



One Tacoma Plan
Planning Commission Recommendation
City of Tacoma | Planning and Development Services
City Council Study Session
May 13, 2025



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OVERVIEW



Purpose:

Present the Planning Commission's recommendations for the One Tacoma Plan update, Transportation and Mobility Plan, and Minor Code Amendments; prepare for the resolution to set the public hearing.

Outline:

1. State and Regional Planning Requirements
2. Community Engagement
3. Summary of Proposals and Recommendations
4. Schedule for Council Consideration

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OVERVIEW



One Tacoma Plan

- Letter of Recommendation
- Finding of Fact
- One Tacoma Plan Chapters and Technical Reports

Transportation and Mobility Plan

- Letter of Recommendation from Transportation Commission
- Transportation Chapter + Appendices

Minor Code Amendments

- Letter of Recommendation
- Findings of Fact
- Code Exhibits

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PLANNING REQUIREMENTS



STATE OF WASHINGTON
Growth Management Act
Shoreline Management Act

PUGET SOUND REGIONAL COUNCIL
Vision 2050

PUYALLUP TRIBE
Treaty of Medicine Creek
Land Claims Settlement Agreement

PIERCE COUNTY
Countywide Planning Policies



137,000 new
residents



60,000 new
homes



94,000
new jobs

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 COMMUNITY ENGAGEMENT		
Planning Phase	Engagement	Notifications
Community Visioning (January – July 2024)	<ul style="list-style-type: none"> • Eight in-person open houses • Virtual open house • Direct outreach/community events • Spotlight on South Tacoma • Language access/ambassadors • Citywide Survey • Review of recent engagement activities 	<ul style="list-style-type: none"> • Citywide mailings (2) • Social media • Interested parties • News Releases • Notice to Puget Sound Regional Council, WA State, Joint Base Lewis-McChord, and Tribe • Adjacent jurisdiction • TV Tacoma • Local Newspaper
Policy Development (August – December 2024)	<ul style="list-style-type: none"> • Transportation Oriented Development Task Force • Boards and Commissions/Advisory Groups • Partner agencies • Community Events 	
Public Draft Review (February – March 2025)	<ul style="list-style-type: none"> • Three in-person open houses • One virtual event • Boards and Commissions/Advisory Groups 	


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 RECOMMENDATION	
<p><i>The One Tacoma 2050 Vision is that every Tacoma resident is a safe and short walk, roll, bus, train, or bike ride away from daily essentials and community amenities, such as groceries, schools, parks, and healthcare. The chapters of the plan are focused on contributing to this vision and the focus areas of Equity, Opportunity, Public Health, Safety, and Sustainability.</i></p>	<div>01 Introduction + Vision</div> <div>02 Growth Strategy</div> <div>03 Complete Neighborhoods</div> <div>04 Environment + Watershed Health</div>
	<div>05 Housing</div> <div>06 Transportation</div> <div>07 Economic Development</div> <div>08 Parks + Recreation</div>
	<div>09 Public Facilities + Services</div> <div>10 Historic Preservation</div> <div>11 Engagement + Administration</div>


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FOCUS AREAS




OPPORTUNITY is best reflected in neighborhoods where residents can reach their full potential. This means that daily essentials, such as healthcare, healthy food, and schools are within easy reach. It also includes amenities – gyms, personal services, bookstores, arts experiences – that inspire wellbeing and open new opportunities.




EQUITY refers to the ability for every resident to share in community progress. As Tacoma grows, care and attention must be paid to ensure that the benefits of this growth are equitably distributed. This includes attention to potential displacement and to how processes for public investment and access to services can be improved.



PUBLIC HEALTH encompasses all the public supports that people need to maintain healthy minds and bodies. The quality of the built and natural environment can have great impact on the local population's resilience against health hazards like heat events, water and air pollution, and behavioral health challenges.




SAFETY has been a top priority for the City of Tacoma and will continue to be in the future. This plan seeks to align policies and programs in a way that enables everyone to feel safe as they live, work, play, and move throughout Tacoma.



SUSTAINABILITY captures the intention to plan not only to 2050, but further beyond to consider the wellbeing of future generations of Tacomans and the natural environment in which Tacoma is situated. Integrating the Climate Action Plan and Adaptation Strategy in this update is a key part of planning for sustainability.

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KEY PLAN UPDATES

Chapter	Policy Updates
Growth Strategy	<ul style="list-style-type: none"> Integration of Land Use and Transportation 15-Minute Neighborhoods + Leading with climate
Housing	<ul style="list-style-type: none"> Affordable housing need; anti-displacement Support for social housing model
Economic Development	<ul style="list-style-type: none"> Emphasis on green economy, Manufacturing and Industrial Centers (MIC)
Parks and Recreation	<ul style="list-style-type: none"> Updated level of service to incorporate walk distance Identify gap areas for service
Environment and Watershed Health	<ul style="list-style-type: none"> Stronger policies to address air quality and climate + greater integration of land use and stormwater management 30% tree canopy for all neighborhoods

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ACTIONS



Growth Strategy	<ul style="list-style-type: none"> • Update Commercial Zoning Districts and development standards • Update Regional Growth Center Subarea Plans
Housing	<ul style="list-style-type: none"> • Evaluate and update bonus programs and incentives • Consider expanding the Reduced Parking Area
Economic Development	<ul style="list-style-type: none"> • Equitable retail strategy • South Tacoma MIC – Subarea Planning
Parks and Recreation	<ul style="list-style-type: none"> • Develop strategy to address underserved areas
Environment and Watershed Health	<ul style="list-style-type: none"> • Advocacy for state air quality rulemaking • Upcoming Required updates: Critical Areas Preservation Ordinance update; Shoreline Master Program update; Climate Element • Update tree canopy and landscaping standards • Proactive restoration plan for Commencement Bay
Historic	<ul style="list-style-type: none"> • Update code requirements for historic designation process

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TRANSPORTATION AND MOBILITY PLAN



Mode or Function Element	Element Vision or Outcome
Pedestrian	Safe, accessible, and comfortable mobility for people walking and rolling on all of our city streets.
Bicycle	All ages and abilities network provides safe, connected access to our city.
Transit	Frequent, reliable mobility connecting all neighborhoods and to the region.
Freight	Reliable access to Port facilities and regional freeways, and ensure essential items reach Tacoma businesses.
Auto	Streets designed to encourage slower speeds and support emergency response and goods delivery.
Curb Management	Effective and equitable curb allocation to assure access between destinations and the transportation network.
Public Realm and Activation	Places for people to connect and community life to unfold.

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TRANSPORTATION AND MOBILITY PLAN

Operationalizing the Transportation Master Plan (TMP)

- Multimodal Level of Service – Identify needs for ALL modes
- Performance Metrics – Track by TMP goals
- Project Prioritization – Score by policy alignment
- Data-Driven – Inform investment
- Reporting – Measure and adapt



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TRANSPORTATION COMMISSION

Recommendations:

1. Shift away from past focus on single-occupancy vehicles
2. Repair of past harms in transportation policy and funding
3. Support 15-minute neighborhoods to build connections
4. A thriving economy
5. Community involvement and transparency



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●●● MINOR CODE AMENDMENTS



Purpose:

Address errors in the code; minor clarifications and inconsistencies; non-substantive amendments.

Examples:

1. Standardize code enforcement procedures
2. Update Pedestrian Street designations to be consistent with adjacent land uses
3. Expand split zoning applicability
4. Add and amend definitions (development site, Home in Tacoma-related)
5. Clarify regulations and applicability (Shoreline signage, mixed-use center zoning building design)
6. Address incorrect Code references (conditional uses), land use allowances (day care centers, Tacoma Mall residential uses; address inconsistencies with State law related to Home in Tacoma amendments)

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●●● TENTATIVE SCHEDULE



Target Date	Meeting	Milestone
May 13, 2025	City Council	Resolution to set the public hearing
June 3, 2025	City Council	Public Hearing
June 10, 2025	City Council	Study Session - Debrief First Reading of Ordinance
June 17, 2025	City Council	Final Reading of Ordinance
June/July, 2025	PSRC	Certification Submittal

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