parks ○ Along the Water Flume Trail ○ Major corridors/Pathways (in alignment with Parks Tacoma System and Strategic Plan) ○ Other publicly owned parcels ○ Consider land acquisition to create new “micro-forests” or small pocket parks as tree canopy banks. • Support capacity-building for local organizations and residents to plant, water, and maintain trees • Update city codes to require all future development to contribute towards 30% citywide canopy coverage: <ul style="list-style-type: none"> ○ Address gaps in existing landscape and tree canopy codes and requirements through South Tacoma Groundwater Protection District Code Updates and other upcoming landscaping code updates. ○ Update tree preservation standards to support 30% citywide canopy coverage for all zoning districts. • Encourage and provide incentives for private owners to 	Short / Medium	UF P TPU NPP Comm	Low – High	CP, EGZ  Booster Grant  Key opportunity

	ACTION	TIMING	RESPON SIBLE	BUDGET ESTIMATE	PHASING/ ALIGNMENT
	plant and maintain trees, including: <ul style="list-style-type: none"> o Local residents o Business and property owners (including along South Tacoma Way) o Along key corridors to support traffic calming (such as South Tacoma Way, South 66th Street, South Washington Street, South Puget Sound Ave, etc.) 				
2	Identify sites to depave to add green space and plant trees: <ul style="list-style-type: none"> • Along South Tacoma Way • Additional sites as identified by community and Pierce Conservation District 	Short / Medium	ES PCD CED	Low	EGZ
3	Support the ongoing South Tacoma Groundwater Protection District code update and related efforts, using the best available science to help to protect long-term water quality, including: <ul style="list-style-type: none"> • Consider impervious surface standards • Prohibit “High Impact Uses” • Prioritize stormwater infiltration BMPs to support aquifer recharge • Identify and protect remaining open spaces that provide ecosystem services and aquifer recharge • Improve integration of STGPD overlay zone with Critical Areas Ordinance • Coordinate with recommendations of Health Impact Assessment • Seek EPA Brownfields Grants and/or similar funding for site clean-up and re-use • <i>Related Action(s): HE-4 Passive/active open space.</i> 	Short	PDS Tacoma Water TPCHD ES	Medium	STGPD, EGZ

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	PHASING/ ALIGNMENT
4	<p>Advocate for the preservation of passive and active publicly held open space to preserve tree canopy and provide air quality and stormwater benefits:</p> <ul style="list-style-type: none"> • Support Comprehensive Plan and Climate-Ready Urban Landscape Plan efforts to identify large opportunity sites for passive open space acquisition and preservation • Develop prioritization criteria for site acquisition for public land holders • Identify funding for acquisition for opportunity sites for open space preservation and activation, once identified • Encourage local holders of public land to align surplus policies • <u>Related Action(s)</u>: HE-1 Tree canopy. 	Long	PDS PW ES P	N/A	EGZ PTSSP
5	<p>Improve air quality in South Tacoma</p> <ul style="list-style-type: none"> • Incentivize the installation of air quality monitors/support existing efforts to monitor air quality • Support air cleaning tools, such as box fan filter distribution to support indoor air quality and distribution to local childcare facilities and other vulnerable sites • Collaborate with Department of Ecology, TPCHD, and other agencies for policy and regulatory changes to address facility and mobile emissions, as well as requirements for indoor air quality filtration • <u>Related Action(s)</u>: HE-1, HE-4, SPC-10, and SPC-11 Tree canopy and public open space; TMC-1, TMC-3, TMC-6 Connectivity and safe streets. 	Short – Long	TPCHD TPU PDS Ecology	N/A	EGZ  Key opportunity

	ACTION	TIMING	RESPON SIBLE	BUDGET ESTIMATE	PHASING/ ALIGNMENT
6	Support healthcare and public health facilities and access to care: <ul style="list-style-type: none"> • Work with partners to request/incentivize location of a pharmacy and urgent care clinic • Increase access to mental health services and addiction treatment • Support advocacy and coordinate with existing programs to reduce community violence (i.e. youth education) 	Long	TPCHD STBDA	Low	



Economic Opportunity and Development

South Tacoma's Neighborhood Mixed-use Center includes an active business district with wide sidewalks and buildings designed for walking and window shopping. The business district runs along South Tacoma Way between South 47th

Street and South 58th Street, and has a mix of restaurants/bars, offices, cafes, florists, gyms, music/event venues, and more. The area also hosts community events like the Haunted Market and the Santa Parade. With an active business

Goals

1. **Active Neighborhood Center** – Further activate the neighborhood center, reduce barriers for small and diverse businesses and strengthen community capacity to support daily needs, new amenities, and community events for all ages.
2. **Socially Responsible Development** – Increase density while preserving historic buildings and expanding open space; increase equitable investment and opportunity; and add new infrastructure to support new growth.
3. **Green Economic Opportunity** – Encourage development of green industry and living-wage jobs while limiting community impacts of industrial development.

district and Mixed-Use Center zoning, South Tacoma is already seeing and will likely continue to see redevelopment (see Exhibit 13 Economic Opportunity and Development Actions Map). Community members are interested in harnessing that energy into equitable growth and change. They hope that redevelopment directly benefits locals with affordable housing, public spaces, and affordable, lively commercial space.

The City's designation of a Manufacturing Industrial Center (MIC) northwest of South Tacoma Way signifies the City and region's dedication to South Tacoma as a job center and the importance of South Tacoma's industrial businesses in the regional economy. The City and MIC businesses are pursuing opportunities for cleaner, more sustainable manufacturing and industrial uses that benefit the neighborhood, city, and region.

Existing Conditions

Business Improvement Area (BIA). South Tacoma has an active business district association but currently does not have a BIA. BIAs are a collective funding program for business districts. Businesses in an area form an agreement where they jointly pay funds into a shared pot to be used to make public realm improvements like lighting, seating, and landscaping; fund security or add cameras to key locations; and market and promote businesses.

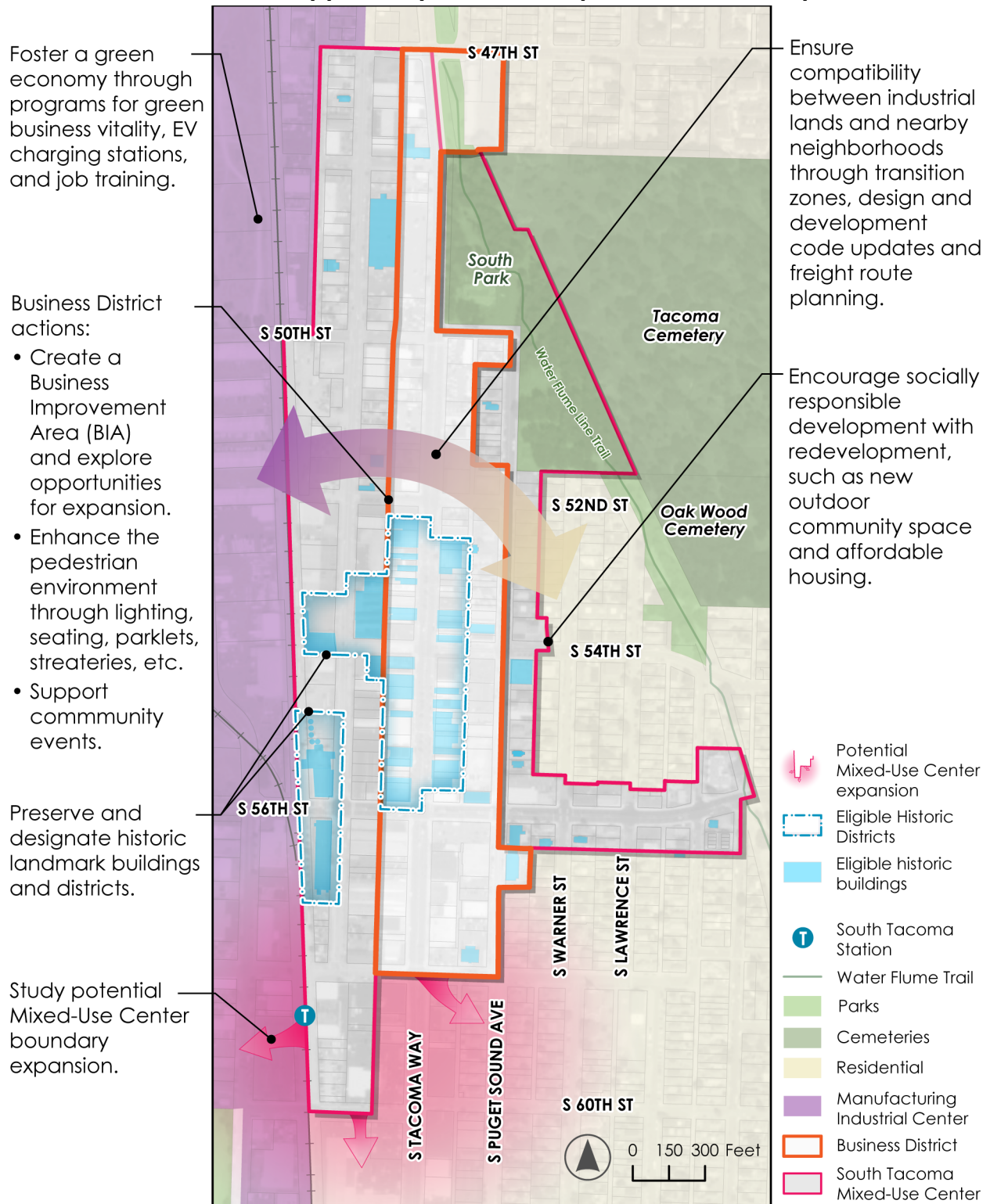
Historic resources. South Tacoma contains many historic resources, according to the *South Tacoma Mixed-Use Center: Reconnaissance and Intensive Level Survey*, including individually eligible structures and possible eligibility for a narrowly focused historic district along South Tacoma Way between South 52nd Street and South 56th Street. *Additional information on historic resources and eligibility for listing can be found in the Historic Resources chapter, as well as Appendix A.*

Food assets. Grocers within the planning area include a Grocery Outlet on the corner of South 56th Street and South Puget Sound Ave. While the Nourish Mobile Food Bank on the SERA Campus is open for two hours per week, the neighborhood largely lacks a food bank.

Economic Green Zone application. In 2022, the South Tacoma Neighborhood Council submitted an application to the Tacoma Planning Commission requesting that the City consider:

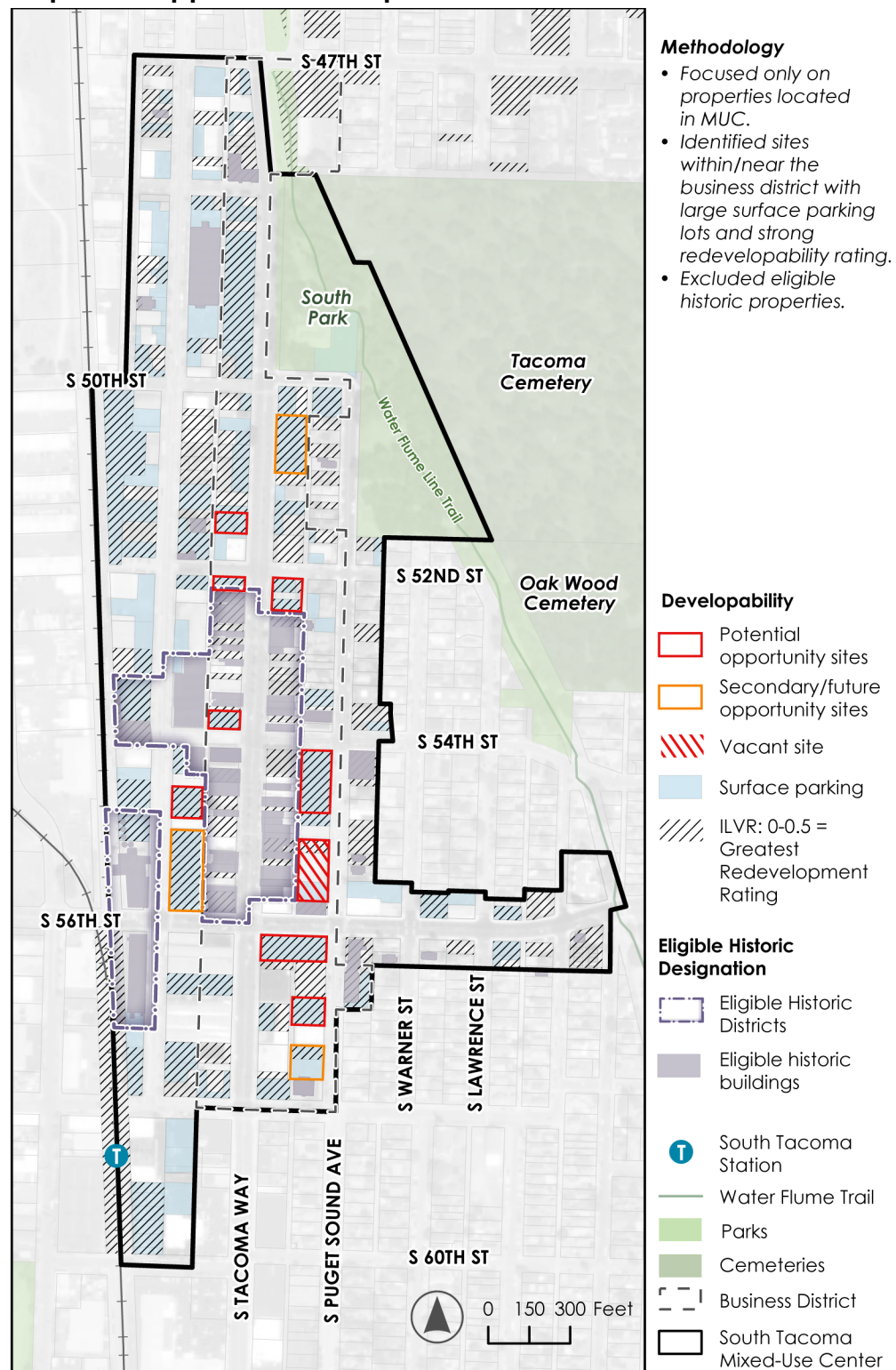
- Improving current regulations and standards applicable to the South Tacoma Groundwater Protection District and the aquifer recharge areas (currently underway as part of the South Tacoma Groundwater Protection District Code Updates)
- Transforming the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry specifically within South Tacoma.

Exhibit 13. Economic Opportunity and Development Actions Map





Source: MAKERS, 2025.

Exhibit 14. Development Opportunities Map





Source: MAKERS, 2025.

Economic Opportunity and Development Actions (EOD)

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	NOTES
Active Neighborhood Center Recommendations					
1	Investigate the creation of a Business Improvement Area (BIA) to support maintenance, security, lighting, trees and landscaping, beautification, community events, and provide funding for business incubators (such as for family-friendly retail and BIPOC and women-owned businesses). Consider expanding boundaries further than the Business District to include more diverse businesses. <i>Related Action(s): EOD-3 Community events.</i>	Short	CED BD	Low	 Key opportunity
2	Improve street furnishings and pedestrian environment on South Tacoma Way and in the business district: <ul style="list-style-type: none"> • Increase trash and recycling receptacles and pick-up service • Increase seating options, including benches, parklets, and streateries • <i>Related Action(s): TMC-1 Road Safety Audit recommendations and SPC-8 Gathering space/pocket parks.</i> 	Medium – Long	ES PW CED	Medium – Major Project	TMP
3	Support signature community events, street festivals/pop-up markets, youth-friendly events, and accessible/sensory-safe programs. <i>Related Action(s): SPC-4 Events and SPC-8 Gathering space/pocket parks.</i>	Short	BD TVE NPP CED	Low – Medium	 Booster Grant
4	Support access to healthy and affordable foods: <ul style="list-style-type: none"> • Incentivize grocery stores to locate within South Tacoma • Partner with food bank and potential host sites (e.g., library) for satellite location, e.g. food lockers or more regular pop-up distribution • Encourage fresh foods to be sold at farmers markets and events • <i>Related Action(s): SPC-9 Expand programs with local partners.</i> 	Short	CED TPCHD Comm	Low – Medium	

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	NOTES
5	<p>Foster small business entrepreneurship and vitality:</p> <ul style="list-style-type: none"> • Support City staff time in connecting existing businesses to Small Business Assistance resources (façade improvements, low-interest loans, small business technical support, etc.) • Provide support for businesses that are youth and family-friendly, have BIPOC entrepreneurs, and/or align with local South Tacoma manufacturing efforts • Remove permitting barriers to small-scale food purveyors such as food trucks • Consider supporting a small business incubator space (e.g., micro-retail, co-op workshop, makerspace, etc.) through partnership facilitation, siting coordination, funding, and/or defining it as a community benefit incentivized through zoning 	Short – Long	CED	Low – High	
Socially Responsible Development Recommendations					
6	<p>Update requirements and incentives for community benefits with redevelopment to support equitable, context-sensitive development in the Mixed-Use Center, such as:</p> <ul style="list-style-type: none"> • Affordable housing. <u>Related Action(s):</u> A-1 to A-3. • Public gathering spaces, including outdoor open spaces, indoor play spaces, and/or activated alleys. <u>Related Action(s):</u> SPC-7 to SPC-12. • Affordable commercial space, including space for service providers/non-profit organizations, daycares, afterschool programs, etc. <u>Related Action(s):</u> EOD-5. • Active transportation connections, including sidewalks, ADA improvements and pedestrian crossings. <u>Related Action(s):</u> TMC-1 to TMC-5. • Secure bike parking • EV charging station. <u>Related Action(s):</u> EOD-10. 	Short – Long	PDS PW	Medium	CP

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	NOTES
	<ul style="list-style-type: none"> Affordable food and preventative health infrastructure. <u>Related Action(s)</u>: EOD-4 and SPC-9. 				
7	<p>Preserve landmark buildings as identified by the South Tacoma Historic Property Survey:</p> <ul style="list-style-type: none"> Conduct business owner outreach to identify support to establish a commercial historic district of eligible parcels immediately along South Tacoma Way Work with property owners to individually landmark key eligible commercial, industrial, or residential properties and support adaptive reuse of historic resources 	Short – Medium	PDS STBDA Comm	Low – Medium	CP STHS  Key opportunity
8	<p>Study an expansion of the South Tacoma Mixed-Use Center boundary to include the Sounder Station in order to improve equitable transit-oriented development and transit-oriented manufacturing with affordable access to transportation near residences and jobs. Align with the next commercial zoning update:</p> <ul style="list-style-type: none"> Consider commercial space displacement risks and prioritize job center functionality and access to green jobs Include mixed-use/shared parking, including commercial and/or light manufacturing, and other TOD land use strategies in future development 	Short – Medium	PDS CED	Low – Medium	CP
9	<p>Update the One Tacoma Comprehensive Plan and Land Use Regulatory Code to address compatibility between industrial lands and surrounding neighborhoods. Integrate the following actions into future work planning:</p> <ul style="list-style-type: none"> Conduct land use compatibility review between industry (Manufacturing Industrial Center) and residential/commercial uses (siting facilities to address nuisances, noise, odor, health risks) 	Short – Medium	PDS	Low – Medium	CP, EGZ  Key opportunity

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	NOTES
	<ul style="list-style-type: none"> Consider specific design and development code updates for industrial uses, including warehousing and other new development in the MIC Updating land use compatibility (review current M-2 zoning and establish effective land-use transition areas) Freight route planning Consider land use compatibility within the MIC <i>Related Action(s): HE-1 Tree canopy and HE-4 Open space planning. .</i> 				
Green Economy Recommendations					
10	Incentivize/encourage the placement of EV charging stations in South Tacoma	Short	TPU	Low	
11	Support youth job training and mentorship to find access to living-wage and green jobs. Support project staff time to identify partnership opportunities to develop a program and identify resources.	Medium – Long	CED; Comm	Medium – High	
12	<p>Seek a grant to conduct an economic development study to support green business vitality in the South Tacoma Manufacturing Industrial Center, including topics such as:</p> <ul style="list-style-type: none"> Incentive program for creative industries and small-scale manufacturing Local training/hire pilot program Local shopping incentive program <p>Industrial decarbonization and climate mitigation strategies (e.g. rail activation, circular economy, multimodal access to and through MIC)</p>	Medium – Long	CED Comm	Medium – High	CP, EGZ



Sense of Place and Community

South Tacoma's communities are diverse in terms of race, ethnicity, culture, gender, neurodiversity, language, age, and other

characteristics. The built environment reflects some of this diversity, but the community reported it can feel unwelcoming or harsh to some, especially for those who have experienced trauma. Community

Goals

1. **Inviting, Accessible, Beautiful** – Enhance and showcase South Tacoma to create an inviting, safe, accessible, beautiful neighborhood for all to enjoy.
2. **Celebrating History & Identities** – Celebrate the neighborhood's many histories and community identities; ensure broad, equitable participation in neighborhood decisions.
3. **Sense of Community & Gathering** – Foster a safe public realm by creating a healthy, clean, well-cared for spaces for all ages to gather, reflect, connect, and enjoy.

members would like to see their identities and histories celebrated more to create a welcoming environment that helps all feel comfortable and safe.

Along these lines, community members would like more gathering spaces within the business district. In addition, programs and services can increase opportunities for social connections, creating stronger ties between community members.

Existing Conditions

Community organizations. *South Tacoma is well-served by a variety of public and nonprofit entities that provide opportunities for gathering, such as the South Tacoma Business District Association (STBDA), the South Tacoma Neighborhood Council (STNC), the Asia Pacific Cultural Center, and several religious institutions. Several restaurants, cafes, bars, and event spaces along South Tacoma Way act as informal gathering spaces.*

Parks and open spaces. South Tacoma has several large parks and open spaces (see Exhibit 15), including many managed by Parks Tacoma:

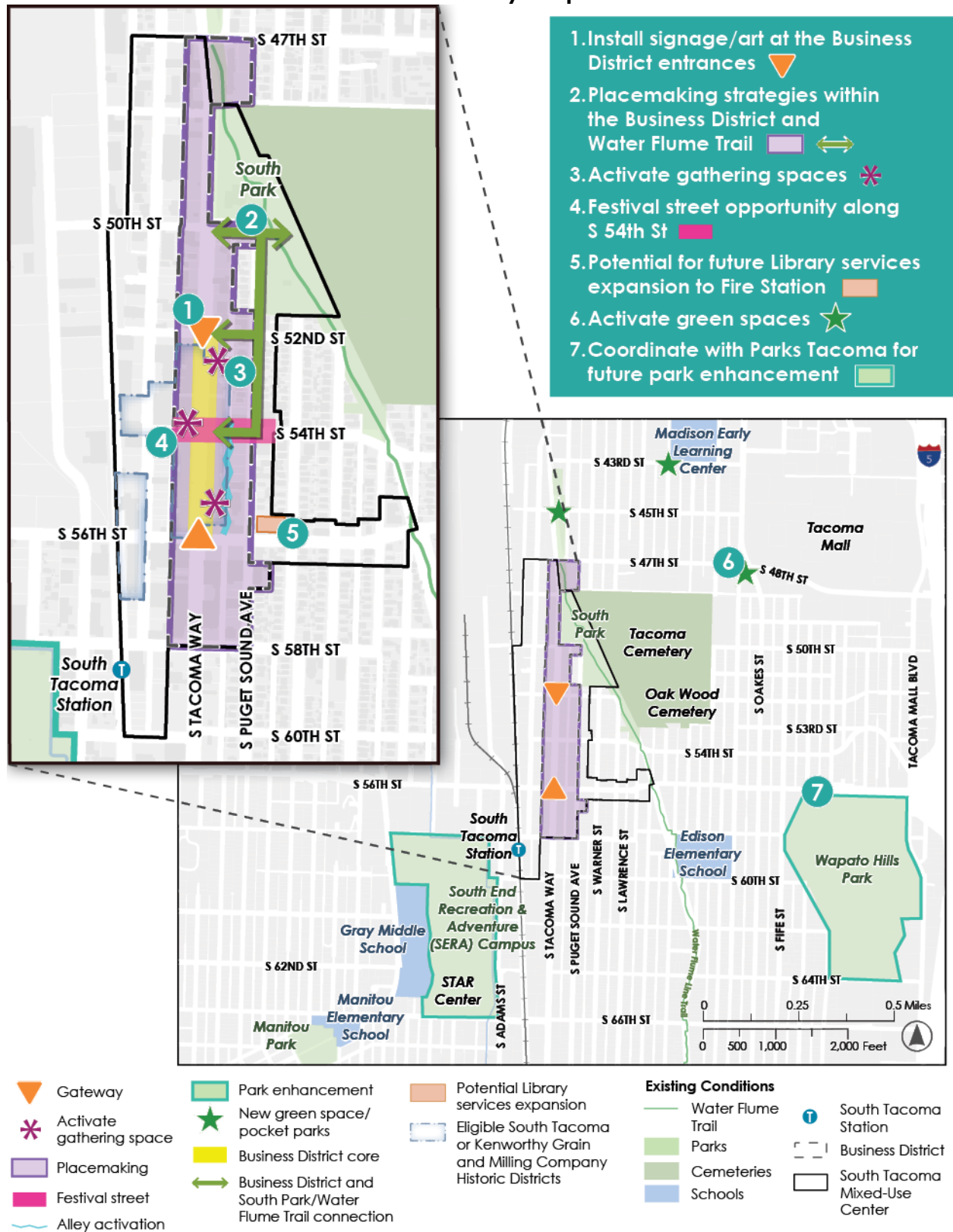
- South Park, a 12.9-acre linear open space adjacent to the cemeteries with the Water Flume Line Trail, playground, sprayground, ball courts, summer lunch program, and many mature trees
- Oak Wood and Tacoma Cemeteries
- Wapato Hills Park, 80-acre open space with significant natural habitat, playground, sprayground, ballfields, trails, and picnic shelters
- The 75-acre SERA Campus, home to the STAR Center, a Boys & Girls Club, a playground, sports fields, and water sprayground
- Manitou Park, 7.4-acre open space with large firs, grassy areas, playground, trails, and shelters/picnicking

Many of these recreational or gathering areas are destination parks not located in the neighborhood center. The MUC lacks gathering spaces, especially those activated by storefronts.

Asia Pacific Cultural Center (APCC) has partnered with Parks Tacoma to redevelop the former South Park Community Center. APCC is in the process of constructing the new cultural center, which is anticipated to open in 2025.


New Fire Station. Tacoma Fire Station #7 is looking to move to a new building that would be built on the SERA campus.




Exhibit 15. Sense of Place and Community Map



Source: MAKERS, 2025.

Sense of Place and Community Actions (SPC)

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	NOTES
Inviting, Accessible, Beautiful Recommendations					
1	<p>Install signage at the entrances to the business district, and other neighborhood entrances, that is emblematic of the community and historic place names, act as a gateway welcoming people to the neighborhood, and assist in placemaking and placekeeping. Locations could include:</p> <ul style="list-style-type: none"> • At South 56th Street • At South 52nd Street 	Medium	Arts PW CED STBDA	Medium	
2	<p>Find ways of enhancing South Tacoma's identity and maintenance through public realm enhancements, including new streetscape furnishings, trees, landscaping, etc.</p> <p><i>Related Action(s): EOD-1 Business Improvement Area (BIA).</i></p>	Medium	STBDA PW CED	Medium – Major Project	
Celebrating History & Identities Recommendations					
3	<p>Seek funding for and install interpretive signage and art to tell the stories of South Tacoma</p> <ul style="list-style-type: none"> • Within the business district • Along the Water Flume Trail <p><i>Related Action(s): EOD-1 and EOD-2 Pedestrian environment improvements.</i></p>	Short – Medium	Arts Comm STBDA CED	Medium – High	
4	<p>Support local organizations and gathering spaces that provide community capacity (STAR Center, APCC, faith groups, and the South Tacoma Business District) to work together to enhance community events indicative of the neighborhood's history (such as a car shows and parades), and enable new events that celebrate the community's diversity</p> <p><i>Related Action(s): EOD-1 Business Improvement Area (BIA) and EOD-3 Community events.</i></p>	Short – Medium	TVE P	Low – Medium	 Booster Grant

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	NOTES
5	Align with the Comprehensive Plan Engagement Chapter to create recommendations for more inclusive engagement by the City, including language access, trauma-informed engagement practices, youth engagement, and access for people with neurodivergence or different levels of abilities	Short	PDS	N/A	CP  Key opportunity
6	Build neighborhood organizing and advocacy capacity by creating opportunities for ongoing collaboration, events, advocacy, and community resiliency. <i>Related Action(s): EOD-1 Business Improvement Area (BIA).</i>	Short – Medium	NPP STBDA Comm	Low – Medium	 Key opportunity
Sense of Community & Gathering Recommendations					
7	Identify locations for community gardens and provide support for startup efforts: • City-owned parcels on South 40th Street	Short – Medium	PCD TPU	Medium – High	TMAP
8	Work with property owners to identify and turn a vacant lot along South Tacoma Way within the Business District into pocket parks or other small gathering spaces: • Look for locations that are unlikely to be developed due to size (e.g. between 5431 and 5433 South Tacoma Way) or small parking lots with activated adjacent uses (e.g. 5244 South Tacoma Way or 5207 South Tacoma Way) • Integrate art and placemaking • Align with Festival Street opportunities, e.g. along South 54th Street. • Explore alley activation opportunities with future development • <i>Related Action(s): TMC-1 to TMC-5 Pedestrian environment improvements.</i>	Medium – Long	PW ES CED P	Medium – High	
9	Partner with local service providers, for example the Tacoma Library, Parks Tacoma, and Asia Pacific Cultural Center, to offer programs and spaces for youth, seniors, and other vulnerable populations to safely spend time, including: • Skate parks and sport facilities for youth	Short – Medium	LIB P	Low – Major Project	PTSSP  Booster Grant

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	NOTES
	<ul style="list-style-type: none"> • After-school programming • Activities and cultural events for seniors • Free indoor and accessible play spaces 				
10	<p>Work with Parks Tacoma to provide future enhancement to existing parks and facilities, such as:</p> <ul style="list-style-type: none"> • Improvements/expansion of the Wapato Hills playground (to expand on the 2013 Wapato Hills Conceptual Master Plan update) • Skate Park at SERA • Wayfinding connections between South Park and the South Tacoma business district • Co-location of community services • Engaging with Parks Tacoma's Urban Forestry for tree canopy support 	Medium – Long	P	Medium – Major Project	PTSSP
11	<p>Add new activated green spaces/parks in parts of the neighborhood that do not have access to parks within a 10-minute walk:</p> <ul style="list-style-type: none"> • Activate publicly held open space and right-of-way to create public access to green spaces. Consider spaces such as: <ul style="list-style-type: none"> ◦ Tacoma Landfill – southern uncapped portion of site ◦ Tacoma Water Property at 3617 South Lawrence ◦ South 47th Street and South Pine Street traffic triangle ◦ Locations along the Water Flume Trail. <u>Related Action(s)</u>: TMC-10 Water Flume Trail improvements. • Support green active space at Madison School site in collaboration with Parks Tacoma and Tacoma Public Schools. <u>Related Action(s)</u>: SPC-8 Bus transit access and SPC-10 Parks Tacoma improvements 	Medium – Long	P TPU TPS	Medium – Major Project	TMAP PTSSP

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	NOTES
12	<p>Support future expansion of the library's services and facilities to support community resiliency and services, if there is opportunity, at the South Tacoma Fire Station location along South 56th Street</p> <ul style="list-style-type: none"> • Consider community's desires for placekeeping on site/ROW/exterior remodel of South Tacoma Fire Station 7 • If TFD vacates, in the future, consider facility for library expansion or other uses to address community needs and resiliency • Consider partnerships between Library and TFD for future management of the site and/or overlapping services 	Long	LIB TFD Comm	Major Project	CP



Affordability

Like other neighborhoods in Tacoma and the region, community members are feeling the strain on affordability and seeing people experience homelessness. South Tacoma's mix of commercial spaces, small multifamily residential, and single-dwelling structures have been relatively affordable, and many community members want to prevent displacement and provide pathways to ownership.

The *One Tacoma Comprehensive Plan* designates the neighborhood's center as a Neighborhood Mixed-Use Center—one of the locations in Tacoma that will accommodate greater levels of growth. Some lots appear vacant and/or have large surface parking lots, and South Tacoma is seeing modest rehabilitation/renovations, redevelopment, and housing development.

Goals

- 1. Affordable Community –**
Ensure access to affordable and diverse services and housing, including for renters, a mix of incomes, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.

Community members would like to see that any growth and change keeps housing and commercial spaces accessible.

Existing Conditions

Development opportunities. Within the Mixed-Use Center, a number of parcels have redevelopment potential in the near- and long-term (see Exhibit 14, Development Opportunities Map, in the Economic Opportunity and Development chapter). Harnessing these for community-expressed needs is a focus of the Affordability actions.

Homelessness, housing security, and services. Homelessness is visible in South Tacoma. The Family Housing Network, Nourish Food Bank, and STAR Center provide critical services for people experiencing housing and/or food insecurity in South Tacoma.

Housing affordability. Tacoma's Equity Index generally shows lower than average ownership cost burden (i.e., the proportion of residents' income they pay toward housing) and higher than average rental cost burden, suggesting that residents who own their homes have traditionally been able to buy homes in the area for relatively affordable prices; however, people renting in the area, though, are using large portions of their income on housing costs, suggesting they may be at risk of displacement if rents rise in the area. According to the Puget Sound Regional Council's [Displacement Risk Mapping](#), South Tacoma's risk is moderate.

The MUC is zoned for a mix of residential and commercial uses generally more intense (around 4-6 stories) than what is on the ground today (1-2 stories), meaning that properties could redevelop with more housing units. In addition, recently adopted changes to

residential zoning will allow for middle housing and small apartments to be built throughout the Urban Residential zones (see Exhibit 7, Zoning Map, in the Major Characteristics chapter). New development in these lower intensity residential zones will increase housing choices in areas outside of the MUC.

Affordable commercial spaces. South Tacoma currently provides affordable commercial space for nonprofits/ services and retail/restaurant businesses in the business district, auto-related businesses to the north and south, and manufacturing and industrial businesses in the MIC. Maintaining commercial space affordability for the small and locally owned businesses that are there today, as well as space for future small businesses is important to community members.

Affordability Actions (A)

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	NOTES
Affordable Community Recommendations					
1	<p>Identify opportunity sites and facilitate affordable housing developer/ property owner matchmaking for housing attainable for diverse incomes and needs, including families, multi-generational, and seniors, such as:</p> <ul style="list-style-type: none"> • Sites with large parking lots or other conditions indicating opportunity for development • Publicly owned parcels that can be shared with affordable developers • Parcels held by religious institutions who wish to redevelop for housing 	Medium / Long	AHAS	Low	AHAS
2	<p>Support affordable ownership opportunities. Seek opportunities to collaborate with a community land trust for long-term affordability, including:</p> <ul style="list-style-type: none"> • Collaborate with community land trust to preserve, acquire, and build housing, especially for affordable ownership • South Tacoma neighborhood capacity-building and fundraising to support preservation and maintenance of affordable housing, community land trusts, etc. • Identify policy barriers to provide public funding for developments focused on affordable ownership • Expand existing City and Statewide policies and incentives to support first-time homeownership and rehabilitation 	Long	AHAS Comm	Medium – Major Project	AHAS
3	<p>Preserve existing attainable housing, especially multifamily, to prevent displacement</p> <ul style="list-style-type: none"> • Identify existing “naturally occurring affordable housing” to implement anti-displacement strategies 	Long	AHAS CED NCS PDS	Low – Major Project	AHAS

	ACTION	TIMING	RESPONSIBLE	BUDGET ESTIMATE	NOTES
	<ul style="list-style-type: none"> Encourage multi-family property owners to enroll in TPCHD Healthy Housing Registry Identify MFTE properties that could convert from 8-year MFTE to 12-20 year MFTE Support statewide efforts to increase incentives and funding for housing rehabilitation 				
4	<p>Identify opportunities to support people who are experiencing homelessness with shelter and food</p> <ul style="list-style-type: none"> Identify locations for temporary micro-shelters (ideally at least a half acre), including lots for safe parking sites; align with opportunity sites for affordable housing. <u>Related Action(s)</u>: A-1 to A-3 Affordable housing. <u>Related Action(s)</u>: EOD-4 Food access. 	Long	NCS Comm	Medium – Major Project	AHAS
5	<p>Support local organizational capacity-building to better serve community members who need assistance and resources for youth and families and to better share existing programs, including:</p> <ul style="list-style-type: none"> Tacoma Public Utilities programs and/or assistance Repair services for low-income homeowners Resources and activities for youth, including affordable/free gym membership/access Connections to other assistance for homeless families and youth <u>Related Action(s)</u>: HE-6 Health facilities. 	Short – Medium	TPU P NCS Comm	Low	



Implementation Strategy

This chapter outlines steps for supporting implementation of the Plan, with a focus on transformative actions, phasing, and key opportunities that can happen more quickly.

Because the Neighborhood Planning Program will sunset in the end of June 2025, this Plan focuses on how community members and partners can move forward implementation.

Transformative Actions

The Plan's five goals and related actions (see Recommendations section) serve the Plan's central vision—to support South Tacoma as a diverse and vibrant neighborhood that is safe, healthy, comfortable, and connected (see Major Ideas Summary).

Several actions, like the Sounder Station access improvements and related Transportation and Mobility Plan multimodal projects, are supported and funded through other City projects or processes. Other actions are intended to be opportunistic, implemented when funding or related projects align. However, several transformative actions—those highlighted below—would benefit from immediate community support and interdepartmental/interagency

coordination to ensure efficient use of public funds, co-beneficial projects, and a kick-starting of follow-on actions. The following actions are top community priorities and would be the most beneficial and transformative in achieving the South Tacoma Neighborhood Plan goals:

South Tacoma Way Safety Improvements

South Tacoma Way corridor safety—to slow speeding traffic and make the sidewalks, streets, and public realm feel more hospitable to people—consistently rose to the top as a community priority. Following the 2024 South Tacoma Way Vision Zero Road Safety Audit, which recommended several safety and connectivity improvements (summarized in **Transportation, Mobility, and Connectivity Action 1**), the City applied for and received the WSDOT Sandy Williams Connecting Communities Program grant for the South Tacoma Way Vision Zero Project (South Pine Street to South 60th Street). Public Works will lead this project, and the grant will support:

- Robust collaboration with community members and local businesses
- Identifying effective strategies for slowing down traffic and improving safety along South Tacoma Way for all people
- Street planning and engineering, including alternatives development, preliminary street design, and cost estimates

Several other actions relate to South Tacoma Way's corridor design, such as **Health and Environment Actions 1 and 2** and **Sense of Place and Community Action 3**. Because this study would look at reallocating vehicular space to people walking and rolling and public realm improvements like street furnishings and trees, the study should come before—or incorporate—other related actions. For example, avoid significant investments in tree planting and public realm improvements from other actions or buckets of money (potential BIA or Booster Grant funds) along South Tacoma Way in the near-term, as these could be uninstalled with any major street design changes.

Potential lead(s): Public Works Department

Key partners/implementers: Other City programs (Urban Design, Urban Forestry, Stormwater, Community and Economic Development), Parks Tacoma, Tacoma Public Utilities, South Tacoma Business District Association, South Tacoma community

Tree Planting

Another top community priority was increasing the urban tree canopy, in recognition of its environmental and community health benefits. The first step in this effort is to develop a South Tacoma Urban Forestry Implementation Plan to identify plantable spaces in the right-of-way as well as major public parcels, and to collaborate between Urban Forestry, Public Works, and Parks Tacoma to identify good locations for planting. The Park Equity Accelerator Program, managed by the Trust for Public Land through a grant to Parks Tacoma, can help support this effort.

The Neighborhood Planning Program set aside \$50,000 to immediately achieve a “Community Booster Project” (or projects) recommended in this Plan. 363 neighbors voted, and two winners were selected. The first-place winner is for a comprehensive approach to adding to the urban tree canopy across the neighborhood (**Health and Environment Actions 1 and 2**). This funding will be used to help support tree advocacy groups to survey plantable space, do outreach to community members (through door knocking, etc), deliver free trees, and organize planting day.

Any tree planting or depaving that is desired in South Tacoma Way's right-of-way between South Pine Street and South 60th Street should align with the South Tacoma Way Vision Zero Project's design concepts (see **Transportation, Mobility, and Connectivity Action 1** above). Coordinating between the Urban Forestry and Vision Zero efforts ensures that relatively new trees do not get ripped out with right-of-way improvements.

Potential lead(s): Urban Forestry, Parks Tacoma, Trust for Public Land

Key partners/implementers: Tacoma Public Utilities, Solid Waste, Department of Ecology, Tacoma Tree Foundation, WSU Extension, Pierce Conservation District, South Tacoma community

Community and Business District Capacity-Building

Economic Opportunity and Development Action 1, to support property owners and businesses in investigating the creation of a Business Improvement Area (BIA), could support several other actions by building local leadership capacity and creating an additional funding source. Actions a BIA could support include:

- Maintenance, security, and improvements to the public realm, including streetscape furnishings, landscaping, and lighting (**Sense of Place and Community Action 2**)
- Business district tree maintenance and planting (**Health and Environment Action 1**)
- Community events and exploring new celebrations of the neighborhood's historic identity (**Sense of Place and Community Action 1, 2, 3, 4, and 6**).

Because most BIAs are focused on property owners (not necessarily business owners), the first step is for the South Tacoma Business District Association (STBDA), in partnership with the City, to gauge support for a BIA. If desired, property owners would then work with the City's consultant to formally establish the BIA, financing strategy, and first projects. The City's Community and Economic Development Department has funding for a feasibility study to support this effort.

A BIA would form an important basis for community capacity-building, but additional community-led neighborhood organizing capacity (**Sense of Place and Community Action 6**) could further support collaboration, place-based advocacy, and community resiliency.

Potential lead(s): South Tacoma Business District Association, Community and Economic Development

Key partners/implementers: South Tacoma business community; South Tacoma community

Celebrating Community Belonging

Community members want to see South Tacoma celebrated as a diverse and vibrant neighborhood, with events that are accessible to people of all ages. The runner-up winning projects for Community Booster funding were a tie between programs and spaces for youth/seniors and signature community events, both of which would build

community belonging and a sense of place in the neighborhood. Signature community events (**Economic Opportunity and Development Action 3**) can include programming for youth and seniors (**Sense of Place and Community Action 9**), efficiently implementing both actions jointly. Throughout the planning process, community members stressed an emphasis on free, family-friendly events that are physically accessible and inviting to BIPOC and neurodiverse communities.

Another community belonging project, interpretative signage and art that tells South Tacoma stories (**Sense of Place and Community Action 3**), could be advanced through the street redesign project (**Transportation, Mobility, and Connectivity Action 1**) by identifying prime locations for signage or art. Like tree planting, any art or signage installations in the South Tacoma Way right-of-way between South Pine Street and South 60th Street should wait for that project's design concepts to avoid inefficient use of funds.

Additionally, working with local property owners to nominate eligible landmark buildings, as well as exploring the opportunity to create a historic district of contiguous eligible buildings narrowly focused along South Tacoma Way (**Economic Opportunity and Development Action 3**), would also be an opportunity to celebrate the existing built heritage. This could also be aligned with interpretive signage, art, and BIA capacity-building work.

Key partners/implementers for events: South Tacoma Business District Association, Tacoma Library, Parks Tacoma, Asia Pacific Cultural Center, Tacoma Venues and Events, and South Tacoma community

Key partners/implementers for historic interpretation and landmarking: Historic Preservation Office, Community and Economic Development, Office of Arts and Cultural Vitality, Public Works, South Tacoma Business District Association, South Tacoma community

Greening Industry and Supporting Compatibility

Conducting an economic development study to support green business vitality (**Economic Opportunity and Development Action 12**) is a key action that could lead to new green sector jobs and a prosperous and environmentally healthy Manufacturing Industrial Center

(MIC). As an emerging interest area for Tacoma, this study would provide more concrete ways for Tacoma to support a green manufacturing/industrial economy. Tacoma's Community and Economic Development Department can continue working to explore this opportunity, as well as working with the Manufacturing Industrial Council.

Conducting a land use compatibility review (**Economic Opportunity and Development Action 9**) to ensure that there are transitions and buffer zones around industrial uses, and looking at potential code and other updates for industrial areas, would also help to mitigate impacts while ensuring that urban industry can continue to thrive in Tacoma. This work can be integrated with the green business vitality and industrial decarbonization work.

The City's TMP projects, including the freight route planning and Sound Transit access improvements, could also improve multimodal access (while maintaining safety around freight access) to green jobs located in the MIC.

Potential lead(s) for Economic Study: Community and Economic Development, Manufacturing Industrial Council

Potential lead(s) for Land Use Compatibility Review and Planning: Planning and Development Services, Public Works, Community and Economic Development

Community Stewardship

Many other actions listed in the Recommendations chapters are intended to be opportunistic (i.e., completed when grant or other funding becomes available). Because the Neighborhood Planning Program will be sunseting June 2025, the continued involvement and advocacy—from both agency and community partners—for projects recommended in the Plan will be critical for ensuring they happen. As noted above, ongoing capacity-building in the business district and broader community can help to ensure that these projects move forward in the way they were intended by community through this robust community visioning process.



Lessons Learned from Neighborhood Planning Staff

The Neighborhood Planning Program was created by City Council in 2021 as a pilot program and was made permanent in 2022. The South Tacoma Neighborhood Plan is the program's third neighborhood plan, and in the spirit of continuous improvement, staff are documenting lessons learned to help inform future planning efforts.

Due to recent budget reductions, the program will sunset in June 2025; however, program staff are handing off future implementation, where possible, to partners in the City and the community. Staff from the Neighborhood Planning Program will continue to support Planning and Development Services' broader communications and engagement efforts while also sharing lessons learned from the program.



This planning process centered collaboration and prioritized meeting community members where they are at and recognizing and valuing their diverse needs and perspectives. During this planning process, there were an incredible amount of other City and external processes, projects, and engagement opportunities happening concurrently—both focused in South Tacoma and across the city. This work was also against the backdrop of South Tacoma having historically received less attention and resources from City departments than other parts of the City. This Plan couldn't have been completed without the willingness of our internal and external partners to coordinate in order to align goals, transparency, and communication, as well as reduce engagement fatigue.

In the best way, this community also challenged us to improve our equitable engagement practices by being clear about what they expected from us. In order to reduce the burden on community, successful community engagement in this neighborhood required additional language services and in-person outreach and meetings, which required additional resources and capacity. Community members also requested that staff engage more deeply with the concepts of cultural humility and trauma-informed engagement practices in order to acknowledge past and current harms this community has faced and proceed with accountability and reconciliation. Although this work is difficult, we appreciated the opportunity to bring additional sensitivity and awareness to our work and carry this forward.



Neighborhood Planning staff at work in the community

Lessons Learned from the Consultant

MAKERS, the consulting firm that supported City staff on the McKinley, Proctor, and South Tacoma Neighborhood Plans, has developed many neighborhood plans around the region. Although these plans don't usually include notes from the consultant team, with the unique situation of the Neighborhood Planning Program sunsetting after the completion of the South Tacoma Neighborhood Plan, staff requested that the consultant team include their "lessons learned" to help inform future planning and engagement work for the City of Tacoma.

In reflecting on these efforts, MAKERS has the following observations and lessons learned on the Tacoma Neighborhood Planning Program (NPP) that can help inform future planning efforts in Tacoma—whether through the re-formation of the Neighborhood Planning Program or other place-based planning initiatives:

- **Community co-created plans.** By connecting community members and their input with elected officials and City and partner programs, NPP fostered joint decision-making and truly co-created plans. We work on many neighborhood planning efforts, and from our perspective, these plans are among the most grassroots and community-driven in the region, thanks to NPP staff's best-practice engagement strategies. Community members have expressed deep appreciation for the plans and the program.
- **Geared toward implementation.** This program geared the plans for implementation better than most planning efforts. Each plan had quick wins that were immediately implemented due to interdepartmental collaboration, funding set-asides, and City Council support. NPP staff worked closely with Public Works, Parks Tacoma, Environmental Services, other departments and agencies, and councilmembers to ensure that actions drafted in the plans were feasible and aligned with their goals. In addition, the NPP included Community Booster grants for each



MAKERS staff at work on the South Tacoma Neighborhood Plan

community to support at least one quick win project. This combination of factors led to immediate implementation of several projects, including the McKinley Overlook; McKinley Ave street mural, intersection safety enhancement, and street concept design; Proctor Open Streets Pilot and business district tree replanting; and planned South Tacoma tree planting and community-building events.

- **Equity and access to opportunity.** Tacoma's commitment and approach to closing equity gaps was commendable. Selecting high- and low-access to opportunity neighborhoods for the first two plans provided insights into effective processes and actions. Regarding process, each neighborhood faced politically sensitive issues and dissenting views. Steering Groups were intentionally diverse, including new and seasoned—sometimes skeptical—voices. This inclusive approach ensured broad support in both high- and low-equity areas. Regarding actions/results, all included valuable outcomes though some addressed more basic needs. In McKinley, community members prioritized small, tactical projects (e.g., intersection murals and flexi-bollards to slow traffic entering McKinley, McKinley Overlook transformation) to address safety issues. Likewise, in South Tacoma, the top priority project was to slow traffic on South Tacoma Way for safety. In Proctor, community events and gathering space were prioritized. All of these are valuable outcomes, but if the NPP is restarted, prioritizing pressing community needs to begin repairing past harms, could further advance Tacoma's equity goals.
- **Livability, growth, change, and trust.** Many cities struggle to temper zoning updates—that can feel scary to residents—with tangible neighborhood improvements. Too often, they fail to enhance the livability concerns that matter most to residents, eroding trust in local government. Because neighborhood plans are considered implementation elements of the One Tacoma Comprehensive Plan—which addressed zoning updates with a citywide lens

to avoid unfairness to any neighborhood—NPP deliberately left zoning out of the process, resulting in a less contentious neighborhood planning process. This approach fostered trust by addressing community concerns directly. However, it may have missed opportunities for cross-demographic community conversations on how zoning and urban design intersect with neighborhood livability.

- **Staff and City resources for ongoing implementation.**

The ongoing implementation of multiple plans requires significant staff time and funding. The NPP learned from the first plan that managing several ongoing implementation committees was too demanding, and the NPP shifted to time-limited task forces for specific projects. If the NPP is restarted, integrating these projects into the work plans of other departments earlier could relieve NPP staff time, though some implementation time would still be needed to coordinate and check-in. Similarly, a common pitfall of neighborhood planning programs is to overpromise on implementation. The NPP's plans do an excellent job of balancing vision with realistic expectations, focusing on projects that are likely to happen due to the extensive interdepartmental coordination. At the same time, adding more neighborhood plans could increase the overall number of projects vying for citywide resources, which can be challenging and eventually erode trust. Identification of ongoing, sustainable funding for implementation would be an important step if the NPP is restarted.

- **Idea generation for cohesive neighborhood design.**

Ideally, if the NPP were to be restarted, the consultant role could be greater during the idea generation and prioritization phases, incorporating hands-on, interactive urban design activities, community mapping, and public space observation to better respond to place-based assets and challenges with a more cohesive vision. The robust engagement collected many ideas, but reviewing disparate ideas individually and with limited local knowledge or

context sometimes led to the plan missing or only loosely defining key connections and broader community design approaches. In addition, more collaboration with property owners could identify key opportunities, such as redevelopment projects that could integrate public spaces. However, expanding these efforts would have required additional time and resources beyond an already constrained project scope.

- **Program sunseting.** We are saddened to see this program—the most impactful recent example of neighborhood planning in the region—come to an end. Tacoma's commitment to equitable, community-led planning, paired with interdepartmental expertise and a can-do attitude, made this effort hugely successful. We hope the lessons from the NPP continue to shape future planning efforts in Tacoma and beyond.

Glossary

Transportation, Mobility, and Connectivity

Accessible pedestrian signals. Devices that provide auditory, visual, and vibrotactile information to pedestrians who are blind or who have low vision, and who may also have hearing loss, so they can know when they should begin to cross at a signalized intersection. They essentially translate visual pedestrian information to other sensory formats, enabling people with disabilities to navigate cities safely and comfortably.

ADA access. Design techniques to improve universal access for people with disabilities, which can include tactile strips and textured wayfinding for people using canes, safe ramps for wheelchair users, accessible pedestrian signals (APS) for people who are blind or have low vision and who may also have hearing loss, and others.

ADA. Americans with Disabilities Act

Back-in angled parking. Back-in angled parking is considered safer than front-in perpendicular or angled parking for people biking. Drivers are in a better position to see people biking and avoid collisions.



Back-in angled parking

Bollard. Bollards are posts used in streets, paths, and other public spaces to protect human safety by obstructing vehicles and guiding them to preferred routes. They can be fixed in place or removable and made from a variety of materials, such as steel, concrete, or polymer:

- Fixed bollards are often embedded in concrete or affixed with bolts.
- Removable bollards are typically lowered into a crevice, and secured in place, or unlocked using a key.
- Flexible bollards or delineators (i.e., safety barriers) are traffic separators that are designed for durability by bending upon vehicle impact.



Bollard

Bulb-out. Bulb-outs are a street design tool for slowing traffic and shortening crossing distances for people walking by widening sidewalks at an intersection or crossing. Bulb-outs can also be located to prevent parking near crossings to improve visibility. While permanent bulb-outs usually require

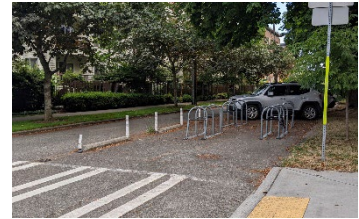


Temporary bulb-out

a full rebuild of the concrete curbs, temporary bulb-outs can be made with paint and temporary bollards or delineators (i.e., safety barriers).

Daylighting. Intersection daylighting refers to the removal of parking spots near intersections or crossings to improve lines of sight between drivers and people on the crosswalk and/or sidewalk waiting to cross.

Leading Pedestrian Intervals (LPIs). LPIs give pedestrians a 3-7 second head start when entering an intersection with a corresponding green signal in the same direction. LPIs enhance visibility of pedestrians crossing the intersection and emphasizes that pedestrians crossing an intersection have the right of way. LPIs are proven to reduce pedestrian-vehicle collisions ([City of Tacoma](#)).



Daylighting

Load zones/pick-up zones. Load or pick-up zones are designated parking areas for delivery trucks, transportation network companies (e.g., Uber, Lyft), food and other delivery services, and other short-term pick-up and drop-off needs. They are often time limited to support their intended use (between 3 and 30 minutes).

Multimodal transportation. Accommodation of different modes of travel (walking, cycling, rolling, public transit, automobile, etc.) for all users, regardless of age and ability. Multimodal streets improve ease of access for people and provide varied options for safe, convenient travel by foot, by cycle, and on transit, as well as in motorized vehicles.

Neighborhood greenways. Neighborhood greenways are low-volume streets where motorists and cyclists share the road. Pavement markings and signage indicate the bicycle route. They are typically identified on residential streets with lower traffic volumes, and are designed to be comfortable for cyclists of all ages and abilities. They often include wayfinding signs, traffic circles, rain gardens, street trees, or other street design elements to slow traffic ([City of Tacoma Bikeways](#)).



Neighborhood Greenway.
Source: BikePortland

Non-signalized intersections. Signalized intersections have a traffic light that controls vehicular movement (stops, turns, etc.) through the intersection. A non-signalized intersection does not have a traffic light. On arterials, this can be dangerous or challenging for people walking, biking, or rolling, because traffic may be fast, does not regularly come to a stop, and turning movements can be unpredictable.

No right turn on red (RTOR). Drivers are typically allowed to make right turns if in the right-most lane at a red stoplight as long as the driver first stops before entering the crosswalk.

However, restricting right turns while the light is red can improve safety for people walking, biking, and rolling.

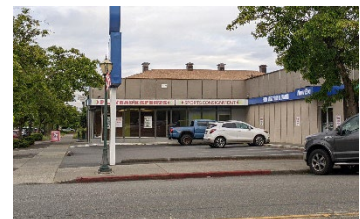
Open street events. Temporary street closures that block motorized traffic to support community gathering, small events and activities, and active transportation. Activities might include food trucks, seating, a small performance area, or community-organized games or programs (e.g., outdoor fitness class, bike repair workshop).

Parklets. A small public space built in place of a parking spot, usually alongside a street and often with seating, greenery, and bike racks. Parklets make streets more inviting by offering a place for people to relax and enjoy the area.

Permissive left. A permissive left turn allows drivers to turn left when the light is green, but they must yield to oncoming traffic and pedestrians before making the turn.

Protected left. A protected left turn gives drivers a dedicated green arrow and tells pedestrians to wait, allowing them to turn left without needing to yield to oncoming traffic and separating them from pedestrians.

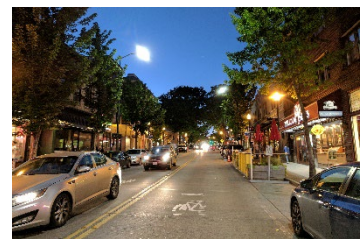
Red curb paint. Red paint on the curb indicates that parking is not allowed there. This is an economical and effective way to “daylight” intersections (see separate glossary entry); however, this tool does not remove any parking spots, only indicates where parking is not allowed already. The City of Tacoma has a program to work with the community to mark curbs, which adjacent property owners or community volunteers can paint.



Red curb paint

Rectangular Rapid Flashing Beacons (RRFB). Pedestrian-activated flashing lights used at otherwise non-signalized crossings to warn drivers to stop, improving safety for people crossing the street.

Sharrows. Sharrows are high-visibility pavement markings that help position bicyclists within a shared vehicle/bicycle travel lane. These markings are typically used on streets where dedicated bike lanes are desirable but are not possible due to physical or other constraints ([Tacoma Mobility Master Plan](#)).



Sharrows

Streatery. Privately funded and maintained outdoor seating areas constructed in on-street parking spaces in front of restaurants, cafés, and bars. Streateries encourage active street life and prioritize pedestrian use while supporting local businesses. The City of Tacoma has a pilot program to support businesses who want to create streateries in adjacent parking spaces.



Streatery

Tacoma Municipal Code (TMC). The Tacoma Municipal Code is the collection of the City of Tacoma's laws that regulate development in Tacoma to protect health, safety, and welfare.

Transportation and Mobility Plan (TMP). The City of Tacoma's Transportation Master Plan informs the City of Tacoma's investments in the future of Tacoma's transportation systems and what will be necessary over the next 20 years and beyond ([City of Tacoma](#)).

Traffic calming. Traffic calming can be accomplished by street design techniques, such as curb (or paint) bulb-outs, traffic circles, street trees, and speed humps, that slow down drivers by narrowing the street and/or adding "friction" elements that cue drivers to slow down. This helps neighborhood streets feel safer for children and people of all ages and abilities.

Health and Environment

Air cleaning tools. Includes tools such as indoor air purifiers, as well as monitoring systems, to improve indoor air quality and reduce health impacts from pollution.

Building electrification. The shifting from fossil fuel sources (e.g., natural gas, oil) in buildings to power-grid enabled, high-efficiency, all-electric buildings to reduce greenhouse gas emissions. Electrification projects often include a shift from gas and oil HVAC systems to high-efficiency heat pumps. Projects may include on-site renewable energy, such as solar, and battery power storage.

Climate adaptation. Increasing the resilience of residents, communities, businesses, and infrastructure to cope and adjust to ongoing and future climate change. In Tacoma, climate adaptation strategies would mitigate and increase resilience to the increasing risks of extreme heat, drought, flooding, sea level rise, wildfires and smoke, and landslides.

Depave. The process of removing pavement, usually from streets and sidewalks, to install vegetation. Healthier trees and less paved landscaping strips help control stormwater runoff, prevent flooding, and reduce urban heat island impacts, creating a more climate resilient community. It also helps refresh the business district look and feel for neighbors and customers. The City of Tacoma Environmental Services department, with Pierce Conservation District, runs a depave program.



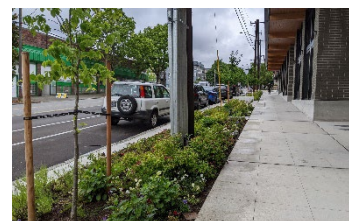
An example of a sidewalk depave project.

Green infrastructure. Nature-based solutions—often combined with hard, human-made infrastructure—to stormwater management (i.e., drainage solutions that mimic nature and capture rainwater where it falls, using soil and vegetation to slow, hold, and clean water to prevent flooding and improve water quality), urban heat (i.e., shade trees), and other conditions where infrastructure is needed (e.g., slope and shoreline stabilization) ([Luedke 2019](#) and [EPA](#)).

Grit City Tree program. Grit City Trees is the City of Tacoma's free street tree program, with the goal of equitably increasing Tacoma's tree canopy. The program prioritizes allocating resources and support to Priority Planting Areas (neighborhoods identified as “moderate” to “very-low” opportunity on [Tacoma Equity Index](#)), though all Tacoma property owners with eligible right-of-way planting opportunities are encouraged to apply. Individuals and groups are eligible to apply. Approved applicants will receive free delivery of street trees and supporting materials such as tree stakes, TARGO (compost), and watering devices ([Grit City Trees](#)).

Multimodal transportation. See “multimodal transportation” definition under *Transportation, Mobility, and Connectivity* above.

Rain garden and bioretention areas. *Rain gardens* are small, shallow depressed areas planted with grasses and flowering perennials that collect rainwater runoff from roofs, driveways, streets, and sidewalks. Rain gardens can be cost effective and aesthetically pleasing to reduce runoff. *Bioretention areas* are a more complex design, with drainage systems and engineered soils to promote infiltration.



Rain garden

Tacoma Municipal Code (TMC) landscaping code. The portion of the Tacoma Municipal Code (TMC) that guides requirements for trees and other plantings in the public right-of-way and in new development.

Tree canopy. Tree canopy cover is the percentage of the city that is covered by trees, as seen in aerial view. Tree canopy report conclude that Tacoma's has 20% of land covered by tree canopy, with the least amount of tree canopy cover for all communities in the Puget Sound ([Tacoma Tree Canopy 2018 Report](#)). Further analysis also recognizes that within the City of Tacoma, tree canopy is not evenly distributed. The City recognizes the wide-ranging benefits of trees and established a goal to reach 30% canopy coverage by 2030, through coordinated efforts that

improve tree health and support equitable distribution of trees to support neighborhood resiliency and health ([Tacoma Community Forestry](#) and [Grit City Trees](#)).

Urban heat island. An area in a city that is hotter than its surroundings due to structures, like paving, roads, and buildings that absorb and retain heat more than trees/vegetation, and human activities, like vehicle traffic and air conditioning that release heat.

Economic Opportunity and Development

Adaptive reuse. Adaptive reuse is the process of updating or adapting existing, and often historic, buildings for new uses. The goal of adaptive reuse is to repurpose older, underutilized, or abandoned buildings, while conserving resources and historic value.

BIPOC. Black, Indigenous, and People of Color. The term is intended to center the experiences of Black and Indigenous groups, demonstrate solidarity between communities of color, and acknowledge discrimination, prejudice, and systemic racism.

Business Improvement Area (BIA). An organization of private property owners within a defined area that collectively assess and tax themselves to supplement City services. Programs may include clean and safe streets, maintenance and landscaping, business district promotion through events and marketing, transportation services, and more. The [Downtown Tacoma Partnership](#) is an example of a BIA.

Administrative design review. The City of Tacoma's Urban Design Studio is developing a new Urban Design Project Review program. Design review is the process many jurisdictions use to confirm that a development proposal will meet site planning, architectural, and landscape design goals. *Administrative* design review is performed by staff, as opposed to a design review board. (Due to concerns that design review programs sometimes create discretionary permitting decisions that can delay projects or cause unexpected costs, Washington State House Bill 1293 (passed 2023) requires cities and counties that engage in design review to articulate clear objectives and limit design review to one public meeting.) Note that administrative design review is different from the Preservation Commission's Landmarks Design Review used for projects involving properties on the Tacoma Register of Historic Places.

Tacoma Register of Historic Places. A list maintained by the City of Tacoma of individually registered City landmarks (buildings), Historic Districts, and Conservation Districts. Buildings or districts must meet physical and cultural criteria to be designated as a historic place. Once designated, changes to City landmarks are subject to design review by the Landmarks Commission. Such projects may qualify for the City's Special Tax Valuation Program, the Historic Rehabilitation and Repair Loan Program, and potentially other development incentives (such as Transfer of Development Rights) ([City of Tacoma](#)).

Washington Heritage Register. Official listing of historically significant sites and properties found throughout the state, maintained by the Department of Archaeology & Historic Preservation. It includes districts, sites, buildings, structures, and objects that have been identified and documented as being significant in local or state history, architecture, archaeology, engineering or culture ([Department of Archaeology and Historic Preservation](#)).

National Register of Historic Places. Official listing of historically significant sites and properties throughout the United States. While the program is officially part of the National Park Service, U.S. Department of the Interior, the processing and review of applications is done at the state level. National Register-listed resources include districts, sites, buildings, structures, and objects that have been identified and documented as being significant in American history, architecture, archaeology, engineering or culture. These sites and properties reflect the prehistoric occupation and historical development of our nation, state, and local communities and are at least 50 years old. Listing on the National Register does not impose any obligations or restrictions on the property, but can make the property eligible for funding for preservation, such as the Federal Historic Preservation Tax Incentives program ([Department of Archaeology and Preservation](#)).

Special Tax Valuation. Financial incentive managed by the State of Washington to rehabilitate a historic property. Through the Special Tax Valuation Program, property owners who complete a substantial rehabilitation within a period of two years may benefit from reduced property taxes for a period of ten years ([City of Tacoma](#)).

Sense of Place and Community

Interpretive signage. Signs, panels, or other graphic displays providing educational material, typically used to highlight an area's unique history and identity.

Festival street. A designated portion of a street or block intended for frequent public events. Festival streets are usually closed to vehicular traffic temporarily, and may include design features beneficial to public gathering and events, such as seating, electrical wiring for events, pedestrian lighting, ADA accessibility throughout the street (not just at intersections), special paving and public art to enhance the sense of place, bollards or other features to block or redirect traffic, and other design features.

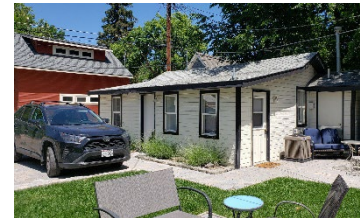


Interpretive Signage

Affordability

Accessory dwelling unit (ADU). A small home that shares a lot with another home. It may be attached (ADU) or detached (DADU) from the primary dwelling.

Affordable housing. Housing is typically considered affordable if total housing costs do not exceed 30% of a household's gross income. The U.S. Department of Housing and Urban Development (HUD) uses an income benchmark—area median income (AMI)—for its federal housing programs. The 2017 regional AMI for a family in Tacoma was \$74,500. "Affordable housing" may include, but is not limited to, income-restricted subsidized housing available only to qualifying low-income households, as well as strategies that require a percentage of new housing to be affordable (see inclusionary zoning entry, below). Income-restricted housing can be located in public, nonprofit, or for-profit housing developments. It can also include households using publicly subsidized vouchers to help pay for market-rate housing (Section 8).



Accessory dwelling unit (ADU)

Attainable housing. In this document, "attainable housing" refers to both existing and new naturally occurring affordable housing—properties that are affordable to people with low and middle incomes even without any subsidy from a public program—as well as subsidized affordable housing (see separate glossary entry). The term acknowledges that not all housing attainable to low- and middle-income households must be subsidized, and that strategies to increase housing supply can also help to create housing that is available to people who are middle income.

Community land trust. A non-profit organization that buys and holds land for public benefit, including affordable housing

and/or commercial space. Building occupants pay a monthly land lease fee to the trust, which maintains ownership of the land itself. CLTs build community wealth by cooperatively owning land, maintaining affordability, and retaining local businesses.

Inclusionary zoning. A development requirement to set aside a certain portion of housing units as affordable at a prescribed affordability level (e.g., 50% of area median income (AMI) or potentially pay a fee in lieu of providing the affordable units. The fee typically goes into a fund to develop affordable housing.

Legacy business. A longtime business that contributes to a neighborhood's history, identity, and character. Public programs can help support legacy businesses with grants, technical assistance, marketing and branding services, and financial incentives for landlords to retain legacy businesses.

Mandatory affordability. Like inclusionary zoning, a requirement for a portion of housing units in a development project to be affordable to a certain income level.

Opportunity site. A parcel of land, or aggregation of parcels, that has conditions opportune for redevelopment, such as interested property owners, vacant or underutilized land uses (e.g., large surface parking lot), and physical characteristics that make the area safe and attractive for development.

Permanent supportive housing. An intervention that can provide a stable living situation to people with significant barriers to housing, such as a long history of homelessness or a disability. Housing is paired with access to long-term supportive services—including mental and physical health services, substance use recovery, and vocational training—helping people to stay housed ([Pierce County](#)).

Workforce housing. Housing that costs less than 30% of income for people making between 80-120% of Area Median Income without subsidy.

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Appendices





Appendix A



Historic Resources




Appendix A. Historic Resources



The tables below outline all potentially eligible buildings identified in the **South Tacoma Mixed-Use Center: Reconnaissance and Intensive Level Survey** (Northwest Vernacular and SJ Martin Cultural Resource Services, 2024).




Buildings in the South Tacoma Mixed-Use Center that do not appear in the table below were not inventoried due to age (built after 1974) or lack of integrity (alterations over time). The survey did not include properties outside of the Mixed-Use Center, so does not include properties that may be eligible outside of that boundary.

Buildings Potentially Eligible for the National Register of Historic Places



Address	CA. Built Date	Description
3501–3503 South 56th Street 	1951	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the post-World War II pattern of events significant to historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since it possesses distinctive characteristics relative to its period of construction. The concrete block structure and absence of ornamentation represents a distinctive aspect of its period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>
3501 South 58th Street 	1956	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the post-World War II development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>It does appear individually eligible under criterion C, since the resource possess distinctive characteristics relative to its type and period of construction. The</p>


		Colonial Revival style and scale represent a distinctive aspect of post-World War II commercial design and development. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.
5214 South Puget Sound Avenue 	1924	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains integrity to convey features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>
5240 South Puget Sound Avenue 	1950	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains integrity and conveys characteristics of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>
5431 South Puget Sound Avenue 	1920	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains integrity conveying characteristics of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>

<p>5601 South Puget Sound Avenue</p> 	<p>1953</p>	<p>The resource is within, and appears to contribute to, an eligible National Register of Historic Places property, which consists of the church and associated courtyard and the free-standing mixed-use building. As a religious property, the resource meets Criteria Consideration A in that it derives its primary significance from architectural distinction and historical importance. The 1965 addition is over 50 years of age, appears compatible in design and materials with the original building, and is considered contributing for the purpose of this evaluation.</p> <p>The resource does appear individually eligible under criterion A, as it conveys the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource conveys a distinct combination of a classic church building form exhibiting modern materials and aesthetics. Research did identify the pumice and concrete brick as a new and locally manufactured material used in the building's construction.</p>
<p>5403-5405 South Puget Sound Avenue</p> 	<p>1953</p>	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains characteristics conveying its type and period of construction. Additional research is needed to place the building within the body of work for the architect and contractor. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>



<p>4734 South Tacoma Way</p> 	<p>1894</p>	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains diminished materials and architectural features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>
<p>5215 South Tacoma Way</p> 	<p>1911</p>	<p>The resource does appear individually eligible under criterion A, as it lacks the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource. Further research to understand the reason for the ca. 1963 remodel may yield significant associations.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains characteristics distinctive to its period and style of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further research to identify the architect may yield significant associations.</p>
<p>5235 South Tacoma Way</p> 	<p>1920</p>	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource. Further research on past occupants may identify significant associations.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and design features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further research on the builder may identify significant associations.</p>





<p>5423 South Tacoma Way</p> 	<p>1924</p>	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and design elements characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>
<p>5425 South Tacoma Way</p> 	<p>1926</p>	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and design elements characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>
<p>5408–5410 South Tacoma Way</p> 	<p>1927</p>	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource. Further research on past occupants could yield significant associations.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials, and design features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further research on the builder could yield significant associations.</p>

<p>5435-5437 South Tacoma Way</p> 	<p>1920</p>	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and design features characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>
<p>5606 South Warner Street</p> 	<p>1908</p>	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource. Further research on past occupants may yield additional significant associations.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and features characteristic of its type, style, and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further research on the builder may yield additional significant associations.</p>
<p>5049 South Washington Street</p> 	<p>1949</p>	<p>The ca. 1953 west addition is treated as contributing to the main building due to the compatible and comprehensive design.</p> <p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource has materials and design features characteristic of its type and period of construction. Research did not identify methods of</p>




		construction unique to the resource and the resource does not possess high artistic value.
5602–5624 South Washington Street 	1914	<p>The resource does appear individually eligible under criterion A, as it retains the ability to convey the historical associations of the pattern of events significant to the historical development of South Tacoma. Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, since the resource retains materials and design elements characteristic of its type and period of construction. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>

Buildings Potentially Eligible for the Tacoma Register of Historic Places

Address	CA. Built Date	Description
3619 South 54th Street 	1925	A largely intact commercial building. Further research into the building's use as the Jordan Baking Company may yield significant associations based on historic function(s).
3501-3503 South 56th Street	1951	Refer to the NRHP eligibility table for details.
3501 South 58th Street	1956	Refer to the NRHP eligibility table for details.
5609 South Lawrence Street 	1914	A largely intact residential building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Craftsman style within the survey area. Further research may yield significant associations based on historic function(s).

5610 South Lawrence Street 	1908	A largely intact residential building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Classical Revival style within the survey area. Further research may yield significant associations based on historic function(s).
5026 South Puget Sound Avenue 	1900	A largely intact residential building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Classical Revival style within the survey area. Further research may yield significant associations based on historic function(s).
5214 South Puget Sound Avenue	1924	Refer to the NRHP eligibility table for details.
5240 South Puget Sound Avenue	1950	Refer to the NRHP eligibility table for details.
5431 South Puget Sound Avenue	1920	Refer to the NRHP eligibility table for details.
5439 South Puget Sound Avenue 	1925	A largely intact residential building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Craftsman style within the survey area. Further research may yield significant associations based on historic function(s).
5403–5405 South Puget Sound Avenue	1953	Refer to the NRHP eligibility table for details.
5226 South Tacoma Way 	1935	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Art Deco style within the survey area. Further research may yield significant associations based on historic function(s).
5423 South Tacoma Way	1924	Refer to the NRHP eligibility table for details.

5425 South Tacoma Way	1926	Refer to the NRHP eligibility table for details.
5439 South Tacoma Way 	1920	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Late Romanesque Revival style within the survey area. Further research may yield significant associations based on historic function(s).
5210–5214 South Tacoma Way 	1925	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Spanish—Eclectic style within the survey area. Further research may yield significant associations based on historic function(s).
5402–5404 South Tacoma Way 	1927	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Commercial style within the survey area. Further research may yield significant associations based on historic function(s).
5421–5421-1/2 South Tacoma Way 	1909	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Spanish—Mission Revival style within the survey area. Further research may yield significant associations based on historic function(s).
5432–5434-1/2 South Tacoma Way 	1896	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the American Renaissance style within the survey area. Further research may yield significant associations based on historic function(s).

5605 South Warner Street 	1902	A largely intact residential building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Classical Revival style within the survey area. Further research may yield significant associations based on historic function(s).
5049 South Washington Street	1949	Refer to the NRHP eligibility table for details.
5252 South Washington Street 	1946	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Art Moderne/ Streamlined Moderne style within the survey area. Further research may yield significant associations based on historic function(s).
5432 South Washington Street	1931	Refer to the Kenworthy Grain and Milling Company NRHP Historic District eligibility for details.
5436 South Washington Street	1908	Refer to the Kenworthy Grain and Milling Company NRHP Historic District eligibility for details.
5043–5047 South Washington Street 	1953	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good warehouse example within the survey area. Further research may yield significant associations based on historic function(s).
5602–5624 South Washington Street	1914	Refer to the Kenworthy Grain and Milling Company NRHP Historic District eligibility for details.

Source: South Tacoma Mixed Use Center: Reconnaissance and Intensive Level Survey (Northwest Vernacular and SJ Martin Cultural Resource Services, 2024



Appendix B

Event Summaries

Spotlight on South Tacoma

Winter 2024

Spotlight on South Tacoma

COMMUNITY CONVERSATION

On January 25, 2024, City of Tacoma Planning and Development Services hosted the first of three meetings in South Tacoma intended to better understand the community's questions, concerns, and vision for the future, and to identify ways that the City can collaborate with residents on making that vision a reality. The event was held at the STAR Center, with roughly 52 attendees. A free meal from Empanadas Colombianas Luis Panes was provided, as well as a kids' craft. The event agenda included a Q&A panel with representatives from the City of Tacoma's Planning and Development Services (Long Range Planning and Current Planning) and Public Works departments, as well as District 5 Council Member Joe Bushnell and District 3 Council Member Jamika Scott.



An informational handout detailed South Tacoma initiatives currently being undertaken by Planning and Development Services, the Office of Historic Preservation, Neighborhood Planning Program, Public Works Department, and the Office of Environmental Policy and Strategy, as well as external initiatives led by Metro Parks Tacoma, Sound Transit, and Tacoma-Pierce County Health Department. Key information was translated into Spanish, Vietnamese, and Korean. The meeting was intended as an opportunity for community members to voice concerns and ask questions about upcoming projects and actions in South Tacoma; future meetings in the Spotlight South Tacoma series will provide space for collective visioning and action.

What We Heard

At the meeting, we asked attendees to submit questions for panelists through PollEverywhere, a live, interactive online polling platform. The poll was pre-populated with questions from a pre-survey available online during the week prior to the event. As participants submitted additional questions from their mobile devices, attendees were asked to prioritize topics for panel discussion by upvoting

responses that reflected their key areas of concern; downvoting was available to indicate disinterest. Some participants chose to submit questions on paper. Questions with the greatest number of net votes, as well as questions that reflected panelists' areas of expertise or broadened the scope of the conversation, were read aloud by the meeting facilitator for response by the panel:

QUESTION	NET VOTES	UPVOTES	DOWN-VOTES
What is the City doing to address traffic safety issues for people walking and biking in South Tacoma, and to limit impacts from truck traffic?	21	21	0
Why didn't the City of Tacoma stop the Bridge Industrial Warehouse Project, even after hearing that the community didn't want it? What changes can happen to limit this kind of project in the future?	19	24	5
What is the City doing about the impacts of crime for local businesses?	18	21	3
What will mitigate the impact on air quality and traffic from the Bridge Industrial Warehouse project?	18	19	1
Why hasn't a health impact assessment happened for South Tacoma sooner, especially after the City adopted "Health in All Policies?" What about the Economic Green Zone?	17	18	1
Why is the South Tacoma Groundwater Protection District code update project taking so long, even after hearing that this was a community priority?	15	16	1
With all the unused or abandoned spaces in the South Tacoma region, why not redevelop those areas into usable space versus building upon a natural aquifer? If these are protected areas, wouldn't it serve us all to protect those areas?	11	14	3
What are the main projects that are currently being considered or prioritized in the South Tacoma Neighborhood Plan?	9	10	1

Due to time constraints during the meeting, several questions weren't introduced for panel discussion, but will inform future meetings in the Spotlight on South Tacoma series:

QUESTION	NET VOTES	UPVOTES	DOWN-VOTES
What is the city doing to provide South Tacoma with the same amenities as north Tacoma? I.e. benches, plants, green space, crosswalks, pool?	9	14	5
What is the city doing to increase green economic development in South Tacoma?	9	10	1
How is the city going to address low air quality in South Tacoma? Instead of putting this warehouse in our green spaces?	8	9	1

QUESTION	NET VOTES	UPVOTES	DOWN-VOTES
Are there any projects directly addressing houselessness?	8	11	3
What is the city doing to make the streets safer for pedestrians, especially children?	8	10	2
What is city doing about crime in the neighborhood, mail boxes being broken into?	7	10	3
Why is the South Tacoma Way Neighborhood Plan focused on the business district area at 56th and South Tacoma Way?	7	13	6
How is the city going to correct the low tree canopy in South Tacoma (which would correct air, water, soil, light, noise issues)?	6	7	1
Bridge: how can location be legal given the aquifer is viable and the water belongs to Tacoma and aquifers and wetlands are federally protected.	6	8	2
What is the city doing for south Tacoma's houseless neighbors?	6	10	4
How can any of the improvements discussed tonight possibly off-set the devastation that the mega-warehouse will bring?	5	7	2
Sidewalks on orchard between 56th and 74th	4	7	3
Is this event being recorded and available for others to view later?	4	11	7
What is being done to protect residential home owners concerned about over population, lack of tree coverage, no parking and high density dwellings and multi family cottages being built in our neighborhoods?	3	7	4
When will this neighborhood project construction start	3	6	3
What is the city doing to address the speeding on 66th St and other streets with limited stop signs and crosswalks, especially with the additional traffic the megawarehouse will cause?	2	2	0
Why are citizens crime, graffiti response less than businesses	2	2	0
Why is the city starting this process over without having ever followed through on the many issues previously identified in the 1985 and 1999 Strategic Plans which still haven't been addressed?	2	6	4
Will there be air quality monitoring and standards required?	1	1	0
What is the City of Tacoma going to do to increase access & education to the AVERAGE WORKING South Tacoma resident on city decision making?	1	1	0
Regarding zoning... how can an area on top of an aquifer be zoned for commercial use?	0	1	1

QUESTION	NET VOTES	UPVOTES	DOWN-VOTES
What is the plan for the overcrowding of people and cars, etc. that the Bridge Project?	0	4	4
Are there initiatives to provide housing and/or motels for our houseless neighbors?	0	5	5
If built, what measures would be taken to recharge the aquifers with much needed groundwater?	-1	0	1
Planning project timelines?	-2	3	5
Where in Tacoma do the city directors on the panel live?	-2	1	3
when will the bridge industrial project construction be finished	-3	3	6
Why does everything have to be digital? I do not have a smart phone.	-4	4	8
What can or what is the city doing about illegal encampment? And what are they doing about illegal panhandling?	-4	2	6
Please do not have bike lanes. Can there be wider sidewalks for bikes and people. Bike lanes are dirty and not bikeable	-5	3	8

Key Themes

Of the 43 total questions submitted, the key topic areas that emerged were:

- Environment and Sustainability
- Transportation Impacts
- Public Health and Safety
- Community Amenities

KEY TOPIC AREAS	
ENVIRONMENT AND SUSTAINABILITY	<ul style="list-style-type: none">• Air quality• Concern about Bridge Industrial Warehouse• Protect the South Tacoma aquifer• Increase tree canopy• Impacts of industrial development on air, water, and soil• Access to parks and greenspace• Green economic development• Support for South Tacoma Groundwater Protection District code updates
TRANSPORTATION IMPACTS	<ul style="list-style-type: none">• Sidewalk connectivity• Need for crosswalks, stop signs• Speeding• Traffic congestion• Potential impacts of freight traffic on pedestrian safety
PUBLIC HEALTH AND SAFETY	<ul style="list-style-type: none">• Health Impact Assessments, particularly associated with the South Tacoma Groundwater Protection District (STGPD)• Homelessness• Crime, impacts on local businesses• Access to education
COMMUNITY AMENITIES	<ul style="list-style-type: none">• Public seating• Business district “curb appeal”• Timeline and scope of South Tacoma Neighborhood Plan

Event Photos





Winter 2024

South Tacoma Way Neighborhood Plan-A-Thon

VIRTUAL KICK-OFF EVENT

On February 29, 2024, the City of Tacoma and 35 community members held a meeting to kick off the Neighborhood Planning Program in South Tacoma with two rounds of brainstorming and visioning. Attendees learned about the details of the Neighborhood Planning Program through a short presentation before breaking into topic-based teams to identify assets, challenges, and opportunities in the South Tacoma Way neighborhood.

About the Neighborhood Planning Program

The City of Tacoma's Neighborhood Planning Program provides enhanced planning and development support to help communities create strong, vibrant, and diverse neighborhoods. In South Tacoma, the Neighborhood Planning Program is addressing issues such as identity and history, environmental health, business district vitality, housing affordability, transportation impacts, public safety, and other special projects as identified by the community.

The program begins with a robust community engagement phase, and then moves into implementation of key neighborhood strategies. The South Tacoma Way Virtual Plan-A-Thon was the kickoff for the community engagement phase of the project.

What We Heard

In the meeting, we presented several focus areas based on past feedback from the community. We then asked participants to break into small groups and discuss:

- An **asset** in the neighborhood that should be preserved/celebrated
- A **challenge** that they'd like to see addressed
- An **opportunity**: a known neighborhood or community resource (organization, place, or program) that can help address the challenge

During our breakout group discussion, we heard the following major themes:

- **Transportation safety**: concerns about speeding vehicles; desire for traffic calming
- **Support for business district**: neighbors enjoy the local commercial spaces, but would like to see more vibrancy

- **Environment:** neighbors are concerned about local air and water quality, as well as potential environmental impacts of new industrial development
- **Walkability and connectivity:** desire for a complete sidewalk network and better pedestrian infrastructure, as well as multimodal connections in and out of the neighborhood
- **Sense of community:** friendly neighbors, pride in South Tacoma’s rich and diverse history
- **Personal safety:** neighbors are concerned about crime and impacts on local businesses
- **Space for gathering:** South Tacoma could benefit from more access to indoor and outdoor community space
- **Development:** concerns about potential impacts of new development, such as loss of affordability
- **Resources:** neighbors could benefit from easier access to essential businesses, such as grocery stores

The table contains everything we heard, organized by breakout group:

Focus Areas	What we heard
IDENTITY/ HISTORY	<ul style="list-style-type: none"> • Rich/diverse history: <ul style="list-style-type: none"> ○ The South Tacoma neighborhood should be welcoming to all, but should recognize that some residents have deep roots in the area ○ Historic buildings reflect heritage and serve as attractions ○ Railroads and industry tell the history of the neighborhood • Assets: <ul style="list-style-type: none"> ○ Great proximity to amenities ○ Feels like a place to call “home,” sense of pride ○ Vibrant business district between S 54th St and S 58th St along S Tacoma Way ○ Access to opportunities that aren’t available in other parts of the city: affordability, business start-up potential, etc. ○ Strong sense of identity—businesses, arts and culture, music • Issues with graffiti and litter—need for safety, cleanliness • Transportation issues can be a barrier to sense of identity: <ul style="list-style-type: none"> ○ Speeding is a major concern—need for traffic calming ○ Desire for creative approaches to transportation safety and street design: speed bumps, reduced lanes, etc. ○ Biking is currently dangerous and scary, and bike lanes are dirty/difficult to clean ○ Wider sidewalks for bicycles and pedestrians ○ Parking is scarce ○ The neighborhood is dangerous for pedestrians ○ Lack of access to other neighborhoods—the pedestrian bridge over I-5 is one of the only options • Need to be mindful of barriers to engagement—create welcoming environments so all can participate and benefit • Concerns about the Bridge Industrial warehouse development • Desire for vibrancy • Desire for informational signs/historic markers • Concerns about crime—security should patrol the area, especially on weekends

	<ul style="list-style-type: none"> Concerns about impacts of Home in Tacoma: loss of historic homes, loss of affordability, too much density Opportunities for partnership: <ul style="list-style-type: none"> Metro Parks, STAR Center—support for youth programming Pierce Transit, Ride Together Pierce—multimodal transportation options Asia Pacific Cultural Center South Tacoma Business District South Tacoma Neighborhood Council
TRANSPORTATION SAFETY	<ul style="list-style-type: none"> Speeding: <ul style="list-style-type: none"> Dangerous for pedestrians and businesses Occurs often at S 56th St and S Puget Sound, in front of the library Support for roundabouts like those found in Lakewood, particularly from B&I to S 56th along S Tacoma Way Culture of car-racing in the neighborhood S Puget Sound is often used as an alternative route to S Tacoma Way Connectivity: <ul style="list-style-type: none"> Lack of ADA-compliant sidewalks/walkways, bus stops, connections to businesses, etc. Great foot traffic in the business district Bike routes are disjointed and underused Need for more transit service Need for walkability, pedestrian visibility Desire for crosswalks at the Post Office, S Pine St, and near shopping centers in the mall area Filling gaps with electric bikes/scooters <ul style="list-style-type: none"> Could be subsidized to help lower barriers for youth Desire for protected bike lanes/boulevards; bicyclists using the sidewalk are a danger to pedestrians <ul style="list-style-type: none"> S Tacoma Way S Puget Sound Connections from other neighborhoods Pierce Transit is working on ADA signage Industrial development: <ul style="list-style-type: none"> Concerns about increased vehicle traffic, especially at S Tacoma Way and S 56th St, including due to Bridge Industrial Warehouse Vehicle exhaust/fumes create a health hazard Opportunities: <ul style="list-style-type: none"> Need to create safe intersections around schools, yellow curbs, more infrastructure—need sidewalks near S 72nd St Vehicle noise is an issue; “quiet zones” could help mitigate Desire for green space near the business district—could be used for gathering Manitou Elementary became a Community Center, but was torn down Concerns about impacts of new development on older housing

	<ul style="list-style-type: none"> • Support for infrastructure improvements near Madison school: sidewalks, signage, curb ramps • Business district is vibrant • Concern about long-term parking along S 38th St, illegal activity
SAFETY	<ul style="list-style-type: none"> • Sense of community: <ul style="list-style-type: none"> ○ People are kind and generous ○ Neighborhood is walkable and neighbors are familiar with one another; if something is amiss, people notice ○ Some neighbors have lived here for a very long time ○ Neighbors feel that people need to hear more about the good things happening in South Tacoma, not just crime ○ Appreciation for daycare and snacks provided at STNC meetings • Library is a safe place for people of all ages, connects people to resources that are difficult to find elsewhere • Greater attendance at STNC meetings would connect people to more information, get questions answered • Vandalism/property crime: <ul style="list-style-type: none"> ○ Some local businesses do not feel supported by the police ○ Concern about graffiti; businesses get help with removal, but individual neighbors currently do not ○ Car break-ins, car theft, drug use/sales—particularly in alleys, affects neighbors' quality of life ○ Abandoned shopping carts/garbage in library parking lot—used to have hanging baskets of flowers outside ○ Security systems on buildings could help with investigations • Substance abuse is an issue at the library, police do not always respond to calls for help • Accessibility issues across the neighborhood
ENVIRONMENT/ GROUNDWATER	<ul style="list-style-type: none"> • Local history/identity: <ul style="list-style-type: none"> ○ Support for signs, culture, and building nominations to showcase South Tacoma's history ○ The neighborhood celebrates racial equity—neighbors feel a sense of belonging ○ Neighbors enjoy the local businesses • Kind neighbors, diverse community • Low tree canopy; concerns for air and water quality • Concerns for personal safety • Opportunities: <ul style="list-style-type: none"> ○ Desire for signage to combat littering/address pollution ○ Create more affordable housing ○ Business could be more diverse/lively • Concerns about neighbors experiencing homelessness, drug use, trash • Transportation issues: <ul style="list-style-type: none"> ○ Bridge Industrial will bring more vehicle traffic

	<ul style="list-style-type: none"> ○ Speeding on side streets is a concern ○ Concerns about lack of parking for businesses in the area ● Racial discrimination is a concern—need for cultural healing ● Neighborhood resources: <ul style="list-style-type: none"> ○ South Tacoma is a low-income neighborhood, and the City should work with organizations to expand resources ○ Work with local organizations for housing support ○ Support for STAR Center ○ STNC is a great resource for communicating concerns and ideas ● Community space: <ul style="list-style-type: none"> ○ Need more gathering spaces within the business district—opportunity for coordination/collaboration ○ Desire for public parks, greenspace, community gardens—natural areas that are not cemeteries ● Development concerns: <ul style="list-style-type: none"> ○ New apartment buildings should fit the overall neighborhood character ○ More housing has the potential to cause more vehicle traffic ○ Water quality concerns: paving over the South Tacoma aquifer, impacts from Bridge Industrial development, etc. ○ Increased noise caused by increased housing density and industry ○ Support for single-family housing ○ Concerns about proximity of Bridge Industrial development to housing, impacts on air quality ○ Concerns about impacts of industrial development on local businesses ● Walkability: <ul style="list-style-type: none"> ○ The neighborhood should be planned for people, not cars ○ Lack of sidewalk connections
INDUSTRIAL CONCERNS	<ul style="list-style-type: none"> ● Local history/identity: <ul style="list-style-type: none"> ○ Legacy businesses like the Mule Tavern should be celebrated— history of being a work/life neighborhood ○ Rich industrial/rail history in the 60s and 70s, but policy could be outdated ○ Desire for innovation, reinvention ● Assets: <ul style="list-style-type: none"> ○ STAR Center and APCC are great meeting places ○ Need for bars, restaurants, music venues—places for gathering ○ Desire for a farmers’ market ○ Santa Parade brings neighbors together ○ Great location, easy access to other parts of Tacoma ○ Neighbors like the new mural at the library ● Concerns about Bridge Industrial warehouse: <ul style="list-style-type: none"> ○ The project has created fear and anger; community needs to be engaged in processes ○ Concerns about impacts on air/water quality; desire for studies about the potential environmental impact

	<ul style="list-style-type: none"> • Need shelters/resources for people experiencing homelessness • The neighborhood is vulnerable to gentrification • Transportation issues: <ul style="list-style-type: none"> ○ Median was removed on S 56th St ○ Concern about the incomplete bike lane ○ The neighborhood is dangerous for students walking; industrial development could impact schools/traffic ○ Desire for walkability, expansion of business district ○ New routes should be built to accommodate industrial truck traffic • Concern about the City implying that S Tacoma Way is the neighborhood center; support for changing the name of the Plan • Opportunities: <ul style="list-style-type: none"> ○ The area could benefit from economic growth/job creation ○ New warehouses might bring jobs to the neighborhood • Support for South Tacoma Groundwater Protection District and associated Health Impact Assessment, opportunities for study • Support for removing broken-down cars • Auto dealerships are central to the local economy, but do not contribute to the neighborhood atmosphere in a positive way
HOUSING	<ul style="list-style-type: none"> • Assets: <ul style="list-style-type: none"> ○ Small community, sense of safety, homes with front porches—has the potential to be a gathering place ○ Library provides resources, events, shelter/gathering place, opportunities for learning ○ New mural at the library ○ Great diversity of people, places, and events on S Tacoma Way ○ Asia Pacific Cultural Center ○ Community support for Howdy Bagel ○ Some neighbors enjoy living off main streets • Transportation issues: <ul style="list-style-type: none"> ○ Desire for improved bus system ○ Concerns about traffic impacts ○ Speeding ○ Better sidewalk connectivity will bring more walkability, which will encourage more interactions within the community • Development concerns: <ul style="list-style-type: none"> ○ Developers often maximize the lot to make the most profit ○ Federal regulations will bring denser housing ○ Housing is too close together—new construction is often too close to older homes/property lines ○ Need to integrate tree canopy expansion into all types of development—trees can help integrate multi-family and single-family housing types ○ Desire to preserve green space and air quality ○ Integrate new building technologies to make housing more affordable

	<ul style="list-style-type: none"> ○ Rents are rising, but neighbors would like to stay in the area ○ “Missing middle” needs to be filled to increase affordability—duplexes, small multi-family, housing diversity ● Opportunities: <ul style="list-style-type: none"> ○ Integrate public art ○ More community events/gathering places: theatre, garden, community sports, etc. ● Neighborhood resources: <ul style="list-style-type: none"> ○ Desire for transitional housing/shelter, resources for houseless community ○ Need more support for youth ○ Mental health/substance abuse resources; drug use is an issue at the library ○ Better access to health services: pharmacy, hospital/clinic, food bank, etc. ● Need more street lighting, security, and cameras to address crime ● The Neighborhood Plan should include feedback from people that aren’t usually included ● Concerns about upkeep of homes in the neighborhood
BUSINESS DISTRICT	<ul style="list-style-type: none"> ● Assets: <ul style="list-style-type: none"> ○ Proximity to the Sounder station; need to create more connections, center more activity around transit ○ Great access to the freeway and the rest of the city ○ Great neighbors; strong sense of community ○ Diversity ○ Vibrant nightlife ○ Business district is the “heart of the neighborhood” ○ Access to meeting spaces ○ Access to live entertainment ○ Car shows, Santa Parade, and APCC are great opportunities/venues for community gathering ○ Edison Square is great for hosting events, working with the community to create new opportunities ● Transportation issues: <ul style="list-style-type: none"> ○ Lack of traffic safety; too much speeding ○ Lane usage, angled parking, bulb-outs, stop signs, and roundabouts should be studied ○ Walkability is a challenge: inconsistent sidewalks, poor accessibility ○ Need for traffic calming/diversion away from main business district ○ Traveling to the business district via transit can be difficult, driving is often a necessity ○ Concerns about truck traffic; could deter people from spending time along S Tacoma Way, but traffic calming measures could help ○ Desire for bike lanes ○ Need more transit connections, more bus stops, greater bus frequency

- Business district opportunities:
 - Business district footprint should be increased along S Washington St
 - Potential to form a business improvement area (BIA), build trust between property owners and tenants
 - Business district could use updating in the form of beautification, public art—should honor the neighborhood’s “old school” character
 - Need for vibrancy
 - Need for diversity of property owners and civic engagement with the business district
 - Transit-oriented development around the Sounder station could create more integration with the business district
 - City should support new businesses, assist with regulatory fees and expenses; neighbors are excited about new businesses like Howdy Bagel, Fernseed, Blue Beard, etc.
- Car dealerships are overrepresented in the district
- Business vacancy was an issue in the past
- Need for trash receptacles, litter/debris management
- Support for co-working spaces, brick and mortar businesses
- Desire for greenspace
- Infill development in existing parking lots
- Desire for street lighting

Spotlight on South Tacoma

March 2024

WHAT'S HAPPENING; WHAT'S COMING IN SOUTH TACOMA – OPEN HOUSE

Event Summary

Event Description

On March 21, 2024, the City of Tacoma and partner organizations held an open house at the STAR Center to share more about upcoming initiatives in response to community feedback, programs the City is working on to address community concerns, and how to get involved. Sandwiches were provided from Pho V&V's and churros from Pasteles Fino's del Angel, as well as a kids' craft table and Treetops childcare. There were also several language ambassadors present to work with local community members who speak languages other than English.



About Spotlight on South Tacoma

What's Happening; What's Coming in South Tacoma was the third and final event of the [Spotlight on South Tacoma](#) event series. The City of Tacoma's Planning and Development Services Department organized the Spotlight on South Tacoma series to better understand the community's questions, concerns, and vision for the future, and to identify ways that community members can participate in the range of ongoing City of Tacoma and partner projects.

Participation and Partners

There were about 70 attendees in total, and they took the opportunity to speak with representatives from 14 different South Tacoma-focused or citywide programs and projects:

- Council Members Bushnell and Scott – City of Tacoma
- Metro Parks
- Tacoma Tree Foundation
- City of Tacoma, Tacoma Water, and Tacoma-Pierce County Health Department (South Tacoma Groundwater Protection District Code Update)
- Tacoma-Pierce County Health Department (Health Impact Assessment)
- Sound Transit (South Tacoma Station Area Access Improvements)
- St. Vincent De Paul, Centro Rendu
- City of Tacoma:
 - Environmental Services (Urban Waters Protection Plan)
 - Public Works (Transportation Master Plan, Safe Routes to School, Vision Zero, Tacoma Streets Initiative)

- Office of Strategy (Community Safety Strategy)
- Planning and Development Services
 - Comprehensive Plan
 - South Tacoma Historic Property Survey
 - South Tacoma Neighborhood Plan
 - Permitting Services

Language Access

A handout detailing summaries of key projects in South Tacoma was available at the event and [online](#) in Russian, Ukrainian, Spanish, Vietnamese, Korean, and Khmer with community language ambassadors present for in-person interpretation in Spanish, Russian, Ukrainian, and Vietnamese.

Next Steps

The intent of the meeting was to provide information to the community about upcoming and ongoing projects in South Tacoma, opportunities for the community to get involved, and give space for the community to provide feedback directly to the City and partners. The individual projects and partners noted above will continue to coordinate internally to ensure that we share community feedback from South Tacoma and collaborate on future opportunities for community involvement. Community feedback provided at the event will also be used to inform future engagement, ongoing projects, and go toward visioning processes for new projects like the South Tacoma Neighborhood Plan.





Spring 2024

South Tacoma Way Neighborhood Plan: Walking Tour WITH PRETTY GRITTY TOURS

On April 13, 2024, the Neighborhood Planning Program hosted a walking tour of the South Tacoma Way Neighborhood in collaboration with Pretty Gritty Tours. Led by a local guide, approximately 40 community members explored the neighborhood's vibrant history and unique

identity. The tour commenced at 5050 South Tacoma Way, winding through the predominantly residential areas surrounding the business district, before concluding in front of the historic Odd Fellows Hall. This event was free and open to the public as part of the City of Tacoma's Neighborhood Planning Program.



About the Neighborhood Planning Program

The City of Tacoma's Neighborhood Planning Program provides enhanced planning and development support to help communities create strong, vibrant, and diverse neighborhoods. In South Tacoma, the Neighborhood Planning Program is addressing issues such as identity and history, environmental health, business district vitality, housing affordability, transportation impacts, public safety, and other special projects as identified by the community. The program begins with a robust community engagement phase, and then moves into implementation of key neighborhood strategies.

What We Learned

The tour highlighted:

- The original pioneering farm families that settled the area and named it Hunt's Prairie in the mid-1800s
- The role of the Northern Pacific Railway in shaping the area that would become the South Tacoma Business District, originally known as the Edison community
 - Railway repair shops were moved to South Tacoma from downtown, and surrounding neighborhoods sprang up throughout the 1890s to accommodate laborers and their families
 - Businesses, hotels, churches, schools, and recreation later emerged to meet the needs of the working class community
- Different architectural styles that are modern-day markers of periods of wealth in South Tacoma, such as the railroad boom (1890s) and post-war boom (1940s), and ensuing periods of scarcity, such as the Great Depression (1930s)
- Historic landmarks and gathering spaces such as theatres, the North Pacific Bank, Visitation Church and the Newbert Building
- Growth along South Tacoma Way during the automobile era in the 1940s
 - Old Highway 99 stretched from one end of the Pacific coast to the other, and South Tacoma Way was one of the busiest stretches along this route
 - Large number of automotive businesses today are a testament to this era
 - Ongoing changes in neighborhood character and composition

Photos



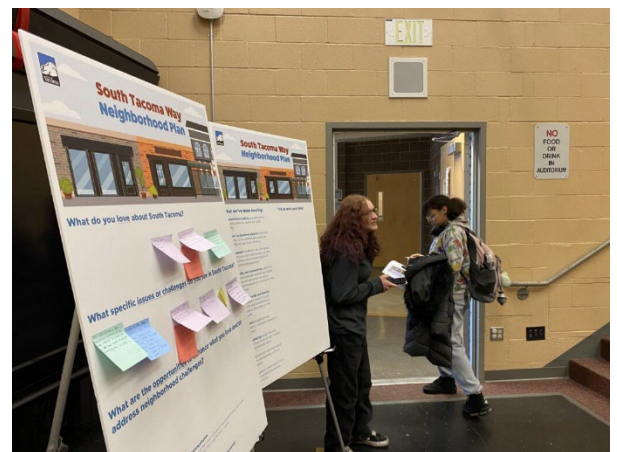


	Partners	Date	Audience	Attendees	Goal
Lunch Meetings at Mount Tahoma	TRiO, Mount Tahoma High School	April 17, 2024	Mount Tahoma students	20	Engage high school-aged students in the early planning process; gather input on priority areas

Lunch Meetings at Mount Tahoma

Event Details

The Neighborhood Planning team visited Mount Tahoma High School during two lunchtime sessions hosted by TRiO, a program that supports students from first-generation and low-income backgrounds through advising and tutoring. Staff provided a brief overview of the program and encouraged students to share their thoughts and feedback for the South Tacoma Way Neighborhood Plan. Students had the opportunity to contribute comments either by using post-it notes on display boards or through the online Community Priorities Survey.



What we Heard

- What students love about South Tacoma:
 - Museums
 - YMCA
 - Trees, wildlife
 - Murals
 - Good bus routes
 - Wide range of food options
 - The people
 - Diversity
- Issues or challenges students perceive:
 - Homelessness
 - Some roads are in poor condition
 - Traffic signals poorly timed
- Opportunities to address neighborhood challenges or enhance what students love:
 - More street lights

- More greenery—access to forested areas and “the smell of flowers and plants”
- More parks and recreation: soccer/football fields, basketball courts, dog parks
- Better access to grocery stores
- More public art
- More bike lanes
- More “local hangouts,” like Skateworld



SOUTH TACOMA SUMMER ENGAGEMENT EVENTS

EVENTS SUMMARY

SUMMER/FALL 2024

Since August, the Neighborhood Planning team and South Tacoma Neighborhood Plan Steering Group have been working with their neighbors through surveys, interactive maps, and engagement events to develop specific project ideas for the South Tacoma Neighborhood Plan. This is a summary of what we heard at the following summer engagement events, where we gathered more than **200 comments**

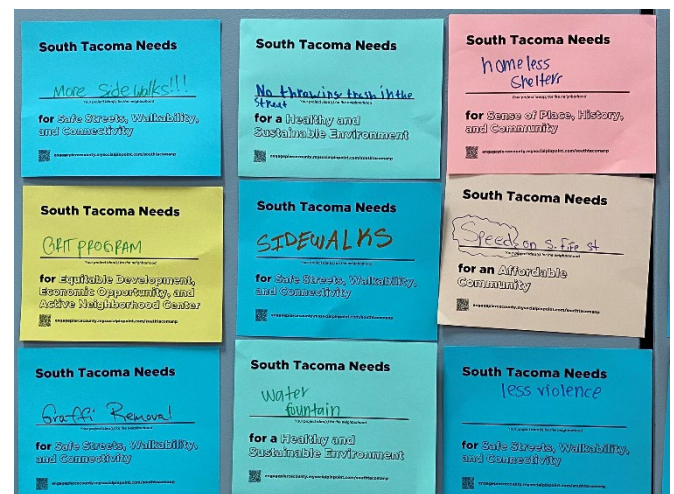
- Star Center Summer Bash – August 23
- The Fernseed Pop-Up during the Haunted Farmers’ Market – August 30
- Edison School Pop-Up during back-to-school open house – September 25
- The Hive Co. Pop-Up during the Haunted Farmers’ Market – September 28

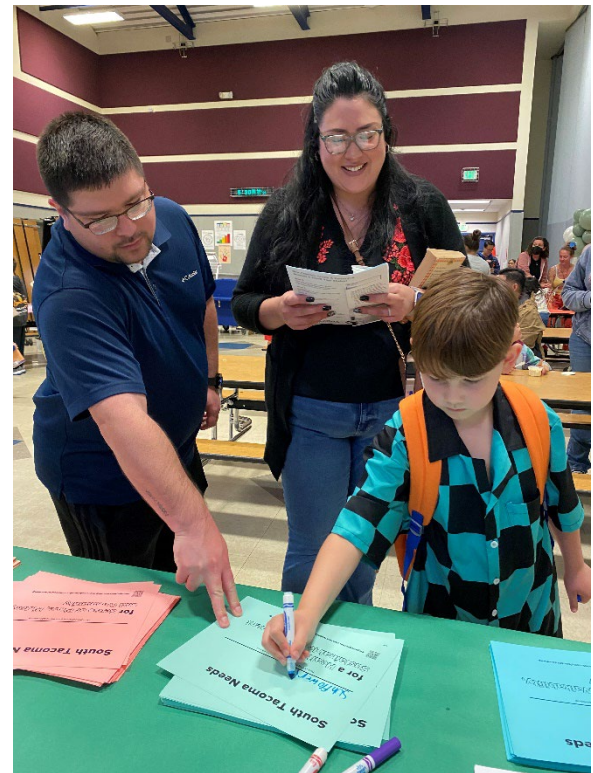
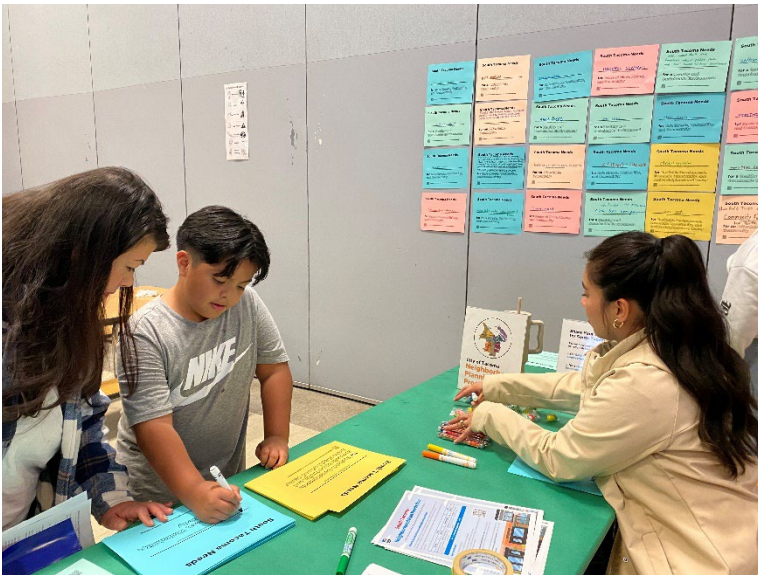
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What We Heard Over the Summer

At all four pop-up events, community members shared their ideas for specific project actions through “South Tacoma Mad Libs” (see example at right) – sharing ideas based on the five plan focus areas. A summary of what we heard is listed below.





TRANSPORTATION, MOBILITY, AND CONNECTIVITY

SAFE STREETS – Increase safety on South Tacoma streets by reducing dangerous vehicle activity impacting drivers, pedestrians, and property.

WALKABILITY & CONNECTIVITY – Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking, biking, and rolling (i.e., wheelchair, stroller), and transit network and service.

GOAL	ACTION
SAFE STREETS	<ul style="list-style-type: none"> • Street safety on South Tacoma Way <ul style="list-style-type: none"> ○ Fewer cars on South Tacoma Way • Activating streets with street fair events • Adding benches to South Tacoma Way • Support for other kinds of safety: more security at night, “safe covered areas for houseless neighbors”; “safe parks for kids” • More parking; “community parking spaces” • Street repair, potholes • Traffic calming: <ul style="list-style-type: none"> ○ “Speed bumps on Sheridan” ○ “Revise traffic signal on 72nd and South Tacoma Way” ○ “Restripe Washington with angled parking” ○ “More traffic routes for the high volume of cars” ○ “More speed bumps” ○ “Speed humps on S Birmingham, S Lawrence, S Warner, S Montgomery, S Puget Sound” ○ “Calm speed on S Fife St”
WALKABILITY & CONNECTIVITY	<ul style="list-style-type: none"> • Sidewalks: <ul style="list-style-type: none"> ○ ADA ○ “Reworked sidewalks for accessibility” (many comments on this) ○ “Less garbage on sidewalks” • Bike lanes <ul style="list-style-type: none"> ○ “More bike-only lanes around town” ○ “A safe and separate connection between the Water Flume Trail and the Scott Pierson Trail. The Bridge Industrial Warehouse project would be an ideal link. The bike lanes along South Tacoma Way are 100% not appropriate for kids and sketchy for adults.” • Safer areas to run, including lighting • Public transportation: <ul style="list-style-type: none"> ○ Earlier and later buses ○ More Sounder Trains ○ “Safer bus stops for students”

HEALTH AND ENVIRONMENT

HEALTHY, SUSTAINABLE ENVIRONMENT – Create a sustainable, healthy, resilient, thriving community with clean air and water and a healthy tree canopy.

GOAL	ACTION
HEALTHY, SUSTAINABLE ENVIRONMENT	<ul style="list-style-type: none"> • Support for biking and walking: improve sidewalks, “more bike lanes,” “a bike shop,” “cleaner streets and sidewalks,” road safety • Trees: <ul style="list-style-type: none"> ○ “More trees” (many comments on this) ○ “planting more trees or making accessible/multiple community gardens” ○ “plant edible fruit trees everywhere” • Individual/public health: <ul style="list-style-type: none"> ○ “Better mental health support” ○ “More than one detox facility” ○ “Drug and alcohol treatment/rehab for people getting out of jail” ○ “More gun laws;” “Less gun violence on Hosmer” ○ “More shelters;” “Better homeless infrastructure” • Food access: <ul style="list-style-type: none"> ○ “Grocery store with more healthy options” ○ Incentives for healthy, clean, and fresh foods in businesses ○ “Market with produce;” “More Farmers’ Markets” • Sustainability actions, e.g., “more biodegradable packaging” • Outdoor public spaces: <ul style="list-style-type: none"> ○ Community gardens ○ “A native plant garden with plants that grow well in this area” ○ Play spaces ○ “More swings at park” (youth comment) ○ “Less garbage in parks” ○ “Water fountain so people can drink water while they are walking”

ECONOMIC OPPORTUNITY AND DEVELOPMENT

ACTIVE NEIGHBORHOOD CENTER – Further activate the neighborhood center, reduce barriers for small and diverse businesses and strengthen community capacity to support daily needs, new amenities, and community events for all ages.

SOCIALLY RESPONSIBLE DEVELOPMENT – Increase density while preserving historic buildings and expanding open space; increase equitable investment and opportunity; and add new infrastructure to support new growth.

GREEN ECONOMIC OPPORTUNITY – Encourage development of green industry and living-wage jobs while limiting community impacts of industrial development.

GOAL	ACTION
ACTIVE NEIGHBORHOOD CENTER	<ul style="list-style-type: none"> • Activate spaces with events and activities: <ul style="list-style-type: none"> ○ Pop-up markets ○ “Market with produce” ○ “Nerdy Farmers’ Market” ○ “More youth-friendly events” ○ “More street fair events ○ “Sensory-safe and accessible events” ○ “Parades; activated streets; stuff for all ages” • Cleanliness and security <ul style="list-style-type: none"> ○ “Have high-schoolers help with cleaning up instead of detention” ○ Litter cleaning events ○ Trash cans • Amenities: <ul style="list-style-type: none"> ○ Better, complete, and accessible sidewalks ○ “More plants” ○ More parking/public parking garages • Youth-friendly spaces and kids activities: <ul style="list-style-type: none"> ○ After-school programs ○ “More family-friendly arcades” ○ “More quality childcare”
SOCIALLY RESPONSIBLE DEVELOPMENT	<ul style="list-style-type: none"> • Affordability: <ul style="list-style-type: none"> ○ Family housing ○ Support for people experiencing homelessness; homeless services ○ “Affordable food and access, development into local business and new business” • Green spaces/community gardens • “Transit-oriented development near/around Sounder Station”
GREEN ECONOMIC OPPORTUNITY	<ul style="list-style-type: none"> • Events and markets • Small-business grants for entrepreneurs • Family-friendly shops on South Tacoma Way • Youth opportunities: mentorship, after-school programs, activities, job placement • Funding for non-profits

SENSE OF PLACE AND COMMUNITY

INVITING, ACCESSIBLE, BEAUTIFUL – Enhance and showcase South Tacoma to create an inviting, safe, accessible, beautiful neighborhood for all to enjoy.

CELEBRATING HISTORY & IDENTITIES – Celebrate the neighborhood's many histories and community identities; ensure broad, equitable participation in neighborhood decisions.

SENSE OF COMMUNITY & GATHERING – Foster a safe public realm by creating a healthy, clean, well-cared for spaces for all ages to gather, reflect, connect, and enjoy.

GOALS	ACTION
INVITING, ACCESSIBLE, BEAUTIFUL	<ul style="list-style-type: none"> • “Trees, parks, and shaded spaces” • Safety: <ul style="list-style-type: none"> ○ “Less crime” ○ “Safe gathering on Hosmer” ○ “Less gang activity, safer neighborhood in Manitou” ○ “Safe parks” • Cleanliness: More trash cans (many comments on this), <ul style="list-style-type: none"> ○ “Clean up trash on streets” ○ “Litter crews” ○ “Graffiti removal” • “More accessible art” • “Free events at parks, with activities for kids”
CELEBRATING HISTORY & IDENTITIES	<ul style="list-style-type: none"> • Preserve historic buildings • “Funky art installations along South Tacoma industrial area – pay homage to its classic roadside oddities” • Events related to history and identity • Tacoma Museum • “With more history of everyone” (youth comment)
SENSE OF COMMUNITY & GATHERING	<ul style="list-style-type: none"> • More community events <ul style="list-style-type: none"> ○ “Bring back Car Show” ○ “Transform 54th into a ‘Festival Street’” ○ “Eventful communities” ○ “Have field trips and have fundraisers for youth” • Community gardens • Public gathering spaces: playgrounds, “more public parks,” “accessible playgrounds” <ul style="list-style-type: none"> ○ South Park Rec Building ○ “Fern Hill park getting rusty” ○ Skate parks (including multiple requests at STAR Center) • Indoor gathering spaces: <ul style="list-style-type: none"> ○ “Indoor playspaces for winter” ○ “Skating rink,” “somewhere kids can roller skate” ○ Dance classes ○ “Play park/paintball park” • Better-shaded dog parks

AFFORDABILITY

AFFORDABLE COMMUNITY – Ensure access to affordable and diverse housing, including for renters, a mix of incomes, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.

GOALS	ACTION
AFFORDABLE COMMUNITY	<ul style="list-style-type: none"> • Affordable housing: <ul style="list-style-type: none"> ○ For low-income and houseless individuals ○ Rent control ○ Affordable family housing ○ “Stop corporations from buying single-family homes” ○ Help with housing ○ “Rent price caps, districts corporations can’t buy” ○ “Opportunities for the homeless” ○ “More affordable homes to rent for low-income people” ○ “Single mom low-income community housing” ○ “Set to federal poverty levels to expand and improve access” ○ “More high-density housing. As a home owner, I would be happy to share more space to alleviate the housing crisis” • Homeless shelters <ul style="list-style-type: none"> ○ “Help the homeless” • Support for other necessities: <ul style="list-style-type: none"> ○ Affordable groceries, food banks ○ Free health clinic ○ Utility assistance ○ “School clothes assistance” ○ “Single parent grants”

South Tacoma Way Neighborhood Plan



Background: Neighborhood Planning Outreach

In an effort to hear voices not traditionally heard in planning, we facilitated two focus groups and engaged with two Spanish-speaking businesses on South Tacoma Way. Additionally, we partnered with language ambassadors fluent in Russian, Ukrainian, Spanish, Vietnamese, and Korean, who conducted targeted outreach to these communities to gather essential feedback.

These discussions have served as a forum for community input, empowering residents to shape the plan's priorities by sharing their values, vision, and concerns. As the Neighborhood Plan takes shape, these groups will continue to inform the final document and implementation actions by providing feedback on our ongoing work.

Events Timeline

Event	Partners	Date	Audience	Attendees
Outreach to Spanish-Speaking Businesses	Spanish-Speaking Businesses	September 10, 2024	Spanish-speaking businesses on South Tacoma Way	2
Slavic Language Focus Group	Metro Parks; Language Ambassadors	September 19, 2024	Russian and Ukrainian speaking individuals	14
Focus Group at Ludwig Apartments	Tacoma Housing Authority	September 25, 2024	Ludwig residents	10
Outreach to Spanish, Vietnamese, and Korean-Speaking Communities	Language Ambassadors	September and October (ongoing)	Multi-lingual community members	100+

Slavic Language Focus Group

Event Details

On September 19, a focus group, facilitated by Slavic language ambassadors, was held with 14 Ukrainian- and Russian-speaking residents of South Tacoma. Staff provided a brief overview of the Neighborhood Planning Program and encouraged folks to share their thoughts and feedback for the South Tacoma Neighborhood Plan.

The goal was to gather insights on key concerns related to addressing issues such as identity and history, environmental health, business district vitality, housing affordability, transportation impacts, public safety, and other special projects as identified by the community. Participants shared their experiences and provided suggestions on how to improve public spaces, transportation, and community services to better meet the needs of immigrant families and long-term residents.

Chapter 1	Actions
Transportation, Mobility, and Connectivity	<ul style="list-style-type: none">• ADA ramps• Street lighting• Improve sidewalks.• Improve bike lanes (they're too narrow)• Expand bus routes• Street cameras• Trim bushes surrounding mall• Safer biking routes

Chapter 2	Actions
Health and Environment	<ul style="list-style-type: none">• More trees/ flowers• Maintain/ upgrade playgrounds.• Businesses inspections for cleanliness• Cleanliness (several comments)

Chapter 3	Actions
Economic Opportunity and Development	<ul style="list-style-type: none"> • Business development for immigrants (micro-retail spaces) • Job opportunities • Ice cream shop • bakeries

Chapter 4	Actions
Sense of Place and Community	<ul style="list-style-type: none"> • Skate park • Outdoor pool • Activities for youth • Cultural festivals • Slavic books in libraries

Chapter 5	Actions
AFFORDABILITY	<ul style="list-style-type: none"> • Rent control / assistance • Affordable homeownership • Rental requirements (immigrants don't always have needed forms, etc.)

Ludwig Focus Group

Event Details

On September 25, a focus group was held with residents at the Ludwig Senior and Disabled Apartments in South Tacoma, a Tacoma Housing Authority property. Ten residents participated in a discussion about the resources, services and improvements needed to make South Tacoma more accessible, supportive, and safe community for seniors and individuals with disabilities. Their input focused on transportation, walkability, safety, and access to essential services and community amenities.

Chapter 1	Actions
Transportation, Mobility, and Connectivity	<ul style="list-style-type: none">• Reduce speeding on S 56th St• Fix sidewalk on S Lawrence St between South 56th Street and South 54th Street (used to access South Park)• Improve #53 bus route access• Drivers don't wait for elderly to board on bus• Improve lighting (especially around the Water Flume Trail)• Improve schedule for South Tacoma Sounder Station

Chapter 2	Actions
Health and Environment	<ul style="list-style-type: none">• Add dog waste station.• Better restroom access• Enhance accessibility around community garden behind building• Food lockers (rather than receive pre-packaged food boxes)

Chapter 3	Actions
Economic Opportunity and Development	<ul style="list-style-type: none">• Permanent food bank services• Keep Grocery Outlet

Chapter 4	Actions
Sense of Place and Community	<ul style="list-style-type: none"> • Activities for all ages • Senior-focused activities at STAR Center and library • APCC to offer more community activities • Movie theater • Local clinic/ urgent care/ pharmacy

Chapter 5	Actions
AFFORDABILITY	<ul style="list-style-type: none"> • Support for people experiencing homelessness

Spanish Speaking Business Outreach

Interview Torta Locas

Location: 5420 S Tacoma Way, Tacoma, WA 98409

Interviewee: Talked to restaurant employee who has been there about 1 year.

They identify their **biggest challenge** is that people tend to go during the weekends and 'it feels lonely during weekdays'.

Transportation: The biggest challenge is parking. 'Before we used to park in the back, but someone purchased that space and now we can't park there.'

In terms of public transportation, they are not sure because they drive.

Safety: 'There are not too many troubles, only a year ago someone came to rob the businesses. The other problem is the homeless, there are too many. They feel safe overall.'

Business development for Hispanic businesses: 'I don't see too many Hispanic people around here. Most of the business are American and are not 'family business, it is mostly bars. We receive Hispanic customers, especially during the weekends, but they come from all over the county.'

Engagement: 'There are events to promote the area (Haunted Market), but those events are targeted to Americans.'

Suggestion: There should be more events targeted / oriented to our communities.

Interview Empanadas Colombianas Luis Panes

Location: 5640 S Tacoma Way, Tacoma, WA 98409

Interviewees: Talked with two restaurant employees who have been in the area for 15+ years.

Challenges: 'I don't see too many challenges; I feel content here'. There is a lot of traffic and that is good.

Environment: 'There are no trees or any green in the area. Traffic is good for the business, the good thing is that not too many cars produce pollution, or we don't see too many big trucks.'

Public Transportation: 'I drive, but one employee (female) takes the bus, and I know she must wait for an hour if she misses it. More busses more frequently would be better, but most of us drive.' Employee lives 15 minutes away and drives.

Parking: 'People Park at AutoZone and/or they have all the avenue to park. I don't see any real issue with parking'.

Safety: 'One time someone broke our window, another time, three months ago, someone came and took \$300, and a year ago someone came and took the tip jar. But that's all in 16 years. Overall, we don't feel unsafe.'

Business support / Engagement: As a minority business, receive more information and resources (including financial) from the State than from the city. 'We don't know what the city does for business, American or Immigrant.'

Client demographics: Most of our customers are Hispanic, then American.

Overall, 'I feel safe and grateful. We are seeing more homeless but they're not violent and they're not camping here.'

Language Access Outreach

We partnered with language ambassadors fluent in Spanish, Vietnamese, and Korean to reach 100+ multi-lingual community members, who filled out a paper survey with different community priorities identified in the Neighborhood Plan.

Chapter 1	Spanish	Vietnamese	Korean
Transportation, Mobility, and Connectivity	<ul style="list-style-type: none"> • Fix potholes • Street cameras • Speed monitors • Streetlights (more) • Visible crosswalks/ cross walk sign button on South 50th Street • Police accountability “Police need to respond when people are in danger” • No more street racing at night • Benches • More parking “Get rid of parking restrictions” (2-hour parking) • More bus routes. 	<ul style="list-style-type: none"> • Less gun violence • Police patrolling at night (Several comments) • ADA sidewalks (Several comments) • Bike lane (Several comments) • Fix streetlights in the radius of South 50 Street and South 53rd Street • Fix potholes 	<ul style="list-style-type: none"> • Add speed bumps. • Curb extensions • Street cameras (encourage walking after dark) • Streetlights • Beautify bus stops

Chapter 2	Spanish	Vietnamese	Korean
Health and Environment	<ul style="list-style-type: none"> • Trees/flowers/plants • Installing no smoking signs • Clean streets • Local clinic • Cleaner parks/no camping • More trash cans • No graffiti 	<ul style="list-style-type: none"> • Trash cans/recycling • Clinic (several comments) • Trees • Athletic center • Local gardens • Reading competitions at local library 	<ul style="list-style-type: none"> • Community gardens in vacant lots • Tree planting events • Need more shade

Chapter 3	Spanish	Vietnamese	Korean
Economic Opportunity and Development	<ul style="list-style-type: none"> • Job opportunities • Equitable hiring practices for all • Better living wages • Support for small businesses • Retail stores • More grocery stores (several comments) • Adding cultural businesses • Equitable distribution of money to all districts 	<ul style="list-style-type: none"> • Preserve buildings (several comments) • More grocery stores. • Too many abandoned buildings • Food bank between South 43rd – South 47th Street 	<ul style="list-style-type: none"> • Food bank • Job training programs • Free community wi-fi zones for residents to connect, learn and start online businesses. • Career support for youth • Workshops on improving finances

Chapter 4	Spanish	Vietnamese	Korean
Sense of Place and Community	<ul style="list-style-type: none"> • Cleanliness (a lot of comments) More trash cans. • Public gathering spaces • Park/ Skate Park • Coffee shops • Youth activities/ Family activities • Street fair events • Safe and accessible events for seniors • Artwork • Cultural acceptance and recognition • Supporting migrants • More coffee shops (Starbucks closed) 	<ul style="list-style-type: none"> • Family events • Family friendly restaurants • Community festivals at Wapato Park • Community center in walking distance • A church • Youth activities 	<ul style="list-style-type: none"> • Cultural festivals • Launch storytelling project • Community mural project • Heritage walks • Exhibit focused on contributions of immigrant families. • Workshops on local governance

Chapter 5	Spanish	Vietnamese	Korean
AFFORDABILITY	<ul style="list-style-type: none"> • Affordable housing • Housing assistance • Funding and resources for emergency housing • Support the homeless 	<ul style="list-style-type: none"> • Expand housing. • Affordable apartments • Senior housing • Shelters 	<ul style="list-style-type: none"> • Homeless shelter • Rental assistance • Shared housing

Survey and Interactive Map Summaries

Spring 2024

South Tacoma Neighborhood Plan

COMMUNITY PRIORITIES SURVEY AND MULTILINGUAL ENGAGEMENT SUMMARY

About the Neighborhood Planning Program

The City of Tacoma's Neighborhood Planning Program provides enhanced planning and development support to help communities create strong, vibrant, and diverse neighborhoods. The program begins with a robust engagement phase, and then moves into implementation of actionable strategies based on community priorities.

About the Community Priorities Survey (page 2)

Open to community members throughout the launch of the South Tacoma Neighborhood Plan, the Community Priorities Survey was an opportunity for the community to share initial feedback about assets, opportunities, and challenges perceived within the neighborhood. Between January 17 and May 13, the 19-question online survey received 114 responses via the South Tacoma Neighborhood Plan Social Pinpoint page; this document outlines and summarizes the responses and major themes that emerged.

About the Multilingual Engagement Summary (page 16)

Working with the City of Tacoma's Language Ambassadors, we developed a six-question survey about neighborhood assets, challenges, and opportunities that was available in seven languages (English, Spanish, Vietnamese, Khmer, Russian, Ukrainian, and Korean) in paper and online formats. We received a total of 92 surveys (2 in English, 50 in Vietnamese, and 40 in Spanish).

The responses to these surveys, as well as other feedback from community engagement opportunities such as events and interviews, are integral to informing the recommendations in the South Tacoma Neighborhood Plan, and the South Tacoma Steering Group will use this input to inform their prioritization process for the Neighborhood Plan. The next phase of engagement will collect feedback on priority areas and specific project actions.

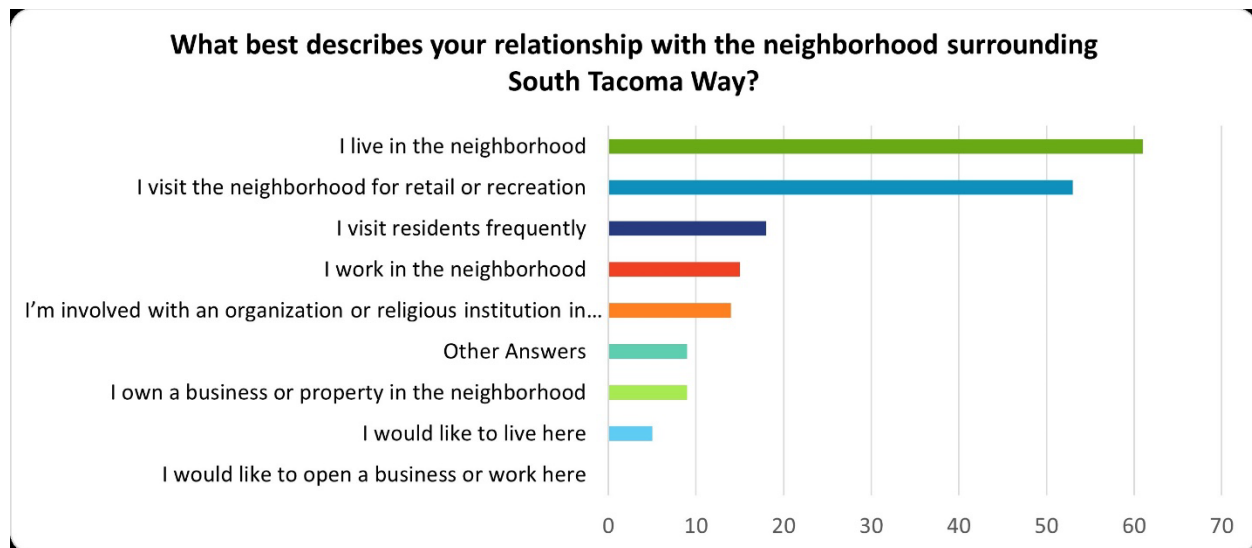
COMMUNITY PRIORITIES SURVEY

Survey Questions and Response Summaries

Neighborhood Profile

1. What best describes your relationship with the neighborhood surrounding South Tacoma Way?
(Select all that apply)¹

¹ Note: "Select all that apply" questions have totaled responses that do not add up to 100%.

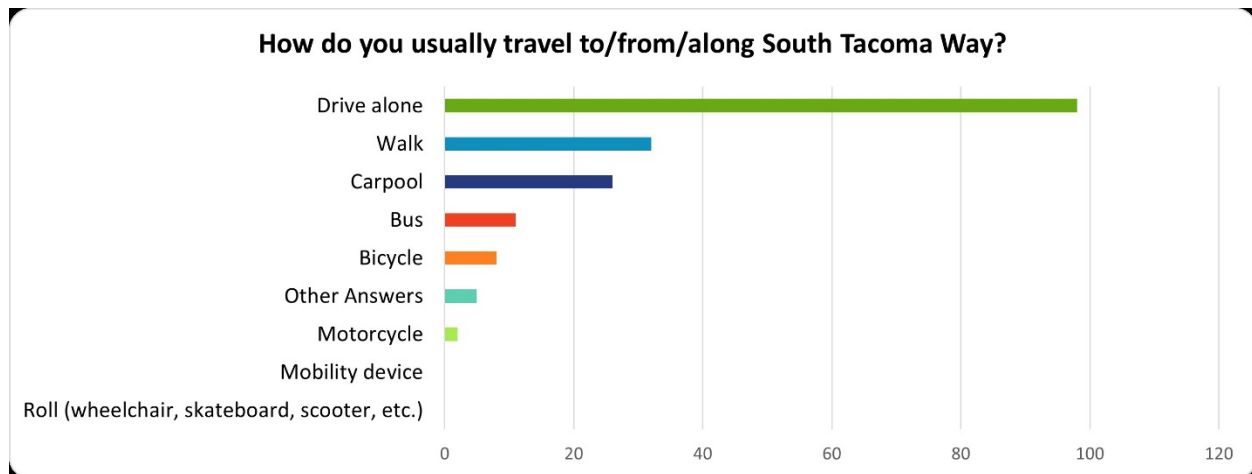


What best describes your relationship with the neighborhood surrounding South Tacoma Way?		
Choice	Responses	
I live in the neighborhood	61	55.5%
I visit the neighborhood for retail or recreation	53	48.2%
I visit residents frequently	18	16.4%
I work in the neighborhood	15	13.6%
I'm involved with an organization or religious institution in the neighborhood	14	12.7%
I own a business or property in the neighborhood	9	8.2%
Other Answers	9	8.2%
I would like to live here	5	4.6%
I would like to open a business or work here	0	0.00%
Answered	110	
Skipped	0	

Other answers included:

- Lives in nearby neighborhoods and travels through South Tacoma often
- Grew up in South Tacoma and nearby neighborhoods, but lives elsewhere
- Go to school in South Tacoma
- Manage property in South Tacoma

2. How do you usually travel to/from/along South Tacoma Way? (Select all that apply)

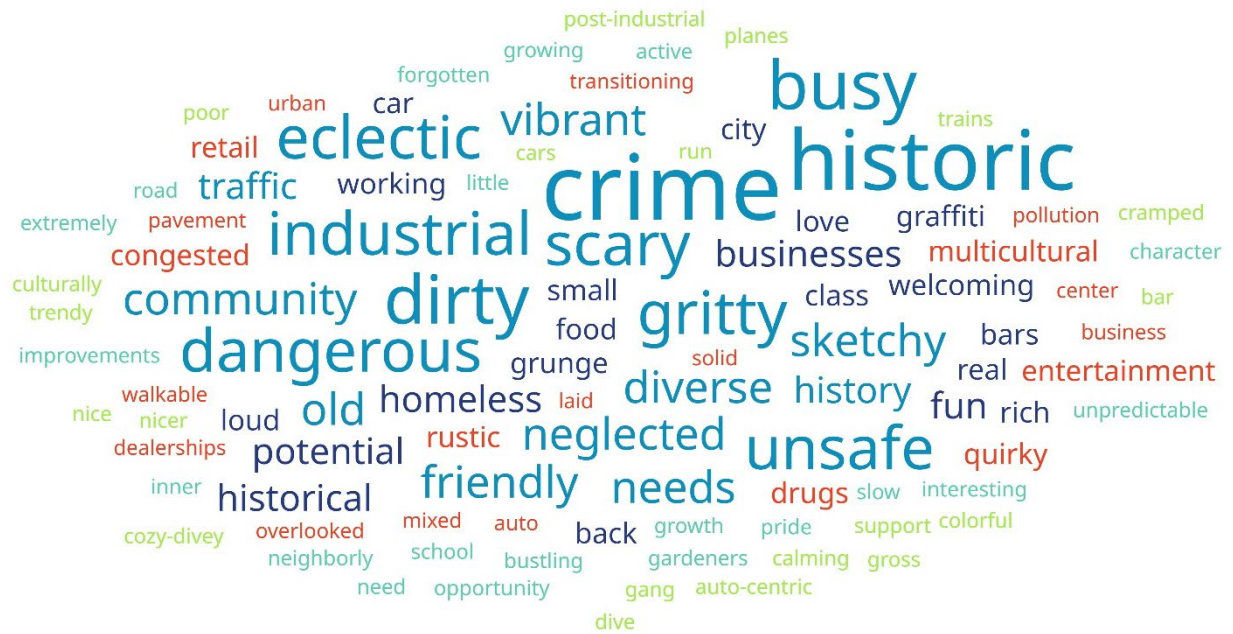


How do you usually travel to/from/along South Tacoma Way?		
Choice	Responses	
Drive alone	98	89.1%
Walk	32	29.1%
Carpool	26	23.6%
Bus	11	10.0%
Bicycle	8	7.3%
Other Answers	5	4.6%
Motorcycle	2	1.8%
Roll (wheelchair, skateboard, scooter, etc.)	0	0.00%
Mobility device	0	0.00%
Responses	110	
Skipped	0	

Other answers included:

- Travels via train
- Drives with family and friends

3. What three words capture the essence of the South Tacoma Way neighborhood?



Answered	98
Skipped	12

Common themes included:

- History and industrial character
- Crime and neglect, with some respondents feeling unsafe
- Vibrancy, sense of community, and support for local businesses
- Cars, speeding, and congestion
- Cultural diversity

4. What do you consider to be the center of the South Tacoma Way neighborhood?

Answered	98
Skipped	12

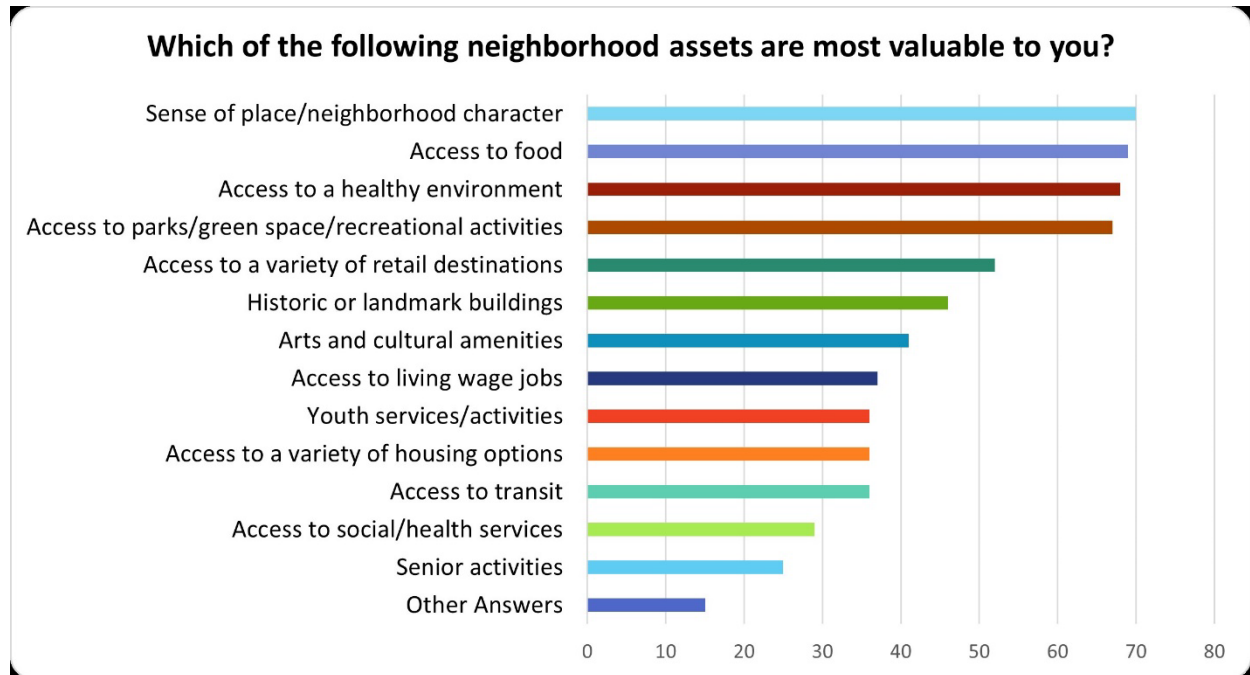
The most common responses to this question were:

- South Tacoma Way Business District/South 56th Street and South Tacoma Way
 - “56th and South Tacoma Way...but South Tacoma Neighborhood is MUCH bigger than just the business district.”
- South Tacoma Way or/and South Washington Street and South 40th Street to South 66th Street
- B&I Public Marketplace
- South Park
- Howdy Bagel
- Auto row

- South Tacoma Branch Library
- Star Center

Neighborhood Assets

5. Which of the following neighborhood assets are most valuable to you? (Select all that apply)



Which of the following neighborhood assets are most valuable to you?		
Choice	Responses	
Sense of place/neighborhood character	70	63.6%
Access to food	69	62.7%
Access to a healthy environment	68	61.8%
Access to parks/green space/recreational activities	67	60.9%
Access to a variety of retail destinations	52	47.3%
Historic or landmark buildings	46	41.8%
Arts and cultural amenities	41	37.3%
Access to living wage jobs	37	33.6%
Access to a variety of housing options	36	32.7%
Youth services/activities	36	32.7%
Access to transit	36	32.7%
Access to social/health services	29	26.4%
Senior activities	25	22.7%

Other Answers	15	13.6%
Answered	110	
Skipped	0	

Other answers included:

- Protecting the South Tacoma Aquifer
- Public safety: cleanliness, street lighting, police presence
- Sidewalks, bike lanes, and pedestrian safety
- Concerts, entertainment, and culture
- The library

6. Tell us more about what you love about your neighborhood and think is important to celebrate/preserve:

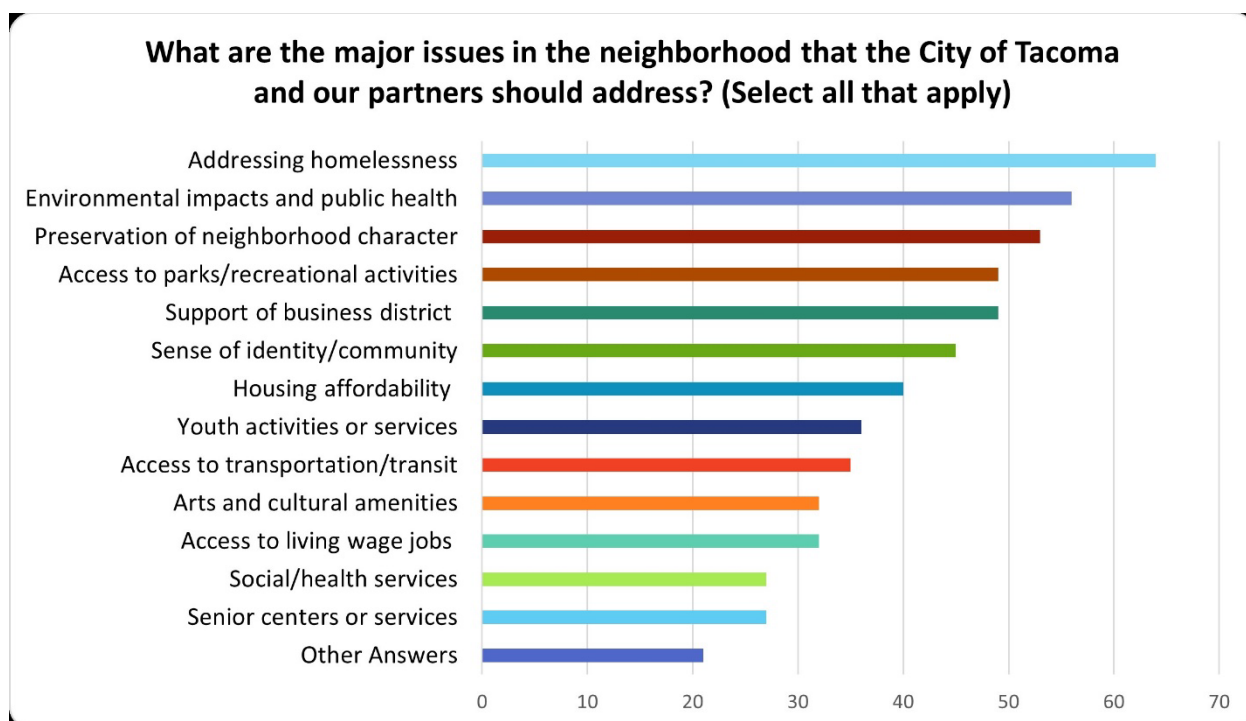
Answered	82
Skipped	28

Common themes included:

- **Historic preservation:** fondness for the historic buildings and architecture, as well as the character and charm these buildings bring to the neighborhood
 - “Love the blue collar history, historic buildings, and current diversity.”
- **Community and diversity:** strong sense of community pride and appreciation for the neighborhood’s diversity; residents value the mix of cultures, businesses, and people
- **Concerns about crime and homelessness:** some residents feel that safety needs to be addressed to improve the overall quality of life in the area
- **Desire for improvement:** more green spaces, recreational areas, local businesses, and events
 - “People live here. Why wouldn’t we invest in it?”
- **Environmental concerns:** some respondents highlight the importance of protecting trees and maintaining clean air to protect the well-being of residents
- **Mixed feelings about development:** some residents welcome new businesses and investments; others are wary of gentrification and the potential loss of neighborhood character
 - “While I am pleased to see efforts to restore the glories of the past... any artificial efforts to 'improve' this area will result in financial gentrification and end up like Hilltop.”
- **Appreciation for local businesses:** many respondents appreciate the presence of local businesses and restaurants in the neighborhood; they see these establishments as vital to the community's identity

Issues and Ideas

7. What are the major issues in the neighborhood that the City of Tacoma and our partners should address? (Select all that apply)



What are the major issues in the neighborhood that the City of Tacoma and our partners should address? (Select all that apply)		
Choice	Responses	
Addressing homelessness	64	58.2%
Environmental impacts and public health	56	50.9%
Preservation of neighborhood character	53	48.2%
Support of business district	49	44.6%
Access to parks/recreational activities	49	44.6%
Sense of identity/community	45	40.9%
Housing affordability	40	36.4%
Youth activities or services	36	32.7%
Access to transportation/transit	35	31.8%
Access to living wage jobs	32	29.1%
Arts and cultural amenities	32	29.1%
Senior centers or services	27	24.6%
Social/health services	27	24.6%
Other Answers	21	19.1%
Answered	110	
Skipped	0	

Other answers included:

- Speeding vehicles and reckless driving; respondents feel unsafe while walking/rolling

- Crime, theft, violence, and inadequate police response
 - “Crime has risen such as vandalism of autos, homes, store windows. This decreases sense of safety...and is a threat to the businesses ability to economically remain [in] the important part of the neighborhood”
- Need for more mixed-use development and walkability
- Environmental concerns, preservation of South Tacoma Aquifer
- Desire to preserve neighborhood character
- Lack of support for veterans, the elderly, and youth
- Desire for a community center

8. What actions or improvements do you want to see happen in your neighborhood?

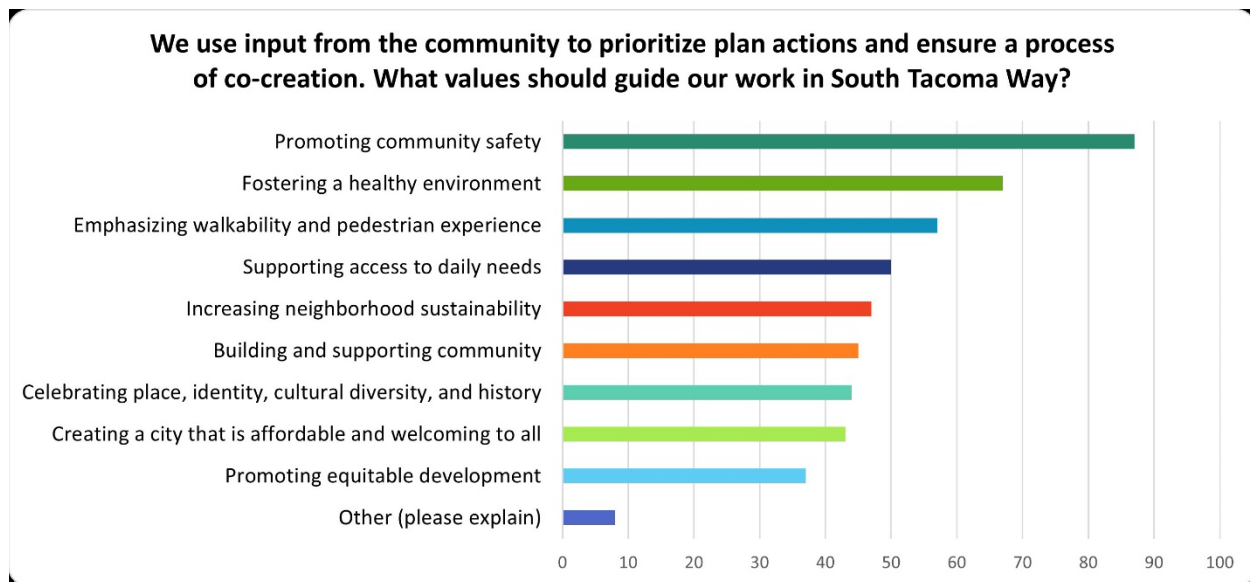
Answered	89
Skipped	21

Common themes included:

- **Safety and crime reduction:** increased police presence, addressing drug activity and vandalism
- **Public space improvements:** cleaner streets, street lighting, and more green space
- **Transportation safety:** better pedestrian and bicycle infrastructure, increased visibility at crosswalks, traffic calming measures like speed bumps and roundabouts
 - “I think addressing speeding along 56th and S. Tacoma Way...It's sketchy to cross with kids to get to the library since we walk north.”
- **Community representation:** involvement in decision-making processes, addressing long-standing issues, establishing trust, and prioritizing the needs of residents
- **Social services:** support for vulnerable populations, such as the homeless and veterans, including access to housing, healthcare, and community resources
- **Economic development:** supporting local businesses, creating job opportunities, and improving the economic vitality of the neighborhood while preserving its unique character
 - “Housing costs are outrages and there are not enough jobs that provide a living wage.”
- **Environmental protection:** preserving tree canopy, addressing pollution, and mitigating industrial development
 - “South Tacoma needs to retain all current trees and plant more”

Community Involvement

9. We use input from the community to prioritize plan actions and ensure a process of co-creation. What values should guide our work in South Tacoma Way? (Select all that apply)



We use input from the community to prioritize plan actions and ensure a process of co-creation. What values should guide our work in South Tacoma Way?		
Choice	Responses	
Promoting community safety	87	80.6%
Fostering a healthy environment	67	62.0%
Emphasizing walkability and pedestrian experience	57	52.8%
Supporting access to daily needs	50	46.3%
Increasing neighborhood sustainability	47	43.5%
Building and supporting community	45	41.7%
Celebrating place, identity, cultural diversity, and history	44	40.7%
Creating a city that is affordable and welcoming to all	43	39.8%
Promoting equitable development	37	34.3%
Other (please explain)	8	7.4%
Answered	108	
Skipped	2	

10. Are there nonprofit organizations, businesses, religious institutions, or neighborhood leaders in South Tacoma who we should reach out to as part of our outreach?

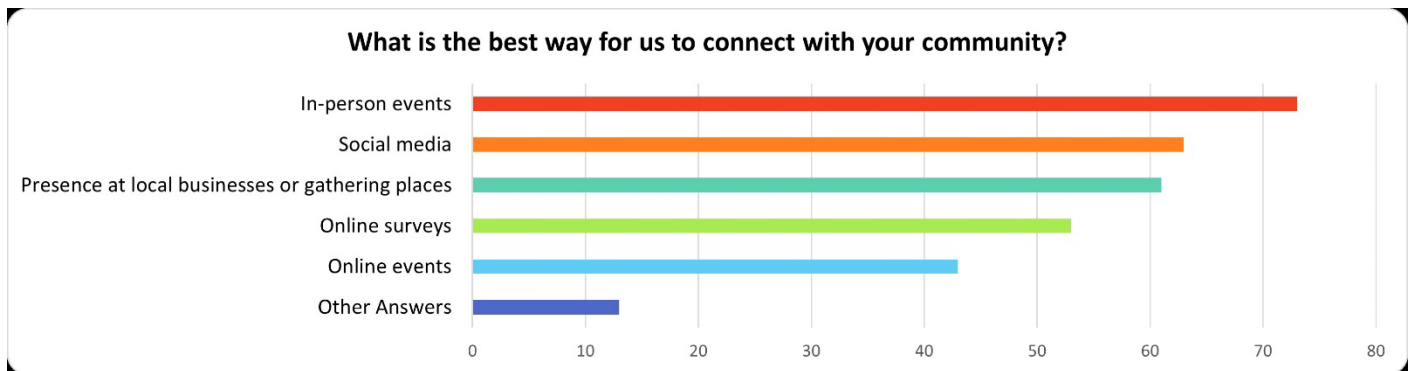
Answered	54
Skipped	56

Answers included:

- Community organizations:
 - South Tacoma Neighborhood Council
 - YMCA
 - Boys and Girls Club
 - Habitat for Humanity
 - Tacoma Rescue Mission
 - Step by Step
 - Elevate Health
 - Sea Mar Community Health Centers
 - HopeSparks Family Services
 - Nourish Pierce County
 - Emergency Food Network
 - Meals on Wheels
 - Asia Pacific Cultural Center
 - South Tacoma Business District
 - Korean Women's Association
 - Meals on Wheels
- Religious institutions:
 - Puget Sound Foursquare Church
 - Visitation STEM School and Church
- Businesses:
 - Fernseed
 - Howdy Bagel
 - Bluebeard Coffee
 - Church Cantina
 - Theory Real Estate
 - Intentions Juice
 - Mule Tavern
 - Airport Tavern
 - The Hive
 - Glum Drop
 - Emerald City Orchids
 - Real Art Tacoma
 - Super Smash Games
 - Panera Bread
 - Whole Foods
- Educational institutions:
 - Mt. Tahoma High School
 - Gray Middle School

- Edison Elementary School
- BJ's Barber College
- Individuals who are active in the local community and business district
- Public services:
 - Tacoma Public Library
 - Tacoma Rescue Mission
 - Tacoma Police Department
 - Metro Parks
- Advocacy groups
 - Climate Alliance of the South Sound
 - SUN Alliance

11. What is the best way for us to connect with your community? (Select all that apply)



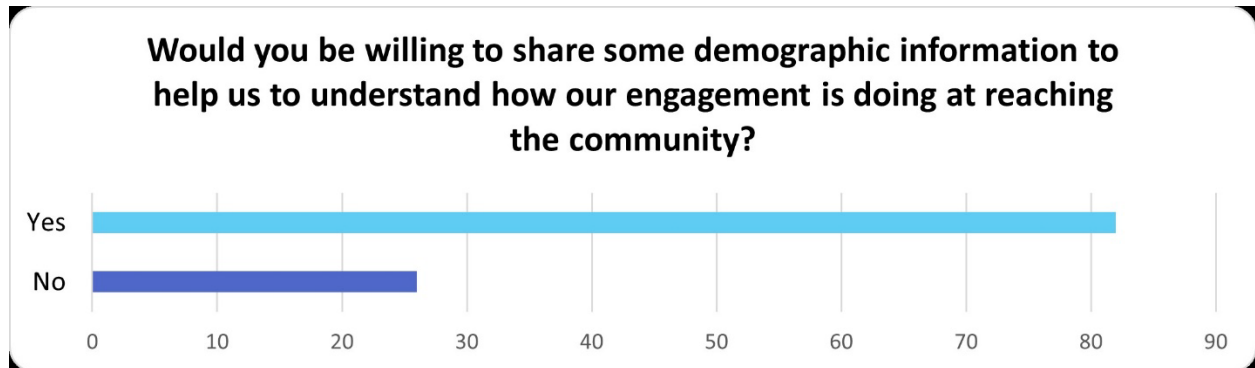
What is the best way for us to connect with your community?		
Choice	Responses	
In-person events	73	70.9%
Social media	63	61.2%
Presence at local businesses or gathering places	61	59.2%
Online surveys	53	51.5%
Online events	43	41.8%
Other Answers	13	12.6%
Answered	103	
Skipped	7	

Other answers included:

- South Tacoma Neighborhood Council meetings
- South Tacoma Business District meetings
- Mailers, flyers in the community, email newsletters, phone conversations, and website updates

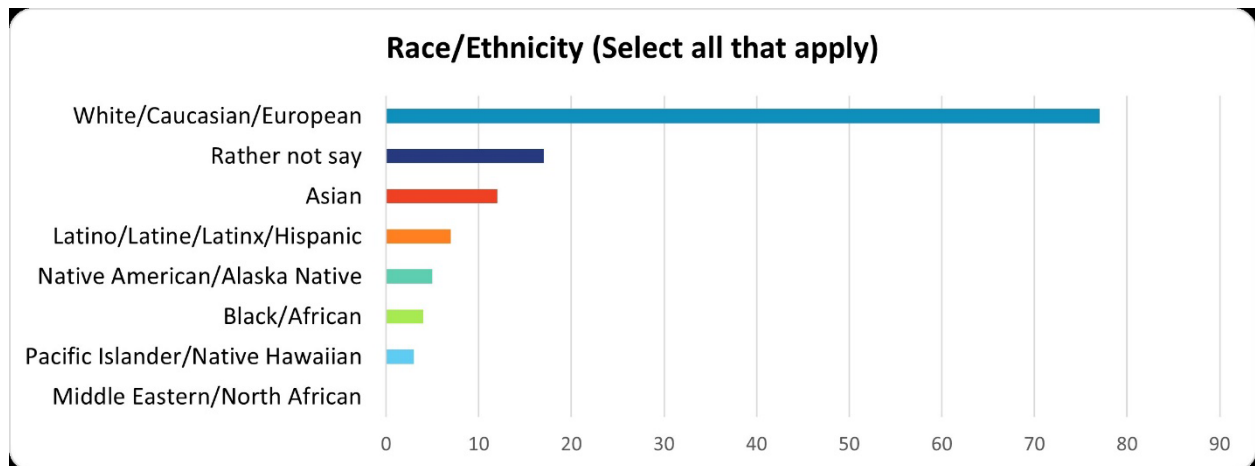
Optional Demographic Questions

12. Would you be willing to share some demographic information to help us to understand how our engagement is doing at reaching the community?



Would you be willing to share some demographic information to help us to understand how our engagement is doing at reaching the community?		
Choice	Responses	
Yes	82	75.9%
No	26	24.1%
Answered	108	
Skipped	2	

13. Race/Ethnicity (Select all that apply)



Race/Ethnicity (Select all that apply)		
Choice	Responses	
White/Caucasian/European	77	72.0%
Rather not say	17	15.9%
Asian	12	11.2%

Latino/Latine/Latinx/Hispanic	7	6.5%
Native American/Alaska Native	5	4.7%
Black/African	4	3.7%
Pacific Islander/Native Hawaiian	3	2.8%
Middle Eastern/North African	0	0.00%
Answered	107	
Skipped	3	

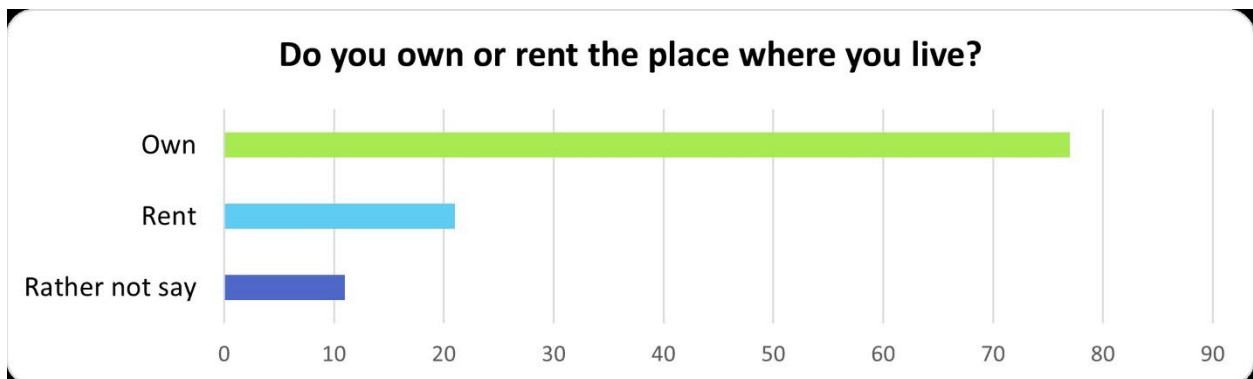
14. Please list any specific race, ethnic, and national groups, and tribal/band affiliations with which you identify:

Answered	23
Skipped	87

Answers included:

- Osage
- Iroquois
- Japanese American
- Puerto Rican
- Korean
- Guamanian
- Puyallup Tribe
- Scandinavian
- Mexican
- Italian/Siciliano
- Ashkenazi Jew
- Creole

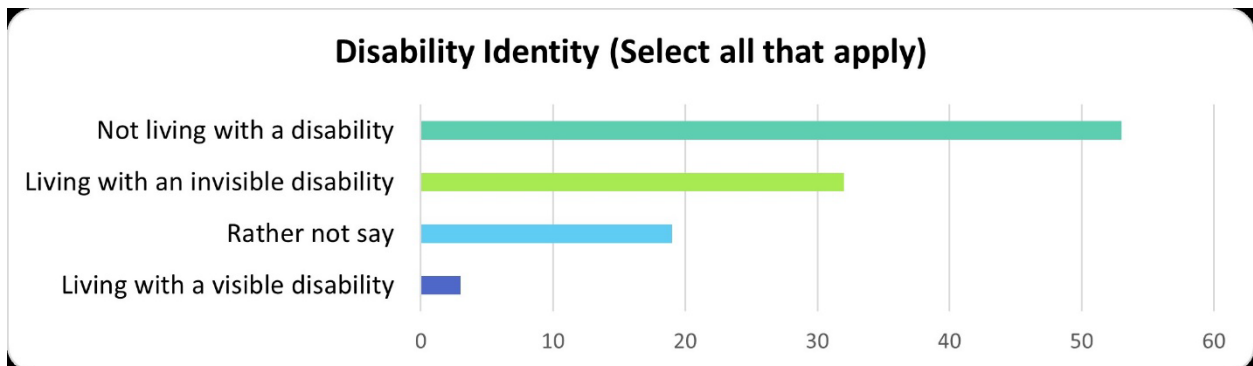
15. Do you own or rent the place where you live?



Do you own or rent the place where you live?

Choice	Responses	
Own	77	70.6%
Rent	21	19.3%
Rather not say	11	10.1%
Answered	109	
Skipped	1	

16. Disability Identity (Select all that apply)



Disability Identity (Select all that apply)		
Choice	Responses	
Not living with a disability	53	51.5%
Living with an invisible disability	32	31.1%
Rather not say	19	18.5%
Living with a visible disability	3	2.9%
Answered	103	
Skipped	7	

17. Please list ADA accommodation requests:

Answered	16
Skipped	94

Answers included:

- Transcripts of recorded events
- Event venues that are single-level or have an elevator/ramps
- Dimmer lights and comfortable acoustics
- Closed captioning reader board at events, microphone/speaker for asking questions
- ADA accessible parking, more parking overall

18. Primary language spoken at home:

Answered	82
Skipped	28

Answers included:

- English
- Korean

19. Additional language(s) spoken at home:

Answered	19
Skipped	91

Answers included:

- Russian
- Spanish
- German
- Korean
- Hawaiian
- American Sign Language
- French
- Vietnamese

MULTILINGUAL ENGAGEMENT SURVEY

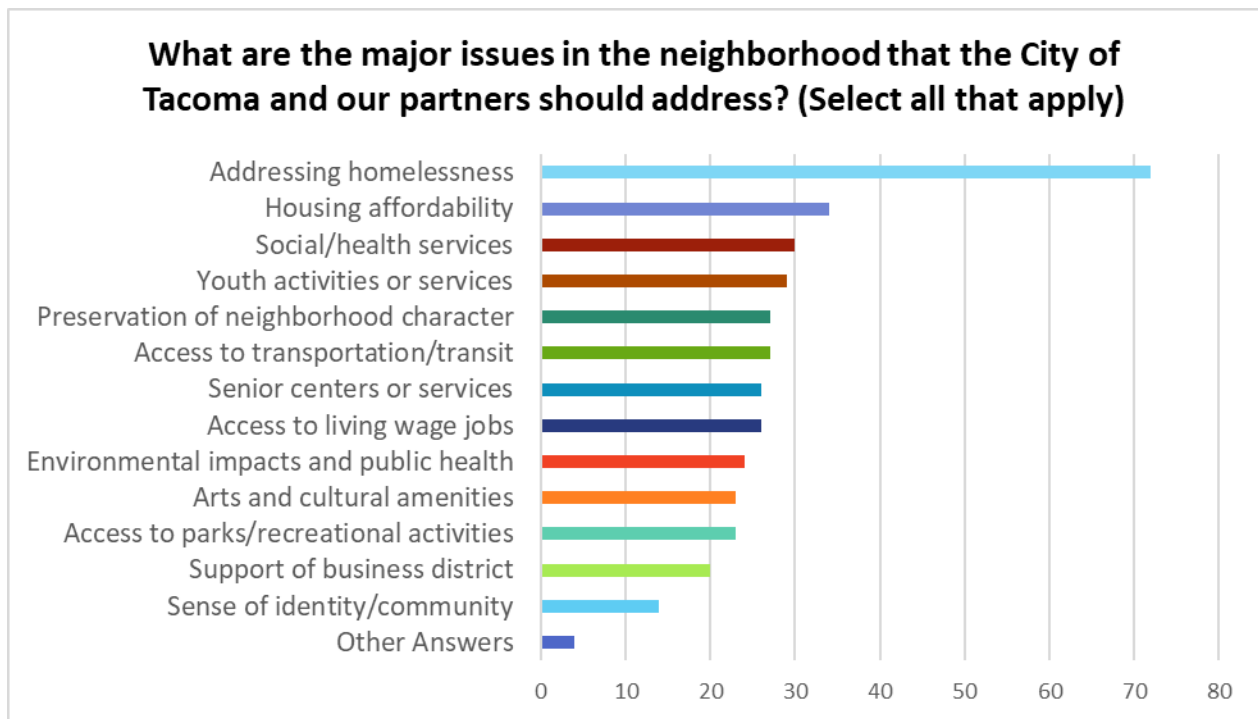
Survey Questions and Response Summaries

1. Tell us about what you love about your neighborhood and think is important to celebrate and/or preserve:

Open-ended answers, organized by theme:

- **Sense of community and identity:**
 - The trust and kindness of people
 - Places to come with family
 - “Celebrate that [South Tacoma Way] is a street with history”
- **Community amenities:**
 - Library
 - Cultural events in the area
 - Green areas
 - Movie theater on South 84th Street
 - “Preserve the Asian and Hispanic restaurant community”
- **Safety and infrastructure:**
 - Sense of security and safety
 - Police presence
 - Keep streets in good condition

2. What are the major issues in the neighborhood that the City of Tacoma and our partners should address? (Select all that apply)



What are the major issues in the neighborhood that the City of Tacoma and our partners should address? (Select all that apply)		
Choice	Responses	
Addressing homelessness	72	80.0%
Housing affordability	34	37.8%
Social/health services	30	33.3%
Youth activities or services	29	32.2%
Access to transportation/transit	27	30.0%
Preservation of neighborhood character	27	30.0%
Access to living wage jobs	26	28.9%
Senior centers or services	26	28.9%
Environmental impacts and public health	24	26.7%
Access to parks/recreational activities	23	25.6%
Arts and cultural amenities	23	25.6%
Support of business district	20	22.2%
Sense of identity/community	14	15.6%
Other Answers	4	4.4%
Answered	90	
Skipped	2	

Other answers included:

- Recreation spaces for families
- Traffic danger

3. What actions or improvements do you want to see happen in your neighborhood?

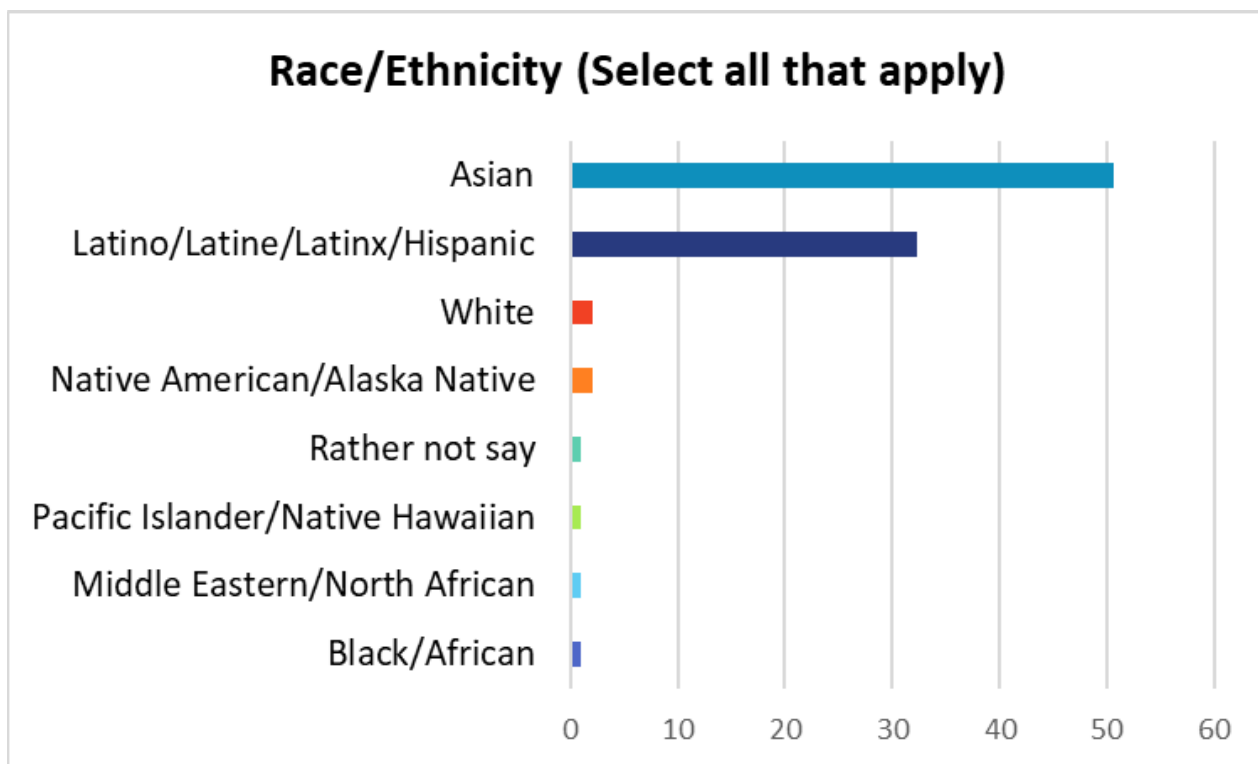
Open-ended answers:

- **Improved access to transportation/transit and improved safety**
 - More crosswalks
 - Bike lanes
 - “People go way too fast on STW between 50th-56th. Need speed bumps or one lane each way”
 - Reduced speed limits
- **Environmental impacts and public health**
 - Litter and graffiti removal
 - More trash cans
 - Better air quality
 - “More trees to lower summer temps”
- **Safety and Security**
 - More police presence
 - More cameras and security

- More lights at night
- “Less theft and less poverty”
- “Enforce nuisance property codes”
- **Access to parks/recreational activities**
 - “Maintenance of picnic areas; more green and tree areas”
 - “Parks and recreation spaces for the whole family”
- **Social/health services**
 - Emergency care clinic
- **Sense of identity/community**
 - “I think it would be good to have outdoor events to promote relationships between neighbors, businesses, government officials, entities like TPD, TPCHD, and others. More illuminated and supervised bus stations, public spaces for recreation and artistic manifestation.”

Optional: Demographics

4. Race/Ethnicity (Select all that apply)

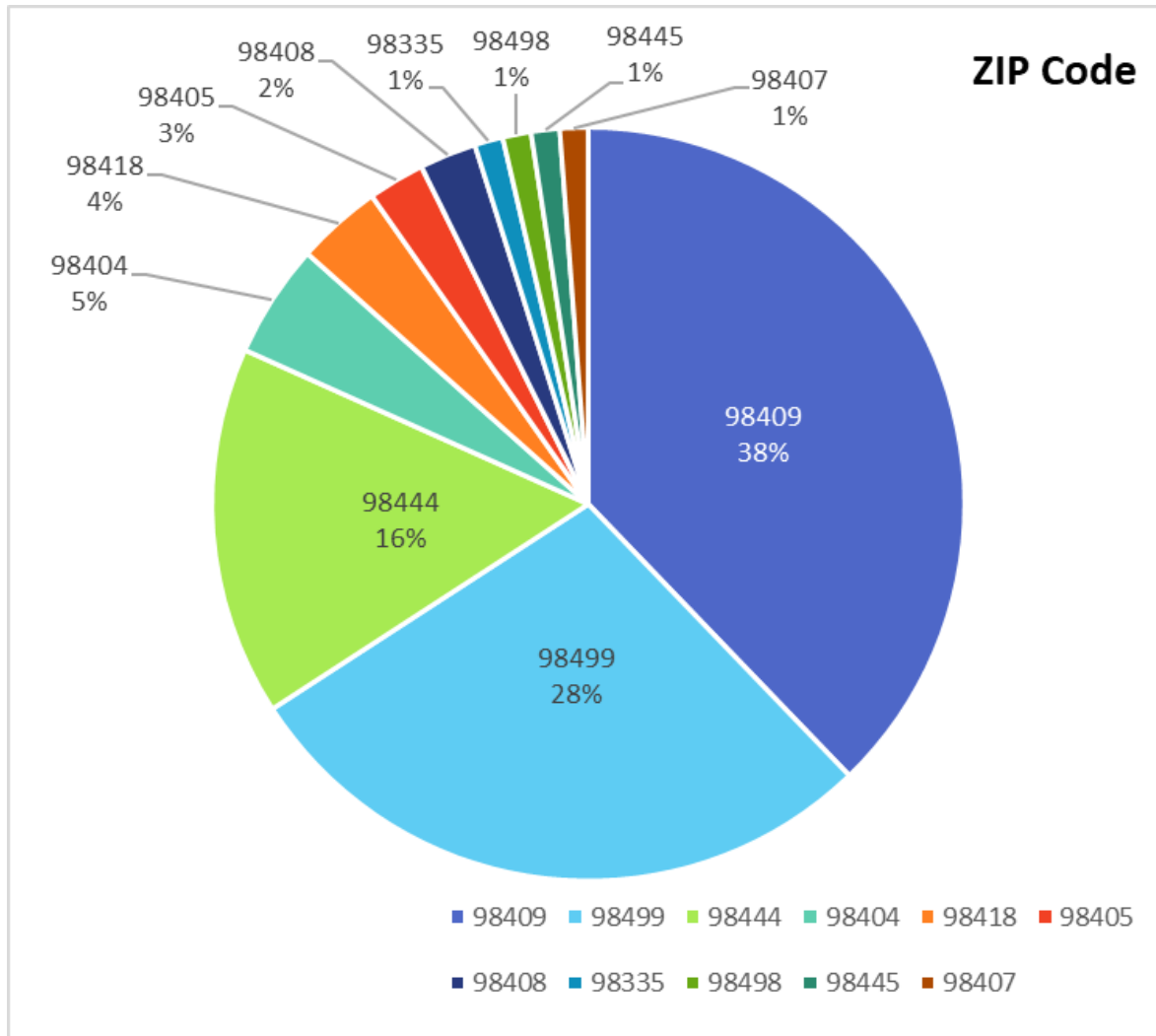


Race/Ethnicity (Select all that apply)		
Choice	Responses	
Asian	51	61.4%
Latino/Latine/Latinx/Hispanic	32	38.6%
Native American/Alaska Native	2	2.4%
White	2	2.4%
Black/African	1	1.2%
Middle Eastern/North African	1	1.2%
Pacific Islander/Native Hawaiian	1	1.2%
Rather not say	1	1.2%
Answered	83	
Skipped	9	

Please list any specific race, ethnic, and national groups, and tribal/band affiliations with which you identify:

- "Mexican"
- "Latino"
- "Vietnamese"
- "Vietnamese People"
- "Alaskan"

5. What is your ZIP Code?



What is your ZIP Code?		
ZIP Code	Response Count	Percent of Responses
98409	31	38%
98499	23	28%
98444	13	16%
98404	4	5%
98418	3	4%
98405	2	2%
98408	2	2%
98335	1	1%
98498	1	1%
98445	1	1%
98407	1	1%
Answered	81	
Skipped	11	

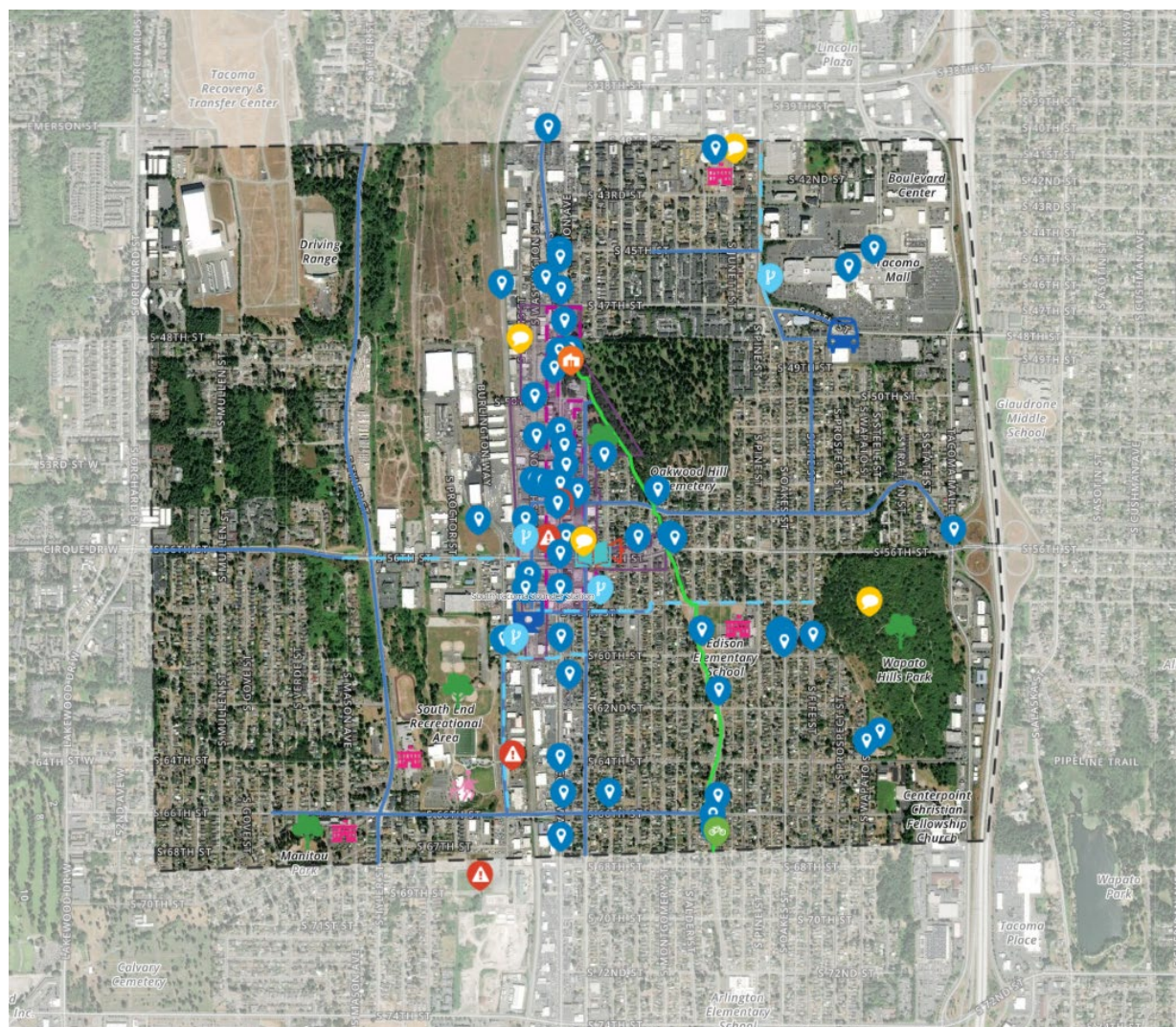


South Tacoma Neighborhood Plan



INTERACTIVE MAP

Project Ideas Summary – Summer 2024



About the Neighborhood Planning Program

The City of Tacoma's Neighborhood Planning Program provides enhanced planning and development support to help communities create strong, vibrant, and diverse neighborhoods. The program begins with a robust engagement phase, and then moves into implementation of actionable strategies based on community priorities.



About the South Tacoma Project Ideas Interactive Map

The South Tacoma Neighborhood Plan process has been working with the South Tacoma neighborhood since January 2024 to support neighborhood identity and vitality, identify a vision for the future, and then to help implement that vision over the next few years.

After hearing from neighbors, interested groups, and people who visit the neighborhood frequently through surveys, interviews, and in-person events from January to May 2024, the South Tacoma Neighborhood Plan Steering Group worked together to create 10 goals based on feedback:

Theme Areas	The 10 Goals
Transportation, Mobility, and Connectivity	<ul style="list-style-type: none">• Safe Streets• Walkability & Connectivity
Health and Environment	<ul style="list-style-type: none">• Healthy, Sustainable Environment
Economic Opportunity and Development	<ul style="list-style-type: none">• Active Neighborhood Center• Socially Responsible Development• Green Economic Opportunity
Sense of Place and Community	<ul style="list-style-type: none">• Inviting, Accessible, Beautiful• Celebrate History & Identities• Sense of Community & Gathering
Affordability	<ul style="list-style-type: none">• Affordable Community



Project Idea or Action



Important routes for walking



Important routes for cycling



General comments




Challenges

The interactive map, open from July 10 to October 1, was an opportunity for the community to reflect on the goals developed from their earlier feedback, share particular location specific actions and ideas for how to enhance the neighborhood, and see in real time what their neighbors were sharing. Respondents could provide feedback by dragging and dropping the five pins (on the left) and filling in a comment box and/or adding pictures. The interactive map also had the bonus of showing assets that the community had already identified in earlier engagement, such as the construction of the new Asia Pacific Cultural Center (APCC) and the progress of the South Tacoma Sounder Station Access Improvements.

The 71 comments summarized below, alongside additional community input, will directly inform the project ideas included the South Tacoma Neighborhood Plan.

Major Themes

THEME AREA	DRAFT GOAL LANGUAGE
Transportation, Mobility, and Connectivity	<p>Safe Streets: Increase safety on South Tacoma streets by reducing dangerous vehicle activity impacting drivers, pedestrians, and property.</p> <p>Walkability & Connectivity: Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking, biking, and rolling (i.e., wheelchair, stroller), and transit network and service.</p>
What We heard	<p><u>Traffic Calming and Safety</u></p> <ul style="list-style-type: none"> • Traffic Calming on South Tacoma Way: <ul style="list-style-type: none"> ○ Road diet on South Tacoma Way ○ Extending the median that runs down South Tacoma Way through the business district to south of South 56 Street ○ Angled back-in parking on South Tacoma Way and Washington Street • Camera enforcement, including at the intersection of South 56 Street and South Puget Sound Avenue) <div data-bbox="532 831 1190 1123" style="background-color: #fff9c4; padding: 10px; border: 1px solid #ccc;"> <p>There's a traffic light here that I think should include a camera. There were a few incidents here and I too had a car hit me at this intersection. But no camera to show proof.</p> <p>Make a Comment 20 days ago Like Dislike</p> </div> <ul style="list-style-type: none"> • Restriping crosswalks • Roundabouts and speed humps. Respondents noted locations including “the whole neighborhood,” along South Fife Street, and along South Oakes Street: <div data-bbox="532 1278 1182 1858" style="background-color: #e1f5fe; padding: 10px; border: 1px solid #ccc;"> <p>S oakes st needs speed bumps and more four way stops frequent speeding accidents with multiple properties being damaged included is a photo of the type of speed bumps used in kent to reduce speeds without disturbing bus routes</p>  </div>

Improving transportation networks and infrastructure

- Improving bike lanes, including along South Washington Street
- Connecting transit to the South Tacoma Sounder Station

Build a Little Link route down from Tacoma Dome along South Tacoma Way. South Tacoma is disconnected from the rest of the city, especially because of location and design of highways. This infrastructure would connect South Tacoma to the rest of the city. Extra opportunity to create a broader connection to region by allowing easy connection to commuter rail.

📍 Project idea or action - drop a pin! | 3 months ago

Like 👍+6 Dislike 👎

I completely agree with this comment, and it is urgently needed.

📍 Project idea or action - drop a pin! | 2 months ago


Like 👍+1 Dislike 👎

- Improving bus stop amenities (including a bus stop along the intersection of South 60th Street and South Oakes Street)

This bus stop needs a bench and shelter like the one across the street I see many kids & elderly using this stop who stand in the heat and rain

📍 Project idea or action - drop a pin! | 2 months ago

Like 👍+2 Dislike 👎

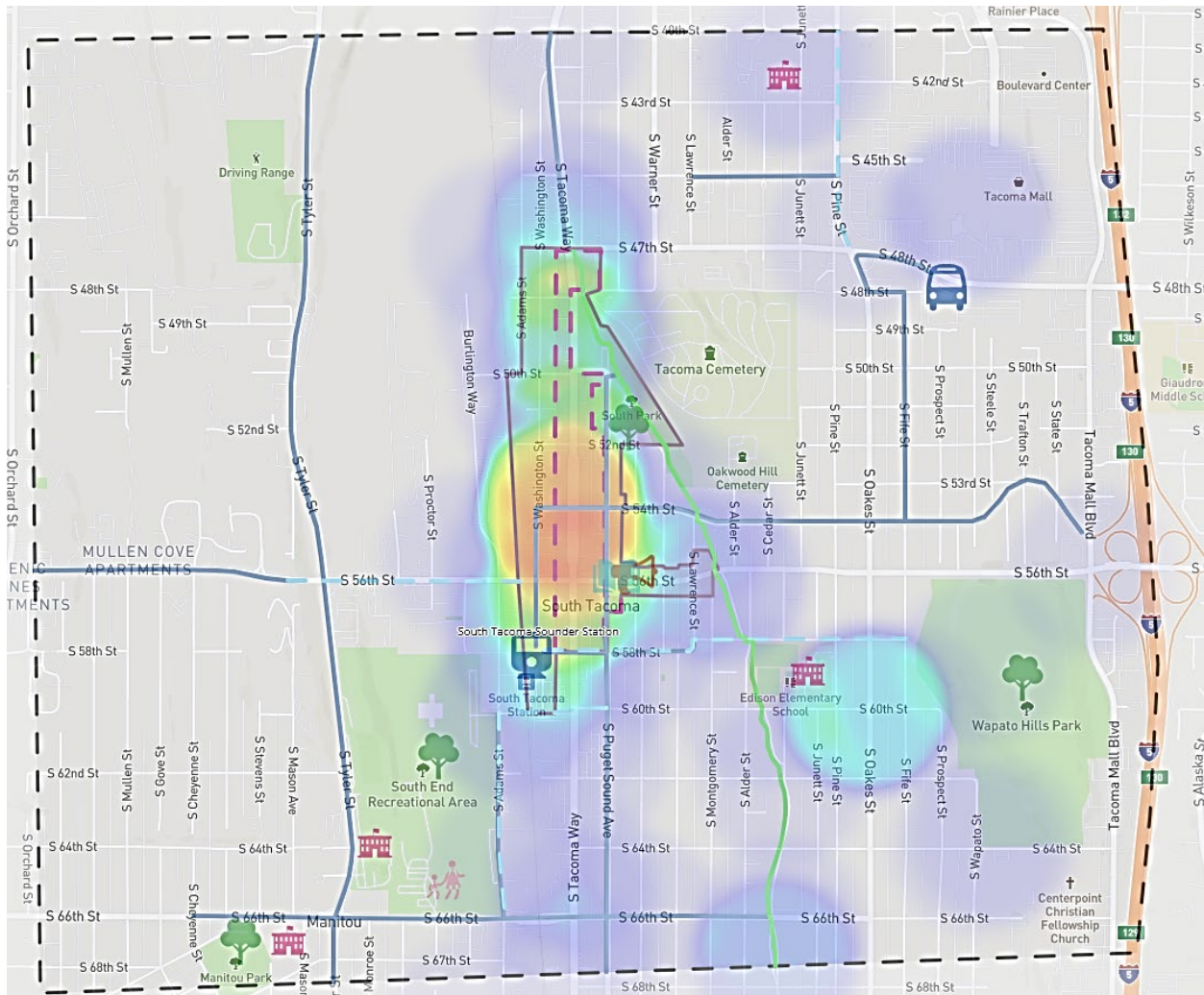
THEME AREA	DRAFT GOAL LANGUAGE
Health and Environment	Healthy, Sustainable Environment: Create a sustainable, healthy, resilient, thriving community with clean air and water and a healthy tree canopy.
What we heard	<p><u>Tree canopy</u></p> <ul style="list-style-type: none"> <p>Maintaining tree canopy and creating tree maintenance responsibility:</p> <div data-bbox="527 380 1195 995"> <p>The city planted trees here but never watered them and they have now died as they are next to a empty lot we need new trees that are cared for mutiple people have reported this yet nothing is done</p>  <p>Open</p> </div> <p>Planting more trees, especially along South Tacoma Way:</p> <div data-bbox="527 1041 1195 1402"> <p>S Tacoma way needs more trees! Would help with making Tacoma feel more loved along with provide shade and help with sound during the summers for those that walk and bike along this road</p> <p>📍 Project idea or action - drop a pin! 2 months ago</p> <p>Like 👍+2 Dislike 👎</p> </div> <p>Stormwater infiltration:</p> <div data-bbox="527 1451 1195 1740"> <p>Add bioswales along Washington to treat dirty stormwater runoff from adjacent industrial uses, add native trees/plants.</p> <p>📍 Project idea or action - drop a pin! 16 days ago</p> <p>Like 👍 Dislike 👎</p> </div>

	<ul style="list-style-type: none"> Concern about new industrial development and possible traffic impacts on the environment: <div> <p>Not enough consideration (data/study) is being included to take the mega-warehouse impacts into consideration -- increased traffic, safety concerns, public health issues, environmental decline... anything being reviewed for this neighborhood needs to also include those massive changes/challenges to come.</p> <p>⚠ Challenges 2 months ago Like 👍+5 Dislike 👎</p> </div>
THEME AREA	DRAFT GOAL LANGUAGE
Economic Opportunity and Development	<p>Active Neighborhood Center: Further activate the neighborhood center, reduce barriers for small and diverse businesses and strengthen community capacity to support daily needs, new amenities, and community events for all ages.</p> <p>Socially Responsible Development: Increase density while preserving historic buildings and expanding open space; increase equitable investment and opportunity; and add new infrastructure to support new growth.</p> <p>Green Economic Opportunity: Encourage development of green industry and living-wage jobs while limiting community impacts of industrial development.</p>
What we heard	<p><u>Infill development</u></p> <ul style="list-style-type: none"> Infilling underutilized parking lots with housing and businesses Transit-oriented development around the Sounder station <p><u>Highlighting small businesses</u></p> <ul style="list-style-type: none"> Reuse of space for small and local businesses, for example at the Sounder Station: <div> <p>Work with Sound Transit to lease out this kiosk to a local business owner to activate the space (focus on food and beverage)</p> <p>📍 Project idea or action - drop a pin! 16 days ago</p> <p>Like 👍 Dislike 👎</p> </div> <ul style="list-style-type: none"> Increasing access and attention to small long-time businesses, including along South Adams Street <p><u>Preserving and/or reusing historic buildings</u></p> <ul style="list-style-type: none"> Creating a commercial historic district Highlighting and reusing the historic Kenworthy Grain and Milling Company granary:


	<div> <p>Define a long-range adaptive reuse strategy to repurpose this iconic building for future community-serving uses. Celebrate the architecture.</p> <p>📍 Project idea or action - drop a pin! 16 days ago</p> <p>Like 👍 Dislike 👎</p> </div>
THEME AREA	DRAFT GOAL LANGUAGE
Sense of Place and Community	<p>Inviting, Accessible, Beautiful: Enhance and showcase South Tacoma to create an inviting, safe, accessible, beautiful neighborhood for all to enjoy.</p> <p>Celebrate History & Identities: Celebrate the neighborhood’s many histories and community identities; ensure broad, equitable participation in neighborhood decisions.</p> <p>Sense of Community & Gathering: Foster a safe public realm by creating a healthy, clean, well-cared for spaces for all ages to gather, reflect, connect, and enjoy.</p>
What we heard	<p><u>Celebrating history and identity:</u></p> <div> <p>Add a road sign, welcoming people to Historic South Tacoma (Edison / Excelsior) with a link/QR code to history, notable sites, self-walking tour maps.</p> <p>📍 Project idea or action - drop a pin! 2 months ago</p> <p>Like 👍+3 Dislike 👎</p> </div> <p>This comment was noted at multiple locations, including:</p> <ul style="list-style-type: none"> ○ The northern end of the Flume Line Trail near the beginning of the South Tacoma Business District ○ Near the intersection of South Washington Street and South Tacoma Way ○ At the intersection of South 56 Street and Tacoma Mall Boulevard <p><u>Creating inviting gathering spaces:</u></p> <ul style="list-style-type: none"> • Updating Wapato Hills Park play area: <div> <p>This play ground could use some updating with how popular it is! Same with the splash pad could be made more engaging for all ages! Also add more parking when the park is full makes it hard to drive down the road</p> <p>📍 Project idea or action - drop a pin! 2 months ago</p> <p>Like 👍+1 Dislike 👎</p> </div> • Utilizing the greenspace between South Tacoma Way and South Union Avenue

THEME AREA	DRAFT GOAL LANGUAGE
Affordability	Affordable Community: Ensure access to affordable and diverse housing, including for renters, a mix of incomes, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.
What we heard	<p><u>Addressing homelessness:</u></p> <ul style="list-style-type: none"> Concerns about public safety and health as people experiencing homelessness are living in vacant spaces around the STAR Center and rail tracks.

Key Locations



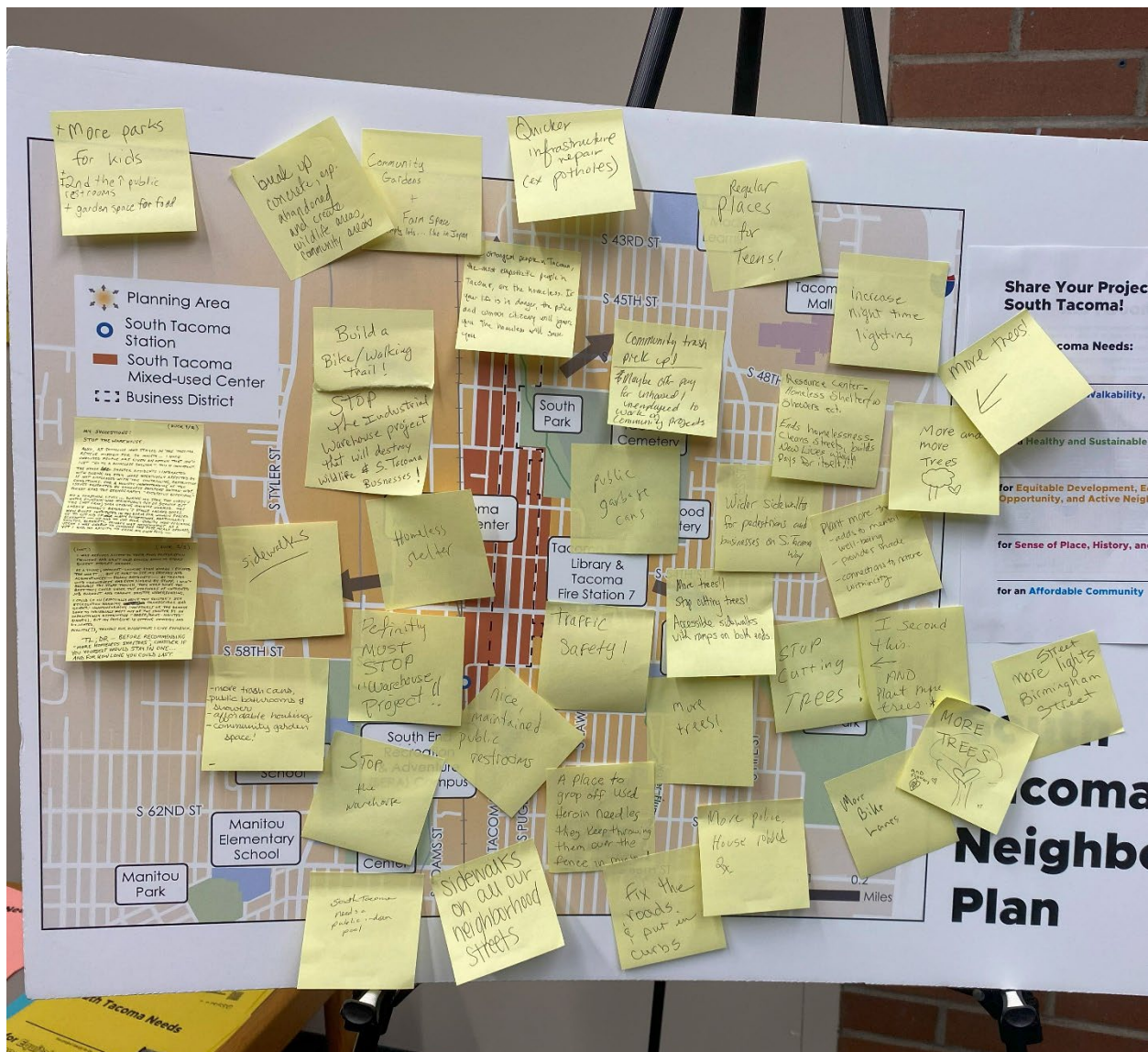
*A heat map showing comments across the neighborhood. Dark orange/red means more comments, ranging to dark blue/purple meaning less comments.

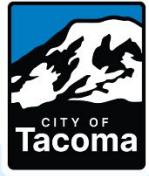
Top 5 Locations by Number of Comments	Feedback
1. South Tacoma Business District	<ul style="list-style-type: none"> Road diet (reducing lanes to calm traffic) along South Tacoma Way <ul style="list-style-type: none"> Reappropriating lanes or paved space to greenspace and street seating Depaving along South Tacoma Way: <div data-bbox="613 415 1279 1142"> <p>Depave and add trees here!</p>  </div> <ul style="list-style-type: none"> Infilling underutilized parking lots with mixed-use development from housing and businesses, to artisan and maker spaces Using small otherwise un-usable lots for small vendor space or pocket parks Transforming side streets like South 54 Street for festival streets Create a historic district and/or nominate historic buildings Creating gateway signage to the neighborhood or business district to highlight history and identity Revamping sidewalk and curb ramp ADA compliancy Finding opportunities to highlight small businesses
2. Flume Line Trail	<ul style="list-style-type: none"> Maintaining existing wayfinding: <div data-bbox="613 1554 1273 1877"> <p>We need more maintenance on the flume line trail. It looks abandoned. Signage is looking beat up. Fences are down in parts. It feels unsafe.</p> <p>🚲 Important cycling routes 3 months ago</p> <p>Like 👍+1 Dislike 👎-1</p> </div>

	<ul style="list-style-type: none"> Creating inviting spaces for people to gather, celebrating history & identity: <div> <p>This Water Flume trail would be so much improved and much more used if it had historic signs / markers of interest and interactive options (benches, look-outs, stretching/exercise stations, permanent chess and checkers tables). At least increase the awareness of what this path of the old water flume originally was.</p> <p>📍 Project idea or action - drop a pin! 2 months ago</p> <p>Like 👍+1 Dislike 👎</p> </div> <ul style="list-style-type: none"> Adding more pedestrian lighting Adding more trash and pet-waste receptacles Improving traffic calming at locations where the Water Flume Line trail crosses streets
3. Edison Elementary Area	<ul style="list-style-type: none"> Access to the Water Flume Trail Maintaining or acquiring greenspace Traffic calming through speed bumps and roundabouts Amenities like benches and shelters for more bus stops Preserving Wapato Hills Park; improvements for all ages to play area and parking during peak times
4. Tacoma Mall Area	<ul style="list-style-type: none"> Improved tree canopy Trading unnecessary parking for greenspace
5. Madison Elementary	<div> <p>Madison school property is being sold for density development... which means this green space is gone (which PDS had guaranteed for previous density zoning there) so an urban forest / green park is needed for the people being crushed into this "designated growth center" soon.</p> <p>💬 View the discussion (1)</p> <p>📍 Project idea or action - drop a pin! 2 months ago</p> <p>Like 👍+2 Dislike 👎</p> </div> <ul style="list-style-type: none"> Improving land surplus policy Addressing the potential loss of greenspace if schools are redeveloped
Corridor hotspots	<u>Traffic calming along:</u> <ul style="list-style-type: none"> South Tacoma Way

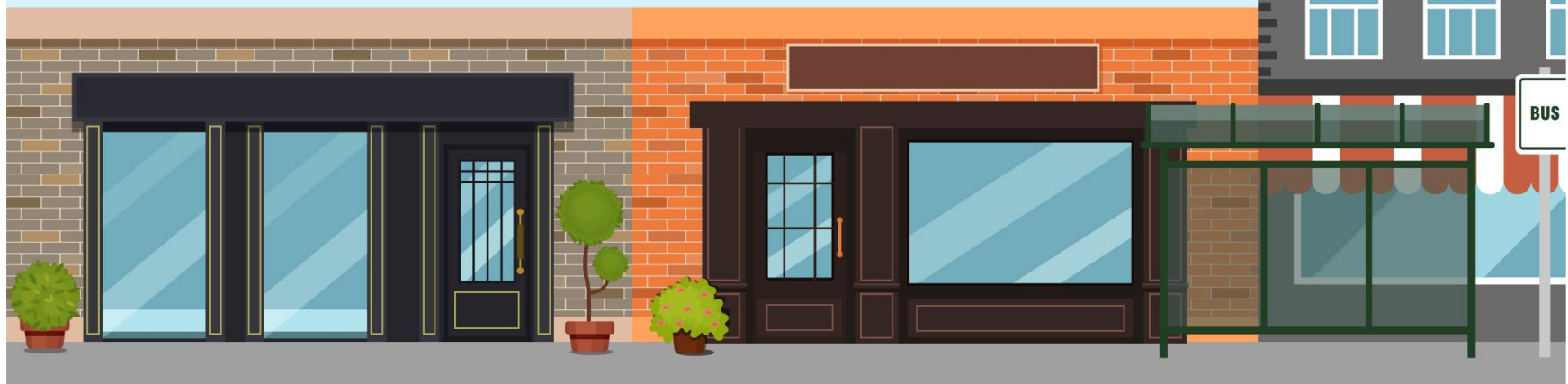
- South Tacoma Way
- South Washington Street
- South 60 Street
- South 66 Street
- Flume Line Trail

Residents also shared comments via a display board at the South Tacoma Library:





South Tacoma Neighborhood Plan



Fall 2024

South Tacoma Neighborhood Plan

PROJECT IDEAS SURVEY SUMMARY

About the Neighborhood Planning Program

The City of Tacoma's Neighborhood Planning Program provides enhanced planning and development support to help communities create strong, vibrant, and diverse neighborhoods. The program begins with a robust engagement phase, and then moves into implementation of actionable strategies based on community priorities.

About the South Tacoma Project Ideas Survey

The South Tacoma Neighborhood Plan has been working with the South Tacoma neighborhood since January 2024 to support neighborhood identity and vitality, identify a vision for the future, and then to help implement that vision over the next few years.

After hearing from neighbors, business and property owners, interested groups, and people who visit the neighborhood frequently through surveys, interviews, focus groups and in-person events from January to May 2024, the South Tacoma Neighborhood Plan Steering Group worked together to create 10 goals based on feedback:

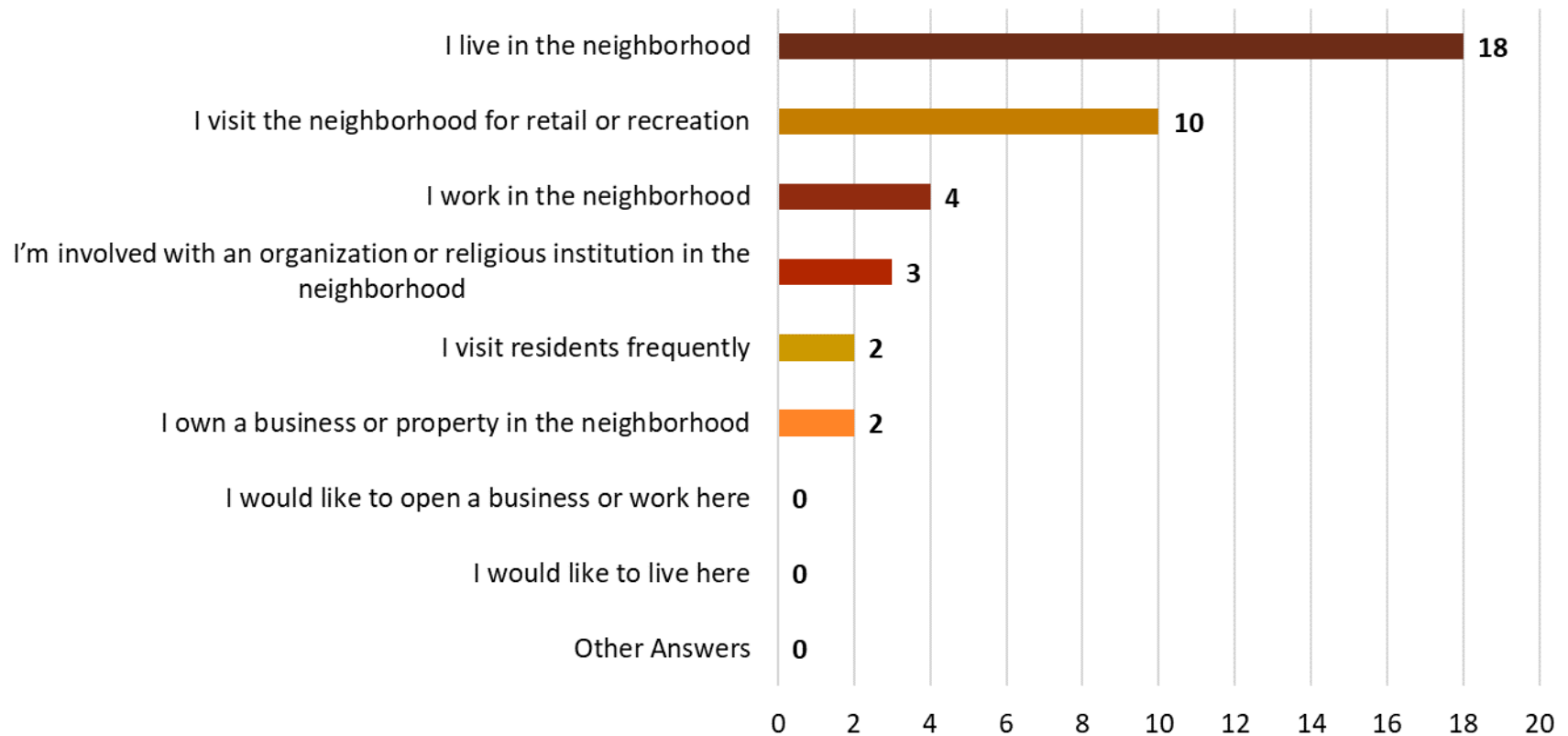
- Safe Streets
- Walkability & Connectivity
- Healthy, Sustainable Environment
- Active Neighborhood Center
- Socially Responsible Development
- Green Economic Opportunity
- Inviting, Accessible, Beautiful
- Celebrate History & Identities
- Sense of Community & Gathering
- Affordable Community

The survey, open from July 10 to October 1, was an opportunity for people to share ideas for actions that should be included in the Neighborhood Plan to help accomplish these goals. These ideas could be actionable steps for South Tacoma to take right away, long-term goals or policies, or anything in between.

The survey was 19 questions and aimed to be completable in 10-15 minutes. The survey received 24 responses. The responses, alongside additional community input, will directly inform the project ideas included the South Tacoma Neighborhood Plan.

NEIGHBORHOOD PROFILE

1. Your Connection to South Tacoma: What best describes your relationship with South Tacoma? *(Select all that apply)*¹

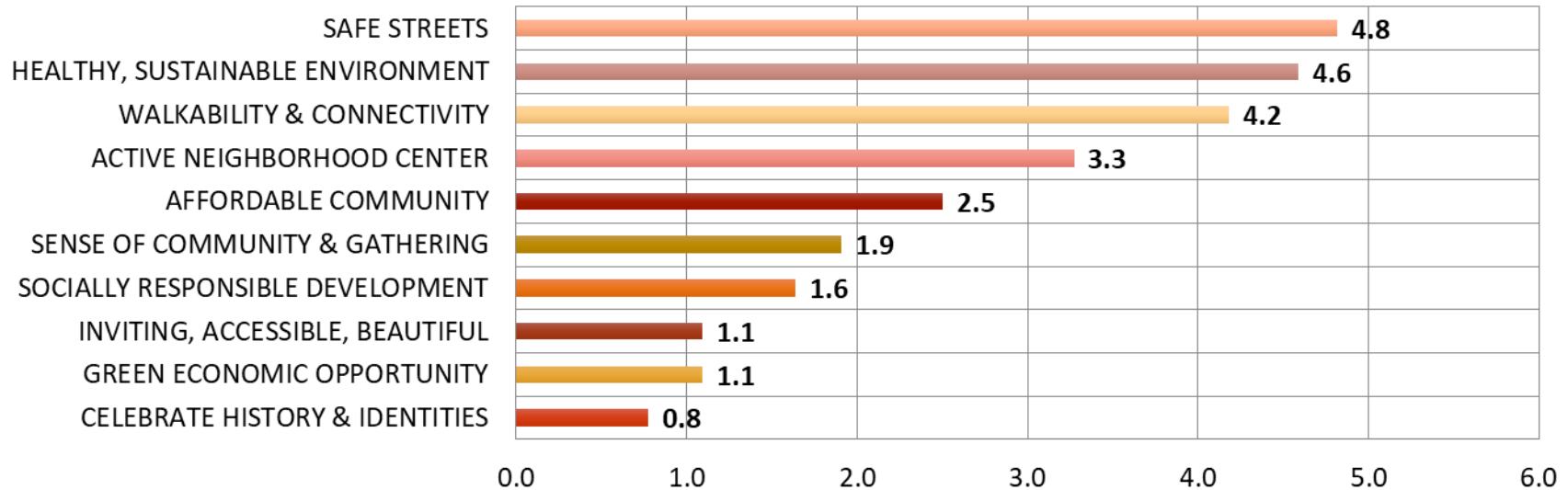


¹ Note: "Select all that apply" questions have totaled responses that do not add up to 100%.

Choice	Responses	
I live in the neighborhood	18	75.00%
I visit the neighborhood for retail or recreation	10	41.67%
I work in the neighborhood	4	16.67%
I'm involved with an organization or religious institution in the neighborhood	3	12.50%
I own a business or property in the neighborhood	2	8.33%
I visit residents frequently	2	8.33%
I would like to live here	0	0.00%
I would like to open a business or work here	0	0.00%
Other Answers	0	0.00%
Answered	24	
Skipped	0	

2. YOUR PRIORITIES: The South Tacoma Steering Group identified 10 goals to guide the Neighborhood Plan, and you will be asked to rate the priority of these goals by section, but first, please rank your top three goals.

Please rank what you feel are the top three goals. (Select and rank up to three goals below)



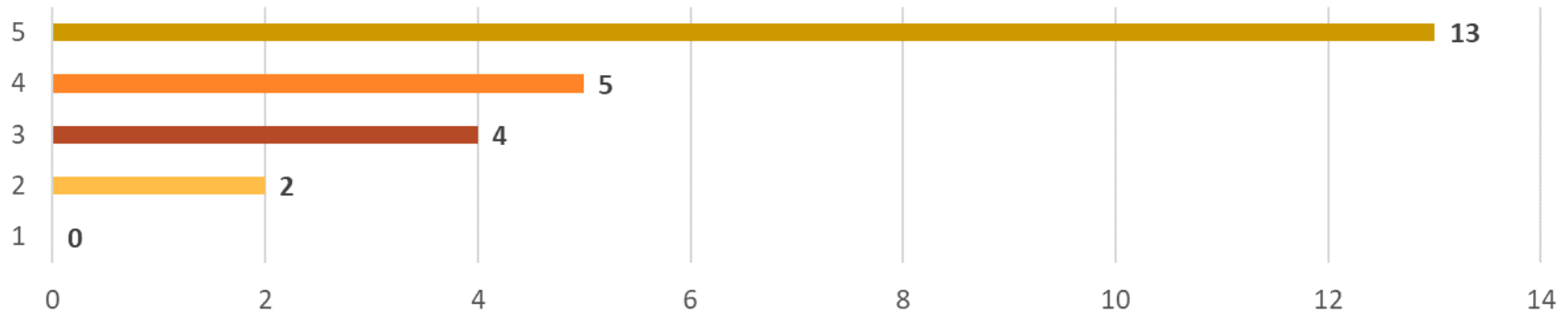
	Rank						
Choice	1		2		3		Total Weighted Score
SAFE STREETS: Increase safety on South Tacoma streets by reducing dangerous vehicle activity impacting drivers, pedestrians, and property.	8	36.36%	2	9.09%	1	4.55%	4.8
HEALTHY, SUSTAINABLE ENVIRONMENT: Create a sustainable, healthy, resilient, thriving community with clean air and water and a healthy tree canopy.	4	18.18%	5	22.73%	2	9.09%	4.6
WALKABILITY & CONNECTIVITY: Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking,	4	18.18%	4	18.18%	2	9.09%	4.2

biking, and rolling (i.e., wheelchair, stroller), and increase transit network and service.							
ACTIVE NEIGHBORHOOD CENTER: Further activate the neighborhood center, reduce barriers for small and diverse businesses and strengthen community capacity to support daily needs, new amenities, and community events for all ages.	3	13.64%	2	9.09%	3	13.64%	3.3
AFFORDABLE COMMUNITY: Ensure access to affordable and diverse housing, including for renters, a mix of incomes, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.	2	9.09%	3	13.64%	1	4.55%	2.5
SENSE OF COMMUNITY & GATHERING: Foster a safe public realm by creating a healthy, clean, well-cared for spaces for all ages to gather, reflect, connect, and enjoy.	0	0.00%	2	9.09%	3	13.64%	1.9
SOCIALLY RESPONSIBLE DEVELOPMENT: Increase density while preserving historic buildings and expanding open space; increase equitable investment and opportunity; and add new infrastructure to support new growth.	1	4.55%	2	9.09%	1	4.55%	1.6
GREEN ECONOMIC OPPORTUNITY: Encourage development of green industry and living-wage jobs while limiting community impacts of industrial development.	0	0.00%	0	0.00%	3	13.64%	1.1
INVITING, ACCESSIBLE, BEAUTIFUL: Enhance and showcase South Tacoma to create an inviting, safe, accessible, beautiful neighborhood for all to enjoy.	0	0.00%	0	0.00%	3	13.64%	1.1
CELEBRATE HISTORY & IDENTITIES: Celebrate the neighborhood's many histories and community identities; ensure broad, equitable participation in neighborhood decisions.	0	0.00%	1	4.55%	1	4.55%	0.8
Answered	22						
Skipped	2						

TRANSPORTATION, MOBILITY, AND CONNECTIVITY

3. How important is the following goal to you on a scale of 1 to 5?

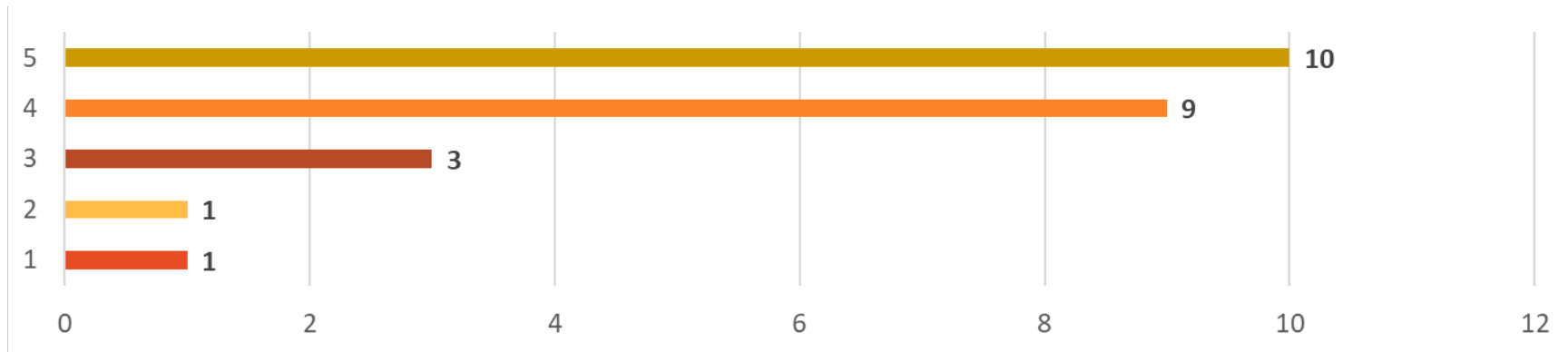
SAFE STREETS: Increase safety on South Tacoma streets by reducing dangerous vehicle activity impacting drivers, pedestrians, and property. *Note: 1 is least important and 5 is most important.*



Rating <i>1 is least important and 5 is most important</i>	Responses	
5	13	54.17%
4	5	20.83%
3	4	16.67%
2	2	8.33%
1	0	0.00%
Answered	24	
Skipped	0	

4. How important is the following goal to you on a scale of 1 to 5?

WALKABILITY & CONNECTIVITY: Safely and comfortably connect South Tacoma residents to amenities and the rest of the city by improving infrastructure for people walking, biking, and rolling (i.e., wheelchair, stroller), and increasing the transit network and service. *Note: 1 is least important and 5 is most important.*



Rating <i>1 is least important and 5 is most important</i>	Response	
5	10	41.67%
4	9	37.50%
3	3	12.50%
2	1	4.17%
1	1	4.17%
Answered	24	
Skipped	0	

5. What project ideas do you have for achieving these goals? *If your idea is associated with a specific location, please let us know where.*

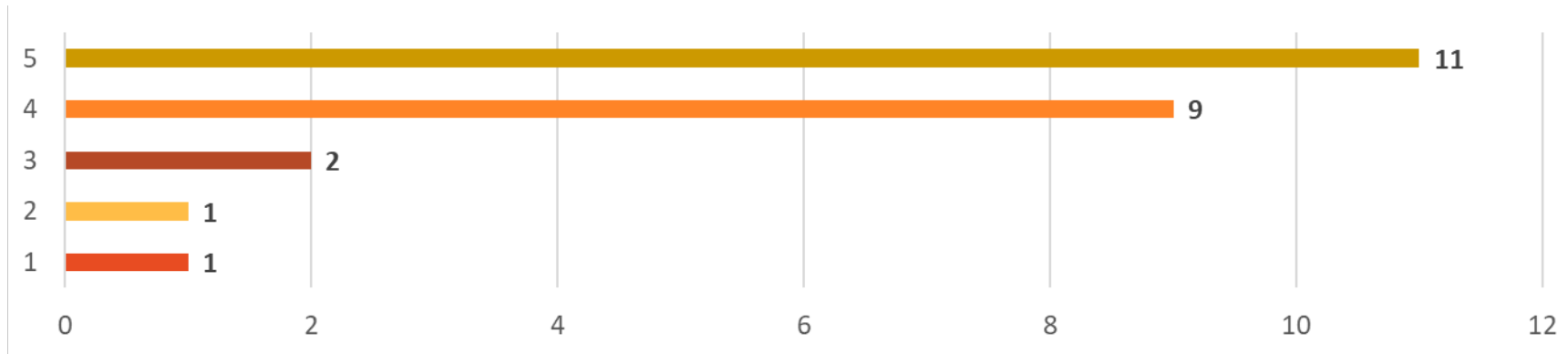
Responses	
1	Reduction of south Tacoma way vehicle lanes by half, addition of protected bike lanes
2	Expansion of Water Flume trail with “branches” throughout the neighborhood to improve walking and bike safety. Traffic calming strategies on STW between So 58th and 48th Streets.
3	Better enforcement of the laws already in place.
4	Slow traffic Food truck parks with a diversity of food, a roof, and a big seating area for people to sit Places to go that are not bars; better parks I am having a hard time finding things to do in South Tacoma. All the coffee shops are drive-throughs. There is no place to sit and hang out and meet people
5	Add bulb-outs at 56th, widen sidewalks as allowed, completely redevelop Washington St with wide sidewalks and trees. Add more mid-block crossings (north of 54)
6	Make bike lanes and pedestrian traffic on the same sidewalk not in the street where the bike lanes get so filthy they are hard to ride in. The City does not have the money to clean them all weekly as they are needed.
7	More pedestrian amenities and landscaping. When walking down the street, pedestrians should feel welcome, not like they need to scurry to the next corner. Vegetation, points of visual interest, art, places to sit or rest, trash cans. Traffic calming is also needed on many of the busier and wider streets. vegetated islands (like in the S Tacoma Way business District), vegetated parking strips, curb bump outs at major crossings. Just get innovative and find ways to make it feel welcoming, so many of our streets scream, I am for cars not people. Require new and revised development to face and have entrances from the street. Do not allow any more 1950s style strip malls. do not allow businesses to limit entrance to people entering from back parking lots. when a parking lot is developed, require it to be broken up with landscaping and pedestrian pathways (noting less comfortable than trying to walk across a parking lot and feeling like you are crossing the desert and risking getting hit by cars).
8	Little Link rail from Tacoma Dome down to South Tacoma using South Tacoma Way. Introduce traffic calming measures along South Tacoma Way. Install sidewalks on South Tacoma streets that are missing this infrastructure.

9	Pipe dream is trolley connection South Tacoma to downtown. Can we have more frequent trains coming through South Tacoma Station? Not just morning commute north and afternoon commute south.
10	More walking and cycling trails like the Water Flume trail.
11	More roundabouts at neighborhood intersections with no signage. Better sidewalks in business district.
12	Using the rail lines on the weekend from South Tacoma to Downtown Tacoma and Puyallup using smaller more affordable rail cars just for Tacoma or Pierce County residents.
13	Implement things to slow traffic driving through and across south Tacoma way in the area around 56th street where there are more people walking around.
Answered	13
Skipped	11

HEALTH AND ENVIRONMENT

6. How important is the following goal to you on a scale of 1 to 5?

HEALTHY, SUSTAINABLE ENVIRONMENT: Create a sustainable, healthy, resilient, thriving community with clean air and water and a healthy tree canopy.



Rating	Response	
<i>1 is least important and 5 is most important</i>		
5	11	45.83%
4	9	37.50%
3	2	8.33%
2	1	4.17%
1	1	4.17%
Answered	24	
Skipped	0	

7. What project ideas do you have for achieving these goals? *If your idea is associated with a specific location, please let us know where.*

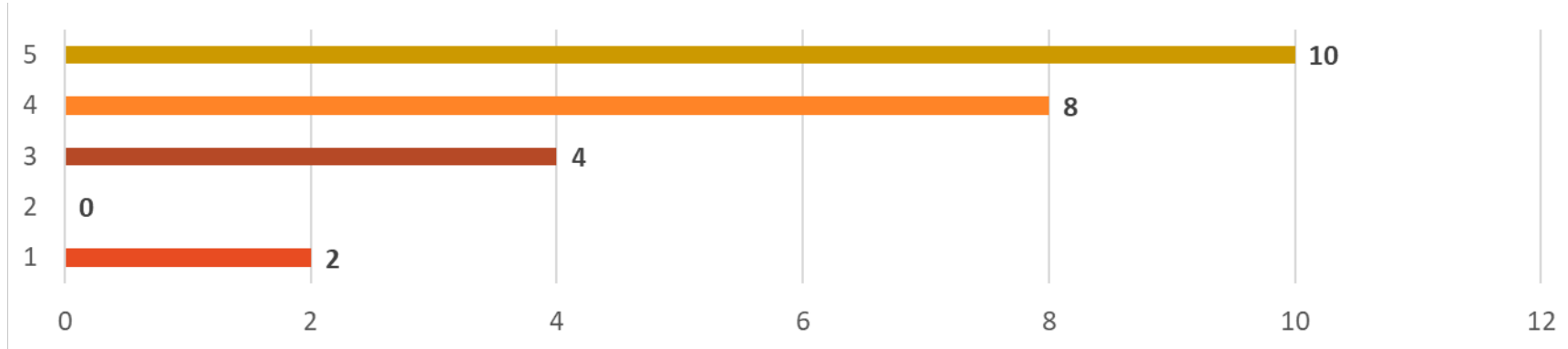
Responses	
1	Every new business should have a certain number of trees they should have to plant. Stop allowing more warehouses and limit the building of them in our neighborhoods.
2	Eliminate zoning barriers to dense development and eliminate parking minimums. Trees are important but negative heat island effects of pavement are much greater.
3	Tree cover restoration in South Tacoma. I love the lush tree lined streets of North Tacoma. Let's create that here.
4	Work with homeowners, renters, and businesses to plant more trees and provide support for ensuring their growth.
5	Trees slow traffic and help to plant as many trees as possible in South Tacoma. If there is pleasant nature, people will walk more South Tacoma.
6	Planting native plants, bushes, trees Stop building warehouses Add sensors for air quality and make information available to citizens
7	Leave older trees when possible and plant native plants/trees instead of exotics.
8	More trees and vegetation along our roads (vegetated parking strips). not only does this make it look better but creates a healthier environment and encourages more people to get out and walk about. Support sidewalk cafes and other sidewalk use by businesses and the community. More street furniture to help our aging population feel comfortable going for a walk (knowing they can rest as needed).
9	Increase transit access, reduce car traffic. (Little Link along South Tacoma Way).
10	Stop the mega warehouse project and build a massive park that rivals Wrights Park. This land could sustain a massive canopy for people and wildlife.
11	Keep our aquifer from being buried under millions of tons of hardtop and reduce heavy truck traffic to the minimum.
12	Plant more trees and native wildflowers to attract birds, butterflies, and bees. Clean out the homelessness that plagues the area.
13	Free or affordable trees for homeowners to plant in their yards.
14	If a large monopoly corporation like bridge industrial decides to build a massive warehouse giving out a permit to go through with it should not be business as usual especially anything over 25 acres. Business as usual should mean small business or anything under 25 acres
15	adding public trash cans so it's fast and easy to throw away trash, plant more plants that can survive the weather and are low maintenance. live plants are great but the dead plants in planters are just sad.

16	Add EV charging stations (it will entice people into the business district). Add trees along all streets, add bioswales everywhere. Set yourself up for grants for “green infrastructure”. Add bus shelters. Provide grants for asbestos/lead-based paint abatement (to entice new tenants)
Answered	16
Skipped	8

ECONOMIC OPPORTUNITY AND DEVELOPMENT

8. How important is the following goal to you on a scale of 1 to 5?

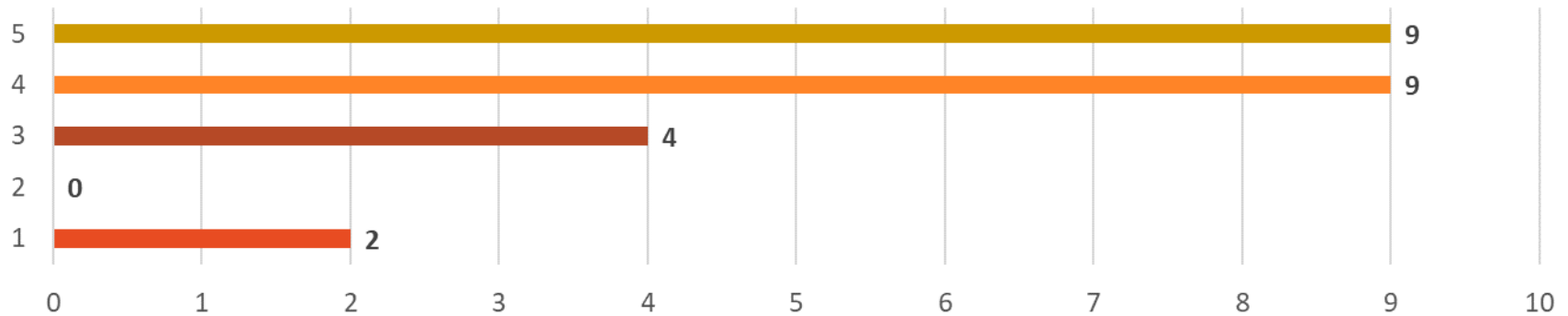
ACTIVE NEIGHBORHOOD CENTER: Further activate the neighborhood center, reduce barriers for small and diverse businesses and strengthen community capacity to support daily needs, new amenities, and community events for all ages.



Rating	Responses	
<i>1 is least important and 5 is most important</i>		
5	10	41.67%
4	8	33.33%
3	4	16.67%
2	0	0.00%
1	2	8.33%
Answered	24	
Skipped	0	

9. How important is the following goal to you on a scale of 1 to 5?

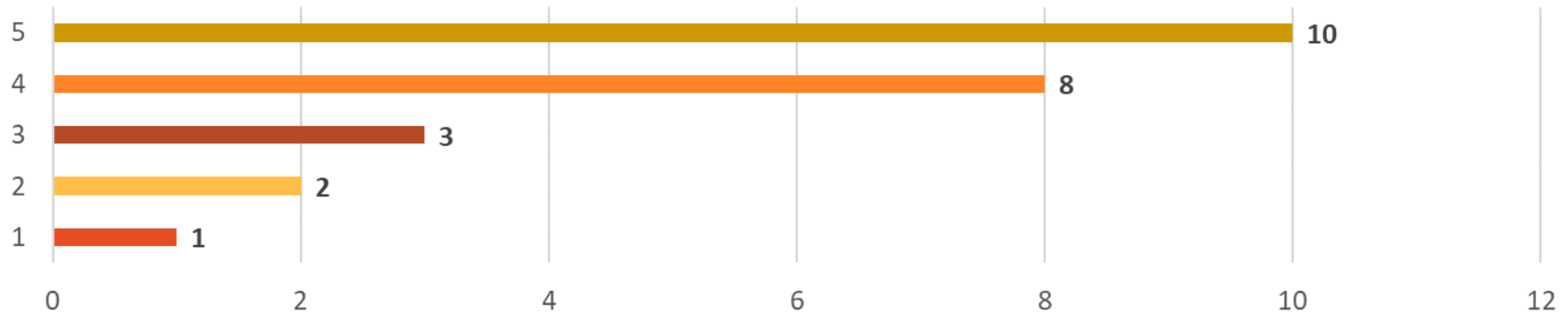
SOCIALLY RESPONSIBLE DEVELOPMENT: Increase density while preserving historic buildings and expanding open space; increase equitable investment and opportunity; and add new infrastructure to support new growth.



Rating <i>1 is least important and 5 is most important</i>	Responses	
5	9	37.50%
4	9	37.50%
3	4	16.67%
2	0	0.00%
1	2	8.33%
Answered	24	
Skipped	0	

10. How important is the following goal to you on a scale of 1 to 5?

GREEN ECONOMIC OPPORTUNITY: Encourage development of green industry and living-wage jobs while limiting community impacts of industrial development.



Rating	Responses	
<i>1 is least important and 5 is most important</i>		
5	10	41.67%
4	8	33.33%
3	3	12.50%
2	2	8.33%
1	1	4.17%
Answered	24	
Skipped	0	

11. What project ideas do you have for achieving these goals? *If your idea is associated with a specific location, please let us know where.*

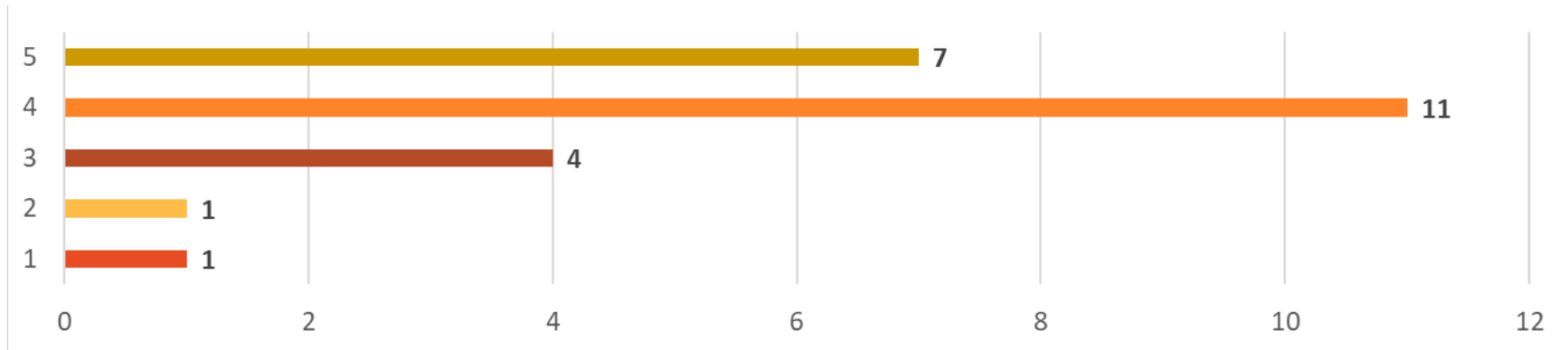
Response	
1	South Tacoma needs community infrastructure including a full-service grocery store, pharmacy, other essential services that can be easily accessed in our own neighborhood instead of driving out to other neighborhoods.
2	Attract these businesses, offer tax incentives and assistance in starting and growing green businesses Establish green economic zones
3	Stop making this area so dense. People need space and more green spaces for this area to be a healthy and happy place.
4	Small business incubators? Allow more variability and creativity in business types allowed in areas and support new types of businesses. For example--while all the barbershops and salons are great and should be supported, maybe economic development should encourage other types of business to open in the area, Businesses that can bring people in and that complement other businesses in the region. we need both retail, and professional services. We also need more living wage employment opportunities, not just retail.
5	Non-vehicular accessibility to local parks or the creation of a new park in this neighborhood. Perhaps the permanent closure of local side streets into public plazas will help provided zoning laws allow business activity on adjacent parcels to keep the space active at most hours of the day.
6	Increase density in South Tacoma, remove height limits and parking requirements. Ensure development is mixed use, and that commercial spaces are small/subdividable to reduce lease costs for small businesses (micro retail). Install curb-and-gutter on streets missing this infrastructure. Incentivize passive cooling techniques for outdoor and indoor spaces.
7	Please protect the cultural and ethnic diversity of South Tacoma residents. An economy that celebrates the diversity of cuisines, businesses, and ideas. Please do not displace brown bodies or bring pollution through business to places where brown bodies live.
8	Close automobile traffic on South Tacoma Way from 54th to 56th and allow this space to be populated by street vendors which would lower the cost of small business operation. Traffic could be diverted to Washington street.
9	Food gardens should be encouraged in this area because it is a food desert. Only decent store within one mile is Grocery Outlet.

10	Make more restaurants more kid-friendly. Give business owners an incentive if the business is family friendly at least until 9 pm. Church Cantina is the only place we can take our whole family eat food and mom and pop can have a beer. While the kids munch on their food or dessert.
11	adding more free parking options near popular market and shopping areas. it's hard to go places if you know parking will be a nightmare.
12	Actively recruit personal services (not just bars). Provide pocket parks, continue to allow small-scale manufacturing (artisan trades), preserve and adaptively reuse iconic industrial buildings. Don't push out industry.
Answered	12
Skipped	12

SENSE OF PLACE AND COMMUNITY

12. How important is the following goal to you on a scale of 1 to 5?

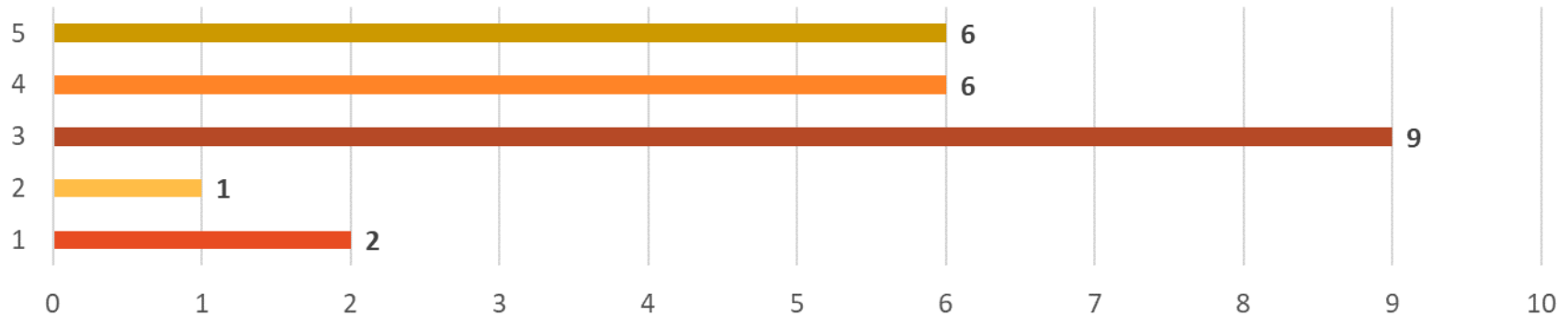
INVITING, ACCESSIBLE, BEAUTIFUL: Enhance and showcase South Tacoma to create an inviting, safe, accessible, beautiful neighborhood for all to enjoy.



Rating	Responses	
<i>1 is least important and 5 is most important</i>		
5	7	29.17%
4	11	45.83%
3	4	16.67%
2	1	4.17%
1	1	4.17%
Answered	24	
Skipped	0	

13. How important is the following goal to you on a scale of 1 to 5?

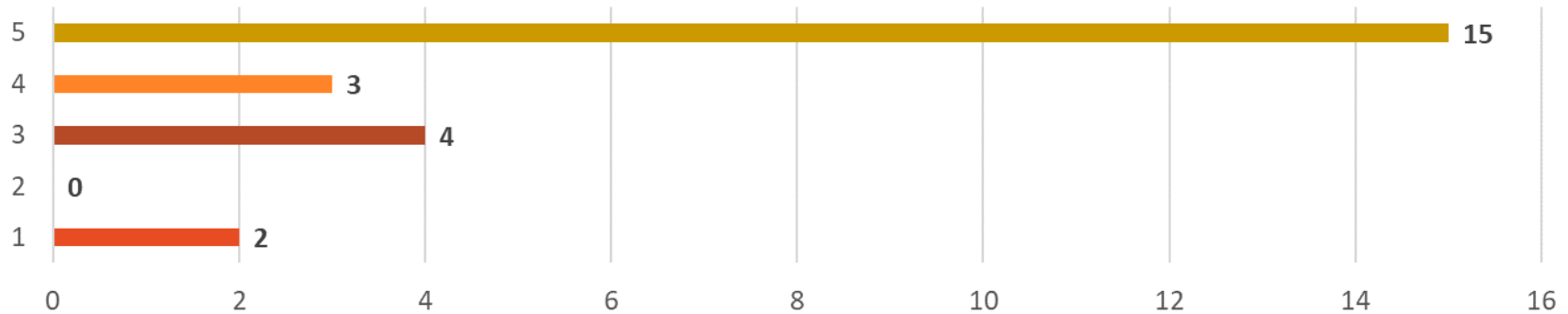
CELEBRATE HISTORY & IDENTITIES: Celebrate the neighborhood's many histories and community identities; ensure broad, equitable participation in neighborhood decisions.



Rating <i>1 is least important and 5 is most important</i>	Responses	
5	6	25.00%
4	6	25.00%
3	9	37.50%
2	1	4.17%
1	2	8.33%
Answered	24	
Skipped	0	

14. How important is the following goal to you on a scale of 1 to 5?

SENSE OF COMMUNITY & GATHERING: Foster a safe public realm by creating a healthy, clean, well-cared for spaces for all ages to gather, reflect, connect, and enjoy.



Rating <i>1 is least important and 5 is most important</i>	Responses	
5	15	62.50%
4	3	12.50%
3	4	16.67%
2	0	0.00%
1	2	8.33%
Answered	24	
Skipped	0	

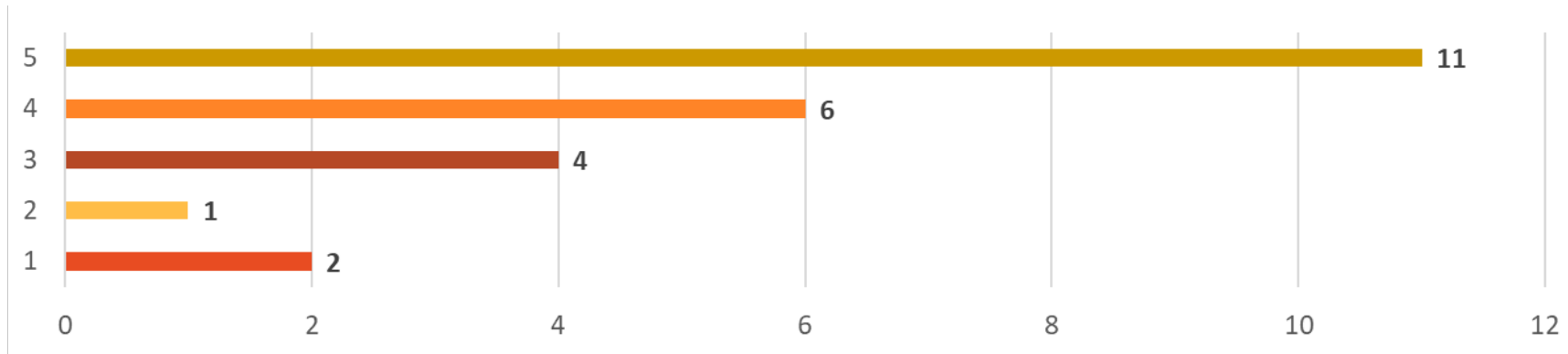
15. What project ideas do you have for achieving these goals? *If your idea is associated with a specific location, please let us know where.*

Responses	
1	community events, murals that tell a story, public art, anything that encourages more feet on the street.
2	Asian Pacific Center is a great representative of this Community Center, Star Center could be more community involved and get information to neighbors about activities. Co Create is a great idea, needs more publicity in South Tacoma Get South Tacoma culture groups, schools and religious organizations involved in planning/ organizing events
3	Stop painting people on buildings unless they reflect all ethnicities. More flowers in spaces. Make it a priority for business owners to keep their properties clean all the way to the middle of the streets to the middle of the alleys and take graffiti off immediately.
4	I would prefer the city allow citizens to celebrate organically rather than acting as an event planner. Make sure the public spaces are clean and safe and allow the people to do the rest.
5	There is no Skate Park in the Central South Tacoma area. In surrounding neighborhoods there is a lack of street trees, including in public spaces that already exist. I don't think there is a single tree at Edison E.S. over 20 feet.
6	Slow down S Puget Sound Avenue. S Puget Sound Ave is the gateway to the old residential section of South Tacoma. It gets used as a thoroughfare, cars blasting through at high speed to avoid S Tacoma Way. Develop S Puget Sound as an inviting pedestrian and bike friendly boulevard, the gateway to a vibrant, diverse, old residential neighborhood. More trees. Roundabouts at dangerous intersections to slow traffic to a speed that is safe for bikes, pedestrians, children, families.
7	Encourage more neighborhood activities i.e. food truck events at local parks with music and entertainment
8	Better gathering spaces that are not about spending money, more trees, please.
9	Transform 54th into a Festival Street for periodic events. Create a formal maintenance plan for STW (pressure wash the pavement). Continue with community events. Add string lights over STW. Allow/promote interim uses to occupy vacant lots along STW. Enforce property maintenance (there is a lot of litter everywhere).
10	when gathering public thoughts about changes making sure to actively create ways for those in all situations to share their thoughts and ideas including those without easy access to Internet or mobile phones.
Answered	10
Skipped	14

AFFORDABILITY

16. How important is the following goal to you on a scale of 1 to 5?

AFFORDABLE COMMUNITY: Ensure access to affordable and diverse housing, including for renters, a mix of incomes, support for people experiencing homelessness, and opportunities to build generational wealth through home ownership.



Rating <i>1 is least important and 5 is most important</i>	Responses	
5	11	45.83%
4	6	25.00%
3	4	16.67%
2	1	4.17%
1	2	8.33%
Answered	24	
Skipped	0	

17. What project ideas do you have for achieving these goals? *If your idea is associated with a specific location, please let us know where.*

Responses	
1	Land trusts that buy houses and allow people to own homes, build equity and sell or pass on to family
2	Build houses not apartments. Stop building dense housing it has ruined the west mall area. If there is not enough housing people can live elsewhere.
3	Allow more flexibility in development (site specific variances should be easier to consider). Get rid of off-street parking requirements for residential structures/development. Don't allow developments to go in that do not include landscaping and visual variation. We have enough developments in this city that look like builders cut every corner and did not even spend money on paint colors.
4	Eliminate zoning laws that prevent housing of all kinds from being built
5	Remove height restrictions and parking minimums. Target tax incentives and infrastructure funding to the area.
6	Promote homeownership in our neighborhood! neglectful landlords cause blight. We need people WHO ARE INVESTED IN OUR NEIGHBORHOOD living here not investors.
7	Encourage home sales to families and not investors who flip houses. Here is a certain immorality in having a housing market.
8	We are the most racially diverse neighborhood. Please do not displace brown bodies with irresponsible business and industrialization of our home, contamination, or gentrification.
9	Increasing how nice an area is tends to increase property taxes and prices people out of where they have lived. Making property taxes based on something beyond our already wildly inflated housing prices would be helpful. if it's made more a standard rate for the full area or based on something other than the value of the home might help people buy and own homes or stop rent from increasing in some situations.
10	Provide support to adaptively reuse existing buildings for housing, allow for a broad range of housing types. allow worker housing as part of industrial uses. construct small scale housing on excess public land.
Answered	10
Skipped	14

ANYTHING ELSE?

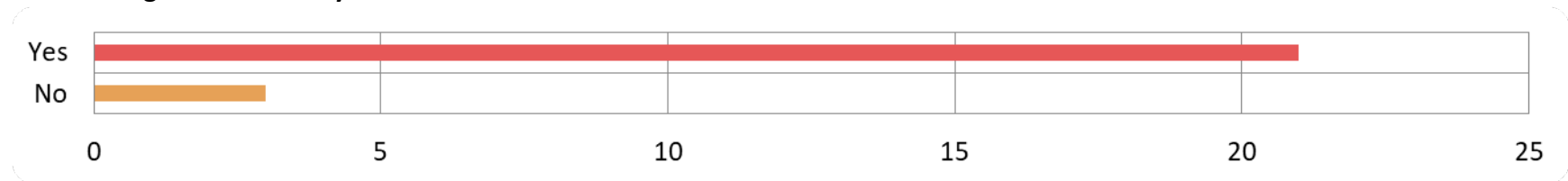
18. Do you want to suggest any priority areas, project ideas, or actions that do not fall into the previous categories? *Is there anything else you'd like to tell us?*

Responses	
1	The means to share resources, like the tool library, with a South Tacoma location. Involve high School and College students/interns/work study with non-profits to create, improve and grow. For instance, school media projects with neighborhood groups
2	Safety is a big concern in this area along with the horrible cannabis smell that plagues this area. Who knows what damage this is doing to our lungs.
3	nope, just think outside the box and make S Tacoma an inviting, engaging place to live work and play.
4	Accessing this neighborhood is extremely hard without a car from many areas of the city. Buses often require transfer downtown on commerce, which is generally a lightly policed area and is not a welcoming facility.
5	South Tacoma needs to develop a sense of “place”, a feeling of community. Lack of safety at the STW core is an obstacle to overcome but not impossible. I like the feeling that our neighborhood is making a positive resurgence and want to see it continue. There’s still so much potential!
6	We do not need an industrial warehouse project bordering our neighborhood. The history of redlining is still visible and apparently active. Industrial blight in the affluent north end gets a project that turned it into a beautiful functional “destination neighborhood.” Redlined South Tacoma industrial blight gets targeted for an industrial warehouse project. Develop STW between South Tacoma and Downtown as a boulevard. Develop open spaces in the Nalley Valley and old airport site as housing and parks. Don’t perpetuate the harm of historic redlining.
7	South Tacoma has improved in the 15 years I have lived here. Keeping up with programs and amenities of the North End is important.
8	Please do everything possible to limit development over the aquifer and keep truck traffic to a minimum.
9	Help me start a non profit education aquaponics farm in South Tacoma! Grow fish and food!
10	Find a way to expand a protected bike lane to downtown Tacoma from Washington St or South Tacoma Way to Downtown Tacoma
11	The only hope for South Tacoma is the city's commitment to increasing the tree canopy from 8% to 30%, as the council committed to a while ago. Nature is the only idea that will bring environmental justice to Tacoma. The city development of South Tacoma is very concerning for me without the commitment of more nature.

12	I love the artwork on the sides of the buildings in the area, it's cool to see different local artists work and it would be nice to see that shown more and promoting the artists louder.
13	The district needs to be maintained better (so much litter). Washington St needs a complete overhaul - add angled parking for more capacity, make the bike lanes nicer (they look horrible and the plastic bollards look like a cop out). The City needs to spend some money in this district to build on the private sector momentum.
Answered	13
Skipped	11

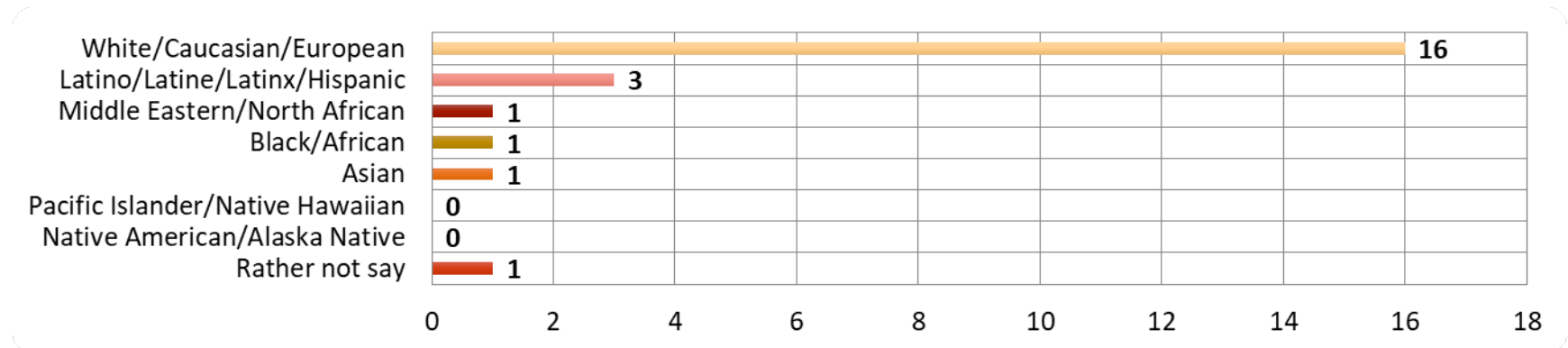
OPTIONAL DEMOGRAPHIC QUESTIONS

19. Would you be willing to share some demographic information to help us to understand how our engagement is doing at reaching the community?



Choice	Responses	
Yes	21	87.50%
No	3	12.50%
Answered	24	
Skipped	0	

20. Race/Ethnicity (Select all that apply)

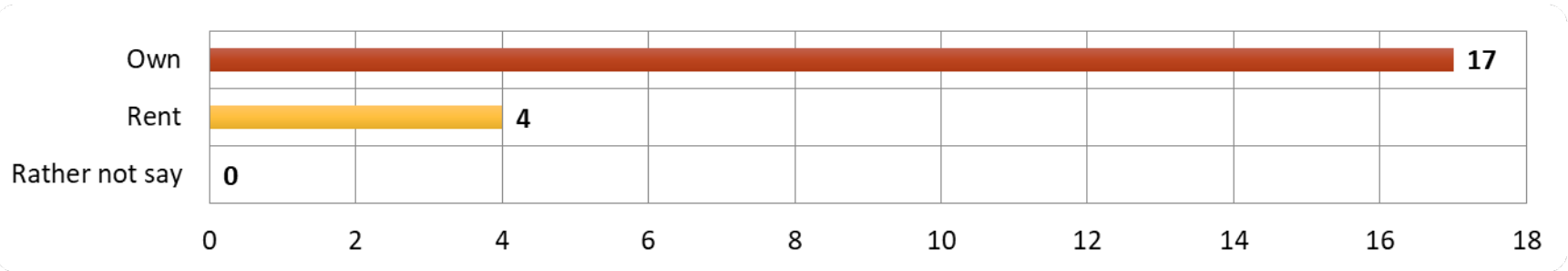


Choices	Responses	
White/Caucasian/European	16	76.19%
Latino/Latine/Latinx/Hispanic	3	14.29%
Asian	1	4.76%
Black/African	1	4.76%
Middle Eastern/North African	1	4.76%
Native American/Alaska Native	0	0.00%
Pacific Islander/Native Hawaiian	0	0.00%
Rather not say	1	4.76%
Answered	21	
Skipped	3	

21. Please list any specific race, ethnic, and national groups, and tribal/band affiliations with which you identify:

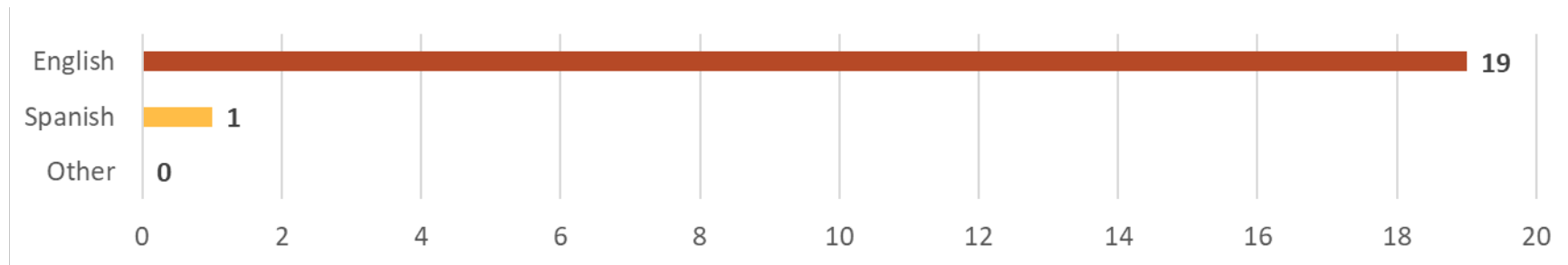
Responses	
LGBTQ+	
Vietnamese	
Answered	2
Skipped	22

22. Do you own or rent the place where you live?



Choice	Responses	
Own	17	80.95%
Rent	4	19.05%
Rather not say	0	0.00%
Answered	21	
Skipped	3	

24. Primary language spoken at home:



Responses		
English	19	95%
Spanish	1	5%
Answered	20	
Skipped	4	

25. Additional language(s) spoken at home:

- English
- Khmer
- Spanish
- Vietnamese

Answered	9
Skipped	15