



CITY OF TACOMA
NEIGHBORHOOD
PLANNING
PROGRAM

PROCTOR NEIGHBORHOOD PLAN

CITY COUNCIL STUDY SESSION
 FEBRUARY 13, 2024

CITY OF TACOMA
 PLANNING AND DEVELOPMENT SERVICES

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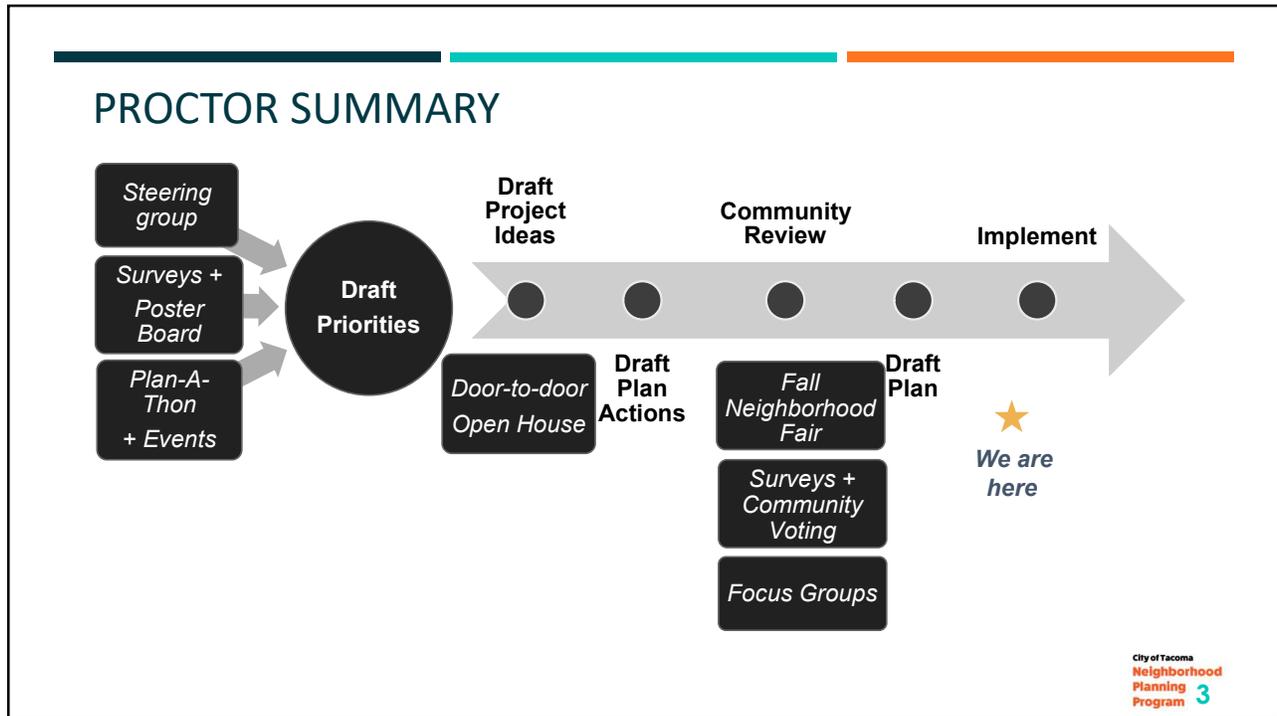
AGENDA



- Proctor Neighborhood Plan Overview
 - Process
 - Values, Vision, Priorities
 - Implementation
 - Plan Actions
- Next Steps

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PLAN OVERVIEW

<ul style="list-style-type: none"> Acknowledgements Welcome Letter Executive Summary Introduction Neighborhood Plan Approach Proctor Major Characteristics Policy Framework Community Engagement Summary Major Ideas Summary Recommendations Implementation Strategy 	<ul style="list-style-type: none"> Lessons Learned Glossary Works Cited Appendices <ul style="list-style-type: none"> A. Zoning and Land Use B. Historic Resources C. Community Event Summaries D. Survey and Interactive Map Results E. Cushman and Adams Substations Memo F. Festival Street Location Analysis Memo
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METHODOLOGY

See *Neighborhood Plan Approach*, page 10

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            graph TD
            A[Plan A-Thon and Events] --> B[Draft Values/Priorities]
            C[Surveys and Interactive Map] --> B
            B --> D[Project Ideas]
            D --> E[Draft Plan Actions]
            F[Display Boards and Door-to-door Open House] --> E
            G[Community Open Testing] --> E
            H[Survey and Community Voting] --> E
            I[Focus Groups] --> E
            E --> J[Community Review]
            K[SME Review] --> J
            J --> L[Draft Plan]
            L --> M[Final Plan and Implementation]
            
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- **Community engagement**
 - Deep and broad engagement
 - Informs every step of the process

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

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

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PROCTOR ENGAGEMENT OVERVIEW

See *Engagement Summary*, page 34

Over 1,800 "engagements"

Events

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

Surveys and Online Engagement

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

Meetings and Focused Engagement

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

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DIVERGENT VIEWPOINTS

Areas of divergence:

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



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PROCTOR VALUES AND VISION

See Major Ideas
Summary, page 53

Community Vision

Vibrant Neighborhood Destination

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

Welcoming, Livable Neighborhood

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

Community Values

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

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

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PROCTOR PRIORITIES

See Recommendations, page 58

- **Pedestrian Safety and Comfort:** Supporting safe access to key neighborhood destinations for people walking, biking, and rolling.
- **Human-Scale Design:** Development that features pedestrian-oriented urban design and honors Proctor's historic character.
- **Community Space:** Community space for gathering indoors and outdoors, including enhancing access to existing spaces and parks.
- **Sustainability and Climate Adaptation:** Reducing climate impacts through environmentally sustainable practices and development, and preserving the urban tree canopy.
- **Commercial and Residential Affordability:** Preserving and constructing housing that is attainable for diverse incomes and needs and affordable commercial space for small and diverse businesses.

MAJOR IDEAS (PAGE 53)

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



Location-Specific Actions

- 1 Improve active transportation connections to the Business District and enhance pedestrian crossings on arterials (AP)
- 2 Coordinate with schools to improve safety and connections (C3)
- 3 Pursue opportunities to implement public space and affordability goals with future development (C3)
- 4 Activate streets by testing "Open Streets" locations for future festival streets (S1)
- 5 Explore woonerf (neighborhood shared street) opportunities (C3)
- 6 Support small businesses and explore Business District capacity support (S1)
- 7 Coordinate with partners to enhance outdoor gathering spaces and seating areas (S1)

Neighborhood-Wide Actions

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

IMPLEMENTATION STRATEGY

See Implementation Strategy, page 87



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

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BOOSTER PROJECT

\$50,000 for implementation of community priorities

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

Winning Projects:

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

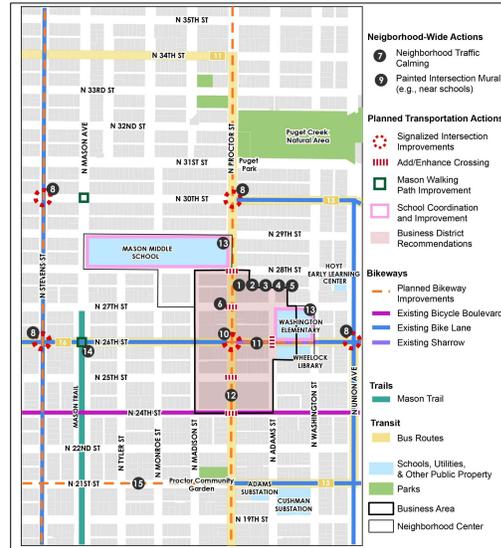


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ACTIONS: PEDESTRIAN SAFETY AND COMFORT (PAGE 61)

Key Plan Actions	
2	Add red curb paint to mark where parking is not allowed (Quick Win)
3	Work with the Proctor District Association to develop a parking management strategy (Quick Win)
6	Add/enhance crossings at all non-signalized locations on arterials in the business district (Community Priority)
12	Bike Lanes: Analyze addition of bike lanes on North Proctor and North 26th Street
13	Mason Middle School & Washington Elementary School: school arrival and dismissal plans (Quick Win)



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ACTIONS: HUMAN-SCALE DESIGN (PAGE 69)

Historic Resources		
1	Develop a multi-property nomination to the Tacoma Register of Historic Places for key historically significant buildings	Small Investments
2	Support City efforts to encourage adaptive reuse of historic buildings Identify opportunity sites for adaptive reuse • Support the City's Historic Incentives study	Small Investments
Urban Design and Identity		
3	Support Urban Design Studio efforts: • Support creation of Neighborhood Mixed-Use Centers design guidelines	Small Investments; Community Priority

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ACTIONS: COMMUNITY SPACE (PAGE 73)

Active Public Space		
1	Create a pilot 'open streets' program to test locations for temporary closures and activations for specific events on non-arterial streets	*Quick Win; Booster Grant
2	Integrate minor design changes to create a festival street to make temporary street closures easier	
3	Identify partnership opportunities to construct a woonerf (a multi-modal shared street) within the business district	
4	Encourage local businesses to utilize the City of Tacoma's process to develop streateries (outdoor seating areas built within parking spaces)	*Quick Win
5	Identify and develop locations for shared public outdoor seating	*Community Priority
9	Study the creation of a Business Improvement Area (e.g. a self-funding district for property owners) to provide capacity support for the business district association for landscaping, parking, event planning, etc.	Small Investments

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OPEN STREETS PILOT, FESTIVAL STREET, AND WOONERF

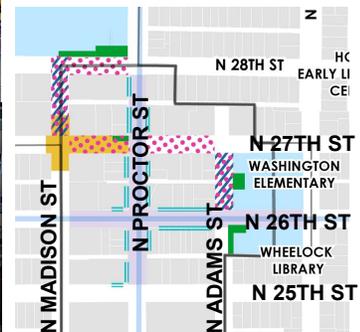
 **Action 1. Test locations for regular, temporary closures with activation.** (Quick Win; Booster Project)

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

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



LOCATIONS STUDIED FOR ACTIONS 1-3

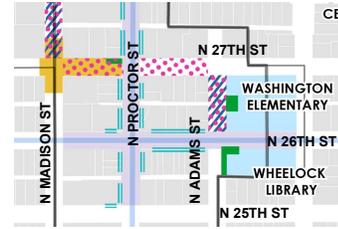


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STREATERIES & PUBLIC SEATING

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

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



North 27th and North Proctor Streets



Wheelock Public Library



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ACTIONS: SUSTAINABILITY & CLIMATE ADAPTATION (PAGE 79)

Key Actions		
1	Remove paving in select areas of the business district and replace diseased trees	Quick Win; Community Priority; Booster Project
2	Support Urban Forestry's tree canopy goals of 30% through residential tree planting and care	Community Priority
5	Work with residents and businesses to add bike parking (racks, corrals, etc.) in the business district and surrounding neighborhood	Quick Win
6	Advocate for multimodal transportation, ridership, and access , including transit service to Proctor from key transit hubs in downtown	
7	Develop neighborhood capacity to advocate for and implement environmentally friendly practices and resources.	Quick Win

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ACTIONS: COMMERCIAL & RESIDENTIAL AFFORDABILITY (PAGE 83)

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

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LESSONS LEARNED & PROPOSED NEXT STEPS

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



Plan Adoption Process:

- ✓ **Planning Commission Recommendation:** December 6, 2023
- ✓ **Infrastructure, Planning, and Sustainability Committee Recommendation:** January 10, 2024
- ☐ **Study Session (TODAY):** February 13, 2024
- ☐ **Council adoption:** February 27, 2024
- ☐ **Implementation:** Early 2024 and ongoing

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