



TO: Elizabeth Pauli, City Manager
FROM: Peter Huffman, Director, Planning and Development Services *PH*
COPY: Infrastructure, Planning, and Sustainability Committee; Michael P. Slevin III, P.E.;
Cathy Satava
PRESENTER: Lauren Hoogkamer, Principal Planner, Planning and Development Services
Anneka Olson, Senior Planner, Planning and Development Services
SUBJECT: Proctor Neighborhood Plan
DATE: January 10, 2024

PRESENTATION TYPE:
Request for recommendation to the full City Council.

SUMMARY:
Planning and Development Services staff will present the full Proctor Neighborhood Plan with a request for recommendation to the full City Council. This plan has been co-created with participants from the Proctor neighborhood and developed in coordination with internal and external partners.

BACKGROUND:
Staff provided an update on the Proctor Neighborhood planning process to this committee in July 2023. On December 6, 2023, the Planning Commission voted to recommend the Proctor Neighborhood Plan to the full City Council.

ISSUE:
The goal of the Proctor Neighborhood Plan is to create a community-led vision for the neighborhood that addresses the needs of existing residents and property owners, as well as plans for sustainable and equitable growth. Neighborhood plans also support implementation of other City of Tacoma policies and plans, such as the One Tacoma: Comprehensive Plan; the Transportation Master Plan; the Climate Action Plan; the Vision Zero Action Plan; and the Affordable Housing Action Strategy.

ALTERNATIVES:
The alternative is to not recommend the plan to the full City Council for adoption by resolution.

FISCAL IMPACT:
Neighborhood Planning reflects a multi-year and multi-faceted program focused on "on-the-ground" implementation of City policies and community priorities. The draft Proctor Neighborhood Plan includes numerous proposed implementation activities and improvements, which will require the partnership of multiple internal and external groups and resources, as outlined in the Plan. Several of the proposed actions will be accomplished with existing allocated funding, such as the "open streets" events, tree replacement and plantings, and the Historic Incentives Study. Some of the proposed actions would require reorienting or reprioritizing existing allocated resources, such as studying the creation of a Business Improvement Area. Acknowledging that Proctor is in a high-opportunity area and not identified as a priority for additional funding, many of the recommended actions are designed to be opportunistic when funding becomes available or can be combined with other projects and new development, such as the proposed Mason United Methodist redevelopment, which identifies community space and mixed income housing as a priority. Other actions will require additional efforts and future funding, which will be dependent on



identifying a combination of grants, other partnership funds, and allocating additional City resources at the City Council's discretion.

RECOMMENDATION:

Staff is seeking a recommendation to forward to the full City Council.

ATTACHMENT:

Planning Commission Recommendation Letter



City of Tacoma
Planning Commission

Christopher Karnes, Chair
Anthony Steele, Vice-Chair
Morgan Dorner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Jordan Rash
Sandesh Sadalge
Brett Santhuff

December 6, 2023

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

RE: Proctor Neighborhood Plan

Honorable Mayor and Members of the City Council,

Thank you for the opportunity to provide a recommendation for the Proctor Neighborhood Plan (Plan). We appreciate Council allocating resources to support the Neighborhood Planning Program (Program), which directly supports implementation of the *One Tacoma* Comprehensive Plan goals. As you know, the Planning Commission duties include developing and updating the Comprehensive Plan and supporting programs that implement it. We are excited to see how many of the *One Tacoma* goals can be implemented through the Program in a tailored approach to fit each community's needs. Through our comments in this letter, the Planning Commission finds that the Proctor Neighborhood Plan is consistent with the elements of the *One Tacoma* Comprehensive Plan and recommends adoption by the City Council.

Coordination: The Comprehensive Plan supports the core values of Opportunity, Equity, Partnerships and Accountability identified in *Tacoma 2025*. The Planning Commission recommended Neighborhood Planning coordination with both internal (City departments) and external partners, including the Puyallup Tribe of Indians, Metro Parks, Pierce Transit, Tacoma Public Schools and other relevant agencies and organizations, to ensure that any Plan recommendations are actionable and aligned with other strategic priorities. This ongoing partnership has been documented in the Plan, and we particularly appreciate the efforts from Council Member Hines to further this coordination.

Equitable Engagement and Community Capacity-Building: The Plan responds to the City's Equity and Empowerment Framework and *One Tacoma's* Engagement, Administration, and Implementation goals. Equitable community engagement was a driving force behind the creation of the Plan, and staff worked closely with community members to co-create the community engagement process and Plan. In addition to an active neighborhood steering group, staff received input from over 1,800 "engagements" (survey responses, focus group participation, and event attendance), including working with the City's Language Access and Ambassadors program to reach Ukrainian and Russian speakers, outreach to the renting community, and close coordination with the Proctor Business District. The Planning Commission encourages this effort to proactively engage communities not typically represented in planning processes.

The Plan's five major goals (below) are centered on shared community values with the aim of enriching Proctor's neighborhood livability, equity, and resilience. The key vision behind these goals is to foster a vibrant business district and Proctor as a welcoming place. The Plan supports Proctor's business district as a community hub and regional destination. At the same

time, the Plan aims to improve well-being, livability, and equity by promoting active living, fostering spaces for community connection, welcoming new residents and increasing affordability, and boosting community and individual health.

Pedestrian Safety and Comfort: Tacoma’s Transportation Master Plan (TMP) puts forth a vision and plan on how to maintain, update, and grow multimodal transportation options in the city, including improvements to pedestrian infrastructure and ADA-compliant arterial crossings in high-pedestrian areas like Neighborhood Business Districts. In addition, the Vision Zero Action Plan commits the City of Tacoma to eliminate traffic deaths by 2035. The Plan recommendations are aligned with the access and multimodal goals and priorities outlined in the TMP and the Vision Zero Action Plan. Acknowledging that Vision Zero does not identify any locations in Proctor as part of the priority network for any modes, with the exception of the bicyclist priority network along N 26th St between N Stevens and N Alder streets, improvements in Proctor will be a lower priority than other parts of the city where there are killed or serious injury (KSI) crashes.

Human-Scale Design: *One Tacoma* includes goals for addressing urban design considerations at the scale of neighborhood patterns, systems of connectivity, open space, and health and sustainability. Mixed-Use Centers are the core of the Comprehensive Plan’s growth and development strategy, and Neighborhood Mixed-Use Centers are the initial focus of the Program. The Plan supports the Urban Design Studio’s efforts to create design standards to ensure large-scale new development complements existing buildings and supports pedestrian orientation, in coordination with the new Urban Design Project Review program. Additionally, it supports the City’s goals of Historic Preservation and adaptive reuse.

Outdoor Community Space: As Proctor grows, there is an interest in identifying additional locations for both indoor and outdoor community spaces and events for people to gather and activate for community use. This supports the combined *One Tacoma* goals addressing Recreation and Urban Form by creating healthy, inclusive, accessible, connected spaces in the public realm that integrates nature/open space and active transportation. Additionally, optimizing use of the right-of-way, such as through the creation of “open streets” or festival streets, shared use, and enhanced pedestrian facilities, is one of the goals of the TMP. We feel like this approach – exploring ways to maximize the community benefit of the public right-of-way – could be an exciting opportunity in many areas and a potential policy focus for the City, as a whole, as we look forward to the 2024 Comprehensive Plan update.

Sustainability and Climate Adaptation: The Planning Commission supports opportunities to implement the Climate Action Plan and increase tree canopy, create new public green spaces and parks, and invest in transit and pedestrian and bicycle infrastructure. The Plan seeks to further these goals through coordination with the Depave and Urban Forestry programs to significantly increase urban tree canopy in Proctor, as well as through supporting multimodal transportation and other environmentally friendly actions.

Commercial and Residential Affordability: The Economic Development element of *One Tacoma* supports retention of small businesses and creating a sense of place for commercial centers, and the Plan documents the community’s desire to keep commercial spaces accessible for small businesses. The Plan also recommends strategies to ensure existing and new housing is attainable, especially workforce and subsidized housing for those at risk of displacement, which supports the Affordable Housing Action Strategy. Community members in Proctor expressed a

desire for more affordable housing; anti-displacement policies; community land trusts; and the adaptive reuse of character-defining historic structures. Through the Plan, we are also tracking the Mason United Methodist Church redevelopment, which anticipates addressing housing and community needs.

Implementation and Long-Term Maintenance: A key component of both *One Tacoma* and *Tacoma2025* is accountability and transparency in the equitable delivery of services. The Planning Commission has long advocated for increased engagement, community capacity building, and City response to community-identified issues. The Planning Commission appreciates the efforts of Council Members Hines and Ushka. We also thank the full Council for making the Program permanent and supporting implementation through the recent budget process so that it can continue to provide the community with this level of planning, engagement, and action.

Thank you for the opportunity to provide this recommendation. We look forward to the continued growth and support of this Program and its implementation of the One Tacoma goals across the City, as well as the continued relationship-building within the community.

Sincerely,



Christopher Karnes, Chair
Tacoma Planning Commission



Anthony Steele, Vice-Chair
Tacoma Planning Commission

Enclosure