

CITY OF TACOMA NEIGHBORHOOD PLANNING PROGRAM



PROCTOR NEIGHBORHOOD PLAN

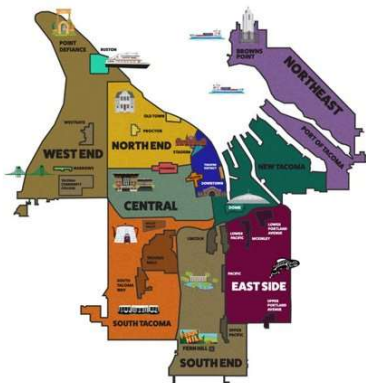
CITY COUNCIL STUDY SESSION
FEBRUARY 13, 2024

CITY OF TACOMA
PLANNING AND DEVELOPMENT SERVICES

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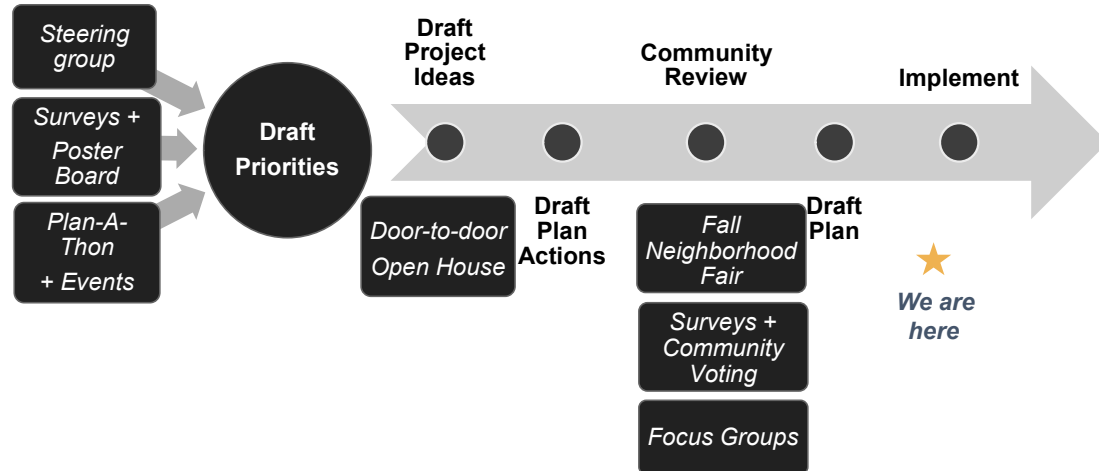
AGENDA



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

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PROCTOR SUMMARY



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PLAN OVERVIEW

Acknowledgements
Welcome Letter
Executive Summary
Introduction
Neighborhood Plan Approach
Proctor Major Characteristics
Policy Framework
Community Engagement Summary
Major Ideas Summary
Recommendations
Implementation Strategy

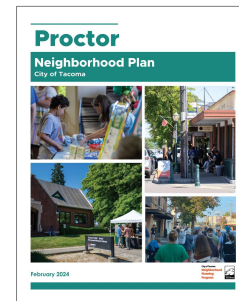
Lessons Learned

Glossary

Works Cited

Appendices

- 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



- **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



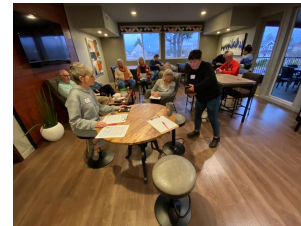
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DIVERGENT VIEWPOINTS

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



PROCTOR VALUES AND VISION

See Major Ideas
Summary, page 53

Community Vision

Vibrant Neighborhood Destination

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

Welcoming, Livable Neighborhood

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

Community Values

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

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

PROCTOR PRIORITIES

See Recommendations, page 58

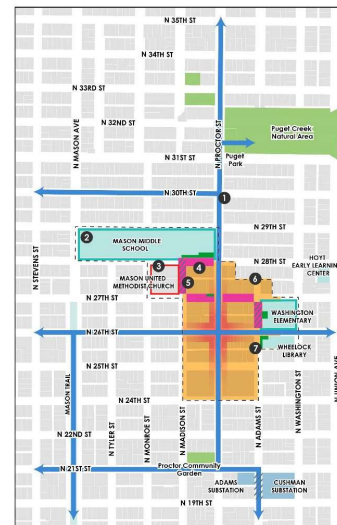
- **Pedestrian Safety and Comfort:** Supporting safe access to key neighborhood destinations for people walking, biking, and rolling.
- **Human-Scale Design:** Development that features pedestrian-oriented urban design and honors Proctor's historic character.
- **Community Space:** Community space for 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.

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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 (C2)
- 3 Pursue opportunities to implement Plan public space and affordability goals with future development (C2)
- 4 Activate streets by testing "Open Streets" locations for future festival streets (AP)
- 5 Explore woonerf (neighborhood shared street) opportunities (C2)
- 6 Support small businesses and explore Business District capacity support (AP)
- 7 Coordinate with partners to enhance outdoor gathering spaces and seating areas (C2)

Neighborhood-Wide Actions

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

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IMPLEMENTATION STRATEGY

See Implementation Strategy, page 87



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

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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



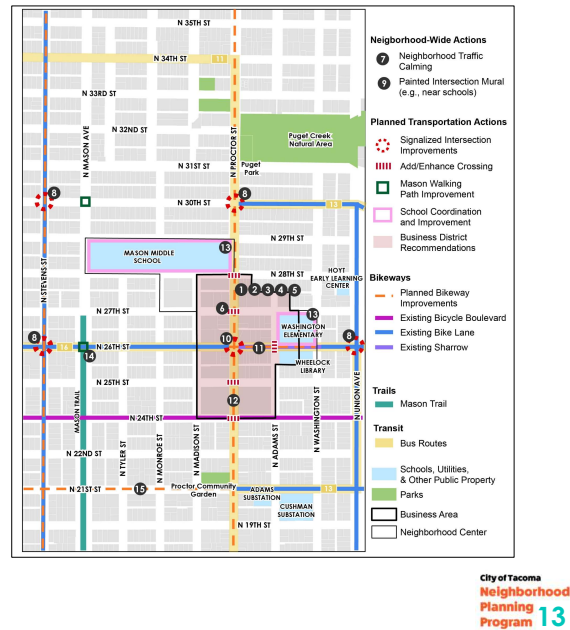
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ACTIONS: PEDESTRIAN SAFETY AND COMFORT (PAGE 61)

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

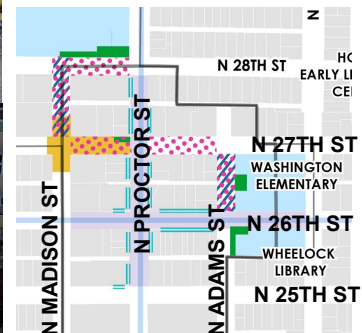
 **Action 1. Test locations for regular, temporary closures with activation.** (Quick Win; Booster Project)

 **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

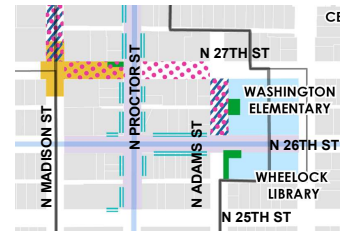


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STREATERIES & PUBLIC SEATING

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**



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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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