



WEEKLY REPORT TO THE CITY COUNCIL

November 19, 2020

Members of the City Council
City of Tacoma, Washington

Dear Mayor and Council Members:

ITEMS OF INTEREST

1. Mayor Victoria Woodards provides the **attached letter to the Coalition in response to their priorities in the systems transformation work**. The priorities related to policing were discussed during their meeting in late October.
2. City Manager Elizabeth Pauli provides the attached **approved Purchase Contract Awards**.
3. Council Member Catherine Ushka provides the attached Council Action Memorandum directing the City Manager to **use the Down Payment and Foreclosure Assistance disparity study funded in the proposed 2021 – 2022 budget to identify any disparities caused by historic racism or displacement caused by gentrification** that resulted in disproportionate home ownership and the inaccessibility of communities of color and particularly Black communities to build generational wealth.
4. Council Member Conor McCarthy provides the attached Council Action Memorandum **directing the City Manager to take into account recommendations in the 2020 Comprehensive Police Staffing Study and Upcoming Divertible Calls for Service Study when making staffing decisions** for the Tacoma Police Department.
5. Environmental Services Director Mike Slevin provides the attached **Glass Recycling Drop-off update memorandum**.
6. Tacoma Public Utilities Government Relations Manager Clark Mather provides the **attached memorandum outlining Tacoma Public Utilities Legislative Agenda**.
7. **Climate Action Planning: Tell Your Story-** the Office of Environmental Policy and Sustainability (OEPS) is collecting community input on key concerns and priorities for a **climate safe and sustainable future in Tacoma**. In partnership with Citizens for a Healthy Bay, we are working to update the City's Environmental Action plan through a new [Climate Action Planning](#) process that centers equity and anti-racist transformation in our strategies and actions. [Share your story of a climate safe and sustainable Tacoma by November 27.](#) We want to hear from a diverse and broad number of Tacoma's community members, especially those whose voices are most often marginalized and bear the heaviest burden of climate change impacts. **After completing the activity yourself, feel free to share with your family, friends, and Tacoma community! For questions, contact OEPS at sustainability@cityoftacoma.org**

8. Chief Don Ramsdell provides the **attached Weekly Crime Report**.
9. Planning and Development Services Director Peter Huffman reports that the **Planning Commission has completed its review process for the 2020 Annual Amendment to the Tacoma Comprehensive Plan and Land Use Regulatory Code, which includes three applications**. The Commission recommends the City Council adopt the proposed Heidelberg-Davis site land use designation change and the minor plan and code amendments, and deny the proposed View Sensitive Overlay District height limit change. **The City Council will review the Commission's recommendations at the study session on November 24, 2020, and conduct a public hearing on the same night to receive public comments. The first and final readings of adopting ordinances are scheduled for the City Council's consideration on December 1 and 8, 2020.** Attached is the compilation of the Planning Commission's Letter of Recommendation and Findings and Recommendations Report, dated November 4, 2020. Additional background information is available on at www.cityoftacoma.org/2020amendment.
10. Please see the attached City of Tacoma **Weekly Meeting Schedule**.
11. **Rental Assistance lottery funding continues on a rolling basis until all funds have been expended. Applications are reviewed and awarded weekly.** Applications are available at <https://lasapierce.org/covid-19-tacoma-rent>. The parameters for the program are below, which reflect expanded eligibility parameters:
 - Up to **two** awards of \$1,000 each based on need, directly related to current rental expense obligations, as verified by the landlord.
 - City of Tacoma resident(s)
 - Experienced loss of employment or reduction in wages due to COVID-19
 - Income at or below 60% Area Median Income for Pierce County
 - Tenants residing in properties backed by Freddie Mac, Fannie Mae and FHA loans may now qualify to receive assistance

Non-profits working with clients may still make direct referrals to the City's program by contacting communityengagement@lasawa.org. **The City's Rental Assistance Fund at the Greater Tacoma Community Foundation has received 22 gifts totaling \$27,520.**

STUDY SESSION/WORK SESSION

12. The **City Council Study Session** of Tuesday, November 24, 2020, will be conducted through Zoom conference. The public can watch the meeting at: tvtacoma.com. Discussion items will include: (1) **Proposed Budget Updates 2021-2022 to include Basic Life Support and Fire Amendments** ; (2) **Planning Commission's Recommendations On the 2020 Annual Comprehensive Plan Amendment**; (3) **Systems Transformation**; (4) **Other items of Interest**; (5) **Committee Reports**; (6) **Agenda Review and City Manager's Weekly Report**.

At Tuesday's Study Session, staff will provide **brief updates on items related to the 2021-2022 Proposed Budget including Basic Life Support and Fire amendments.**

On our second agenda item, staff from the Public Works Department **will provide the Mayor and City Council the Commission's recommendations on the 2020 Annual Comprehensive Plan Amendment.**

On our last agenda item, City Manager Elizabeth Pauli will be giving an **update on Systems Transformation.**

13. The updated **Tentative City Council Forecast and Consolidated Standing Committee Calendars** are attached for your information.

MARK YOUR CALENDARS

14. There are no new events at this time.

Sincerely,



Elizabeth Pauli
City Manager

EAP:ram



City of Tacoma

Mayor Victoria Woodards

Dear Leaders of The Coalition,

We want to thank you for taking the time to meet with us and share your four priority areas on policing in the City of Tacoma. In that meeting, we committed to bring back to you in writing the efforts we discussed in that meeting in each of your priority areas. This information is outlined in the attached document. While our conversation focused on policing, we also took this opportunity to outline actions that the City is taking in alignment with your other priority areas in the attached document as well.

In addition to the actions that align with your areas of priority, we wanted to take a moment to share some of the other actions underway at the City. As part of the [Heal the Heart of Tacoma](#) initiative, the Mayor and City Council will be appointing a core coordinating team that will support a community-led systems transformation effort. As your priorities identify, the systems that impact Black residents do not exist with the City alone. It is the Mayor and Council's vision that this group will be able to align energies and efforts across the community to address issues that are the top priority of the Black, Indigenous, and other communities of color in Tacoma. We've included a little additional information on current steps underway in the attached document. We were excited to have more than 140 community members apply.

Every department at the City of Tacoma has been called on to create a Racial Equity Action Plan to guide operations over the next two years, and the City Manager has worked to develop our organization's first anti-racist budget. I want to be clear that this is a budget we can amend as needed over the next two years based on internal and community-led work to become an anti-racist Tacoma.

The Proposed Budget includes funding to support a study of police calls for service to identify divertible calls for service. This evaluation will allow for an objective basis to better understand service demand and plan for allocating resources to and responding with the most effective and appropriate service provider. The budget also provides a position for data analysis necessary for transformation of Citywide community safety efforts.

The Proposed Budget also provides start-up funding for a new Office of Community Safety that will be located in the City Manager's Office. This funding will position the City to be able to adapt and respond to the broader community definition of community safety and support the implementation of transformational ideas/recommendations identified during the community-led transformation process.

We are currently recruiting a transformative leader to be our next Chief of Police, and if you have not already, we invite you to [share your initial feedback through November 20 on what you want to see in your next chief](#). There will be additional chances to participate in the process. As you will see in the attached document, our efforts to make meaningful change do not stop with policing.

Much like those items that we've outlined in the attached document, this letter outlines a few of the first steps we have taken. We know that this work must be sustained over time, and we and the City Council remain steadfast and dedicated to ongoing systems transformation that will eradicate the impacts of systemic racism. We appreciate the value that our conversations with you provide, and we hope you will continue to share your priorities, insights, and your concerns with us in this work.

Sincerely,


Victoria R. Woodards
Mayor


Elizabeth Pauli
City Manager

Priority Issue Areas Identified by The Coalition and Associated Actions Taken by City Of Tacoma

Recognizing that the impacts of racism on persons and systems are often beyond the reach of one organization or agency, we appreciate that The Coalition has jointly called on Lakewood, Tacoma, and Pierce County to take action. While we outline actions related to the specific priorities below, the City's elected and administrative leaders have taken a number of other actions as well, and the City would be happy to supply additional information on those as desired.

Additionally, the Mayor and City Council have committed to a community-led, multi-sector systems transformation and are beginning interviews for a 17-person core coordinating team to support that work – currently known as the “Heal the Heart” of Tacoma initiative – on November 19 and 23. We hope to convene the group to begin their work prior to the end of the year and are working out details of a stipend for their work. This team, which is envisioned to be made up of 50% Black members, will help to guide community-led systems transformation. This effort will also include topic specific “Transformation Teams” focused on areas of priority to Black, Indigenous, and other communities of color. Based on feedback from the community, we anticipate that the first Transformation Team will be formed around policing.

POLICE REFORM

- **CITY PATROL OFFICERS AND SHERIFF DEPUTIES MUST USE DASHBOARD AND BODY CAMERAS**

The City has seen significant progress on its efforts to stand up body cameras this year and roll out will begin in January 2021. In 2020, we identified funding for body camera purchases as well as identifying the necessary redaction staffing, storage, IT and administrative support, training, and maintenance (with funding for these items provided in the 2021-2022 budget). We negotiated an agreement of implementation with the police union (Local 6 – the union representing Patrol Officers – has ratified the agreement; conversations continue with Local 26 which represents lieutenants and captains). We also began the hiring process for the administrative staff needed to stand up this program in 2021.

Additionally, the Community's Police Advisory Committee (CPAC) held public meetings on the proposed policy outlining how and when body cameras should be used. CPAC provided the City with feedback on how those policies could be amended and implemented to best meet community safety needs, and we are in conversations with the unions to enact this policy.

While dashboard cameras were not highlighted in the recommendations from Project PEACE, we have heard your desire to prioritize this and have done some preliminary review. The City is continuing to evaluate funding and implementation of dashboard cameras, and staff will bring forward a recommendation at or before the mid-biennium budget modifications.

- **ESTABLISH A SPECIAL PROSECUTOR TO INVESTIGATE POLICE MISCONDUCT**

The Mayor and City Council have been actively advocating for a establishing a statewide independent oversight body for investigation/review of use of force and/or deaths in custody. At the City level, the Mayor and Council have also supported expanding the role of CPAC to

include oversight of police misconduct. This kind of review and investigation could also be done by an independent body other than CPAC. We will support to review of these options by the Policing Transformation team, including providing data that may be helpful to them in the decision making process.

- **CONDUCT A COMPREHENSIVE REVIEW OF POLICE HIRING STANDARDS**

The City recently contracted with 21 Century Policing Solutions consultants to conduct a full scale current state analysis of the department’s policies, procedures, practices (including hiring), and training; as well as to get feedback from community members, elected officials, and police department employees related to their thoughts and input regarding police services in our community. This current state assessment will allow for an informed and focused transformational effort. We will be sharing the reports, data, or other information that result from this process with the community and the community-led Policing Transformation Team.

- **RESTRUCTURE COLLECTIVE BARGAINING AGREEMENT WITH LAW ENFORCEMENT UNIONS TO INCREASE ACCOUNTABILITY AND TRANSPARENCY**

The City is committed to community input and involvement in the review of union contracts impacting community safety. While restructuring the collective bargaining agreements may be a longer-term goal, we are beginning negotiations now for the next contract. Your bringing forward of this topic is well-timed, and we will include it in the next round of discussions. In the interim, we will be inviting two community members to sit in on the negotiations process as observers. Both of the community members selected are Black men from the community.

INSTITUTIONAL RACISM

- **CONDUCT AN EVALUATION OF POST-SECONDARY ACHIEVEMENT OF BLACK STUDENTS**

The City does not have data to conduct an evaluation. The City would support this effort, and we welcome follow up conversation if there are ways that we can assist. We would encourage the sharing of any resulting reports with the “Heal the Heart” Core Coordinating Team so that they can support a community-led effort related to this priority area.

- **DEVELOP A SYSTEM TO END YOUTH AND YOUNG ADULT HOMELESSNESS**

(Addressed jointly with health-based programs below)

- **DEVELOP HEALTH-BASED PROGRAMS TO ASSIST BLACK PERSONS DISPROPORTIONATELY IMPACTED BY COVID-19**

As a direct recipient of CARES Act funding and the host of the Tacoma/Lakewood/Pierce County Continuum of Care Oversight Committee (which provides guidance on the implementation of the [Plan to End Homelessness](#)), Pierce County plays a key role in this work. The City’s participation in the Continuum of Care includes leading efforts to ensure equity in all policies and homeless services, particularly in programs serving BIPOC communities. We will continue to work with them and other key partners in the community on an ongoing basis as part of our systems transformation work.

The City has leveraged CARES Act resources to expand services for youth and young adults experiencing homeless, by operating the youth service center and young adult overnight shelter at Beacon Center 24 hours a day, seven days per week, since the start of the pandemic. We

anticipate adding services to the location to enhance behavioral health resources and improve outcomes for youth and young adults.

In the attached addendum, we provide a comprehensive list of City-funded services managed by the Neighborhood and Community Services Department.

The City also participates in [the Anchor Community Initiative](#), a regional collaboration of four Washington State counties (Pierce, Spokane, Walla Walla, and Yakima) to end Youth and Young Adult homelessness.

In alignment with the City's overall transformational efforts, the City is committed to funding programs that primarily address and serve underrepresented communities, including BIPOC (Black, Indigenous, and People of Color) communities. The City's proposed budget includes set aside funding in 2021 for new providers, with emphasis on programs serving BIPOC communities and/or led by BIPOC individuals. A notice of funding availability for these opportunities will be published in the first quarter of 2021, and interested service providers can subscribe to the City's purchasing website to receive alerts related to those opportunities.

The City is committed to addressing the racial disparities identified in the 2017 SPARC (Supporting Partnerships for Anti-Racist Communities) report regarding individuals experiencing homelessness in our community and uses this information to guide investment decisions related to youth and young adult homelessness in our community.

The City is also committed to addressing disparities in health and health care to all BIPOC individuals. "The data shows that a consequential proportion of the BIPOC communities are essential or service-related workers with limited or no access to health care, lower socioeconomic and education status, overcrowded housing with limited ability to social distance, and limited or no access to personal protective equipment" (Margie Crowe, 2020).

In 2020, the City provided \$500,000 in funding for digital infrastructure enhancements to help city-funded programs maintain contracted service delivery levels while adhering to public health guidelines related to COVID-19. This funding placed a particular emphasis on services supporting Black, Indigenous and Persons of Color (BIPOC) communities.

In 2021-2022, the City will invest more than \$6.2 million in Youth and Young Adult Homelessness programs, health/healthcare programs, and food insecurity. In case you are interested in additional detail, the breakdown of these investments can be found in the attached addendum.

In addition to enacting anti-racist change where we can on these key issues, the City will remain attuned to the community-led, systems transformation work under the Heal the Heart initiative and any associated feedback, priorities, or requests that may come from the effort.

ECONOMIC REFORM

- **IMPROVE METHODS AND PRACTICES TO INCREASE THE USE OF BLACK BUSINESSES**

The City of Tacoma has been actively working to spend our dollars in ways that provide opportunity for BIPOC-owned business as well as coordinating with Anchor Institutions throughout the city on how we might expand these efforts into other sectors.

Within the City specifically, State and Federal law limit the City's ability to target its contracting programs based on race and ethnicity. Specifically, these laws required us to first conduct a disparity study to determine whether the City's race-neutral programs are sufficient in addressing the impacts of racism in our contracting practices. In 2017, we did just that. The data, while not surprising, was deeply discouraging:

- Overall, for all Minority and Women-owned Business Enterprise (MWBE) categories, there was a statistically significant underutilization in all work categories, with the single exception of Hispanic American owned firms in Construction, which were underutilized but not with statistical significance.
- Prime (Construction) Contractor dollars from '12 – '16 as represented in the study totaled \$325,321,595, of which \$20,991,968 or 6% went to minority and women business enterprises and \$304,329,627 or 94% went to White-male owned firms.

As a result of the Disparity Study, policies were put into place for mandatory goals to address race and gender related disparities in City of Tacoma Contracting. The first phase of the City's reform efforts rolled out in 2019. While there is much more to be done, the City has improved results due to increased training, coordination, monitoring, active involvement, and tracking to insure compliance for the Equity in Contracting program:

- The \$10,560,192 awarded to prime contractors to date in 2020, included \$2,519,595 to Equity In Contracting (EIC) contractors
- This equaled utilization rates of 24% EIC overall and 12% to minority and women business enterprises. (The EIC-eligible vendor pool is larger than just MWBEs because it also includes Disadvantaged Business Enterprise and Small Business Enterprises.)

Trainings for both staff and minority contractors, interdepartmental coordination, assistance in setting equity in contracting required goals for construction projects, and monitoring compliance have all begun to make a big impact.

The Equity in Contracting Program offers access to contracting and procurement opportunities, as well as guidance and technical assistance, to historically underutilized businesses interested in providing supplies, services and public works support to the City of Tacoma.

The first phase of the City's efforts, which took place in 2019, prepared the City to make meaningful change by implementing foundational improvements that include:

- Increased technical assistance through both group training and individualized attention,
- Improved compliance tracking,
- An increase of its contractor and supplier pool,
- Migration to more comprehensive state certification lists, and
- Working more closely with labor organizations.

The City is currently transitioning its Small Business Enterprise (SBE) list to Washington State's Office of Minority and Women's Business Enterprise (OMWBE) list so that potential contractors and suppliers can more easily qualify for City bidding.

The City has made considerable efforts to provide technical assistance in all areas of business development and operations to Black-owned businesses through the Tacoma Center of the Minority Business Development Agency (MBDA) and the department of Community and Economic Development.

Future efforts include increased focus and compliance for [LEAP \(Local Employment and Apprenticeship Training Program\)](#) and Equity in Contracting Programs through the addition of staff positions focused on this effort. (+\$245K, +1 FTE). Additional staff is being also being retained next biennium (2021-2022) to insure the equitable and targeted outreach and involvement with Black and other minority-owned Small Businesses (+\$91K, +0.5 FTE)

- **DEVELOP A FUND TO INCREASE BLACK HOME OWNERSHIP**

In the 2021-2022 biennium budget, the Community and Economic Development Department will expand and focus the City's Down Payment Assistance Program by developing and implementing a marketing strategy that focuses on creating wealth-building opportunities among the City's underserved populations including BIPOC households. This will be accomplished, in part, through coordination with community-based organizations such as the Tacoma Urban League and others that work directly with the BIPOC community and provide homebuyer education.

State and federal law limit how the City can target its programs based on race and ethnicity. While the City has administered a race-neutral down payment assistance (DPA) program which over the past five years has provided 24.5% of this assistance to Black households, the City is exploring options that would allow for targeted use of the Affordable Housing Trust Fund.

The Community and Economic Development Department will conduct a Down Payment and Foreclosure Prevention disparity study funded through the Affordable Housing Trust Fund in 2021. The purpose of this disparity study is to determine whether the City's race-neutral programs are sufficient in addressing the impacts of racism on housing in Tacoma and determine if the City can meet legal requirements to create more specifically anti-racist programming. It is imperative that City do more than study this issue, and we are committed to taking action on the information gathered in this research.

Should the study confirm the existence of a disparity, it is the intent of the City Council to establish a legislative policy that dedicates a percentage of all down payment funds to eligible Black households in order to reduce the identified disparity and assist in reversing the effects of historic racism that has resulted in a barrier to generational wealth building.

Gentrification Mitigation Pilot – Hilltop:

It is clear that Black households have been disproportionately impacted by the gentrification of the historically Black Hilltop neighborhood. For this reason, the City will be working to develop

programs that (within statutory authority) require the set aside of a percentage of new housing units developed with City assistance to Black households. The methods by which such households will be identified and assisted will require extensive community involvement and potential revisions to existing State and federal laws and programmatic stipulations based on the federal Fair Housing Act and the State's Initiative 200.

- **DEVELOP A 10 MILLION DOLLAR INVESTMENT FUND TO ASSIST AND ESTABLISH BLACK BUSINESSES**

The City, in coordination with public, private, and philanthropic partners will work to identify resources to establish a capitalized investment fund of \$10 million to create business finance programs to address the currently insufficiently targeted resources for Black and other minority-owned businesses. Additionally, the City has also worked independently to improve access to capital for Black businesses.

Providing More Equal Access to Capital for all through Micro-lending

The City of Tacoma Community and Economic Development Department (CED) is working with the National League of Cities to develop a KIVA hub in Tacoma that would result in a new privately-funded micro-lending program with an emphasis on serving underrepresented businesses.

- KIVA is a proven international model that enables entrepreneurs to apply directly to its site to fundraise on the platform and is connected to over 1.7 million Kiva lenders.
- It is the first step on the capital access ladder and fills a gap for small business owners who might not otherwise be served by traditional financial institutions.
- Kiva's clients include those with no credit, women, minorities, immigrants, refugees, veterans, formerly incarcerated individuals, and start-ups.
- CED is in process of developing the local model, which will focus on outreach and lending to firms owned by persons of color to reduce income inequality.
- This new micro-lending program is expected to be operational during Q1-2021.
- The performance period is mid-January 2021 through July 31, 2021.
- The City has established a goal that by July 10, 2021, we will have 10 loans funded through Kiva.

EDA Technical Assistance Grant Application

The City of Tacoma's Community and Economic Development Department has applied for a \$400,000 U.S. Department of Commerce, Economic Development Administration (EDA) CARES Act technical assistance grant to assist in improving access to capital for Tacoma's small businesses impacted by the coronavirus pandemic with a special emphasis on firms owned by persons of color.

Financial literacy consultation and training to build wealth, enable credit repair, reduce financial vulnerabilities and mitigate financial risk are a key part of this proposal. EDA is in process of reviewing information the City provided in early November and anticipates making its decision to award grant funds by December 31, 2020.

- **EQUITABLE ACCESS TO COMMUNITY RESOURCES FOR BLACK BUSINESSES**

In the upcoming biennium (2021-2022), a minimum of 40% of all Business Retention and Expansion meetings conducted by City staff will be with Black and other POC-owned businesses to insure that all of the services and financing tools available will be introduced to the businesses that can take advantage of them.

COVID-19 Response and Recovery

The City, through the Tacoma Community Redevelopment Authority provided \$1 million through the COVID Stabilization Loan Fund to small businesses for loans of up to \$15,000 and provided financing to 69 businesses. The City is also in the process of awarding \$565,000 in \$10,000 grants through the COVID CDBG CARES Act Resiliency grant program to small businesses with an emphasis on those businesses in areas of low opportunity as identified by Tacoma's Equity Index.

The CDBG CARES Act Resiliency grant program received over 250 applications and awards will be made later this month. As part of the efforts to reach Black-owned businesses, the City is using our internally developed equity index to assist in recipient selection.

The City was also awarded an additional \$1.1 million in U.S. Economic Development Administration CARES Act revolving loan funds. These funds will be released in early 2021, and the City will be using community navigators from its underserved communities of color, to assist in the marketing, promotion and application of these funds so that as large a percentage of the loans as practicable are provided to Black and other BIPOC owned businesses.

Non-Profit Partnerships During COVID-19

The City is also partnering with non-profits and community-based organizations that serve small businesses in metropolitan and rural communities throughout the state, including those focused on BIPOC owned small business (such as the Tacoma and Seattle Urban Leagues and Tabor 100) on Business Resiliency and COVID-19 transmission prevention.

Business Resiliency: In this area, non-profits are designing and delivering programs so that small businesses owners gain the skills and knowledge to enable pivoting from their current business model by strengthening strategic thinking, building systems, increasing the effectiveness of marketing strategies and providing a variety of tips and tools that lead to greater profitability post COVID-19. Courses and or information workshops developed will primarily be offered through a virtual classroom setting

Covid-19 Transmission Prevention: Non-profit partners are also designing and delivering programs and workshops in a virtual format to focus on safely and rapidly re-opening the economy based on current conditions. The workshops will take into account CDC and regional safety guidelines for individuals and businesses, COVID-19 related regulations, recommendations and best practices.

In addition to enacting anti-racist change where we can on these key issues, the City and its Community and Economic Development Department will remain attuned to the community-led,

systems transformation work under the Heal the Heart initiative and any associated feedback, priorities, or requests that may come from the effort.

Addendum: 2021-22 City Investments to Address Youth and Young Adult Homelessness

In this biennium, the City will invest more than \$6.2 million in Youth and Young Adult Homelessness programs, health/healthcare programs, and food insecurity. The breakdown of these investments is outlined below. These are programs the City funds that are directly related to your priority areas of health and youth/young-adult homelessness. A comprehensive list of funding recommendations for all service providers in the 2021-2022 budget will be presented to the Mayor and City Council at their regular meeting on 11/24/2020.

The City has invested \$1.3m in the 2021-22 biennium to address Youth and Young Adult Homelessness programs:

Youth and Young Adult Homelessness Programs

Agency	Program	Description
Comprehensive Life Resources	<i>Youth and Young Adult Day Shelter</i>	Operates a Youth and Young Adult Drop-in Center for ages 12-24
Comprehensive Life Resources	<i>Young Adult Overnight Shelter</i>	Operates a Young Adult Overnight Shelter for ages 18-24, to provide safe and stable environments for homeless and vulnerable youth and young adults.
Comprehensive Life Resources	<i>Making Connections</i>	Provides Mental Health and Substance Use Disorder (MHSUD) services to youth and young adults ages 12-24 years at the Youth and Young Adult Drop-in Center to provide supports and services to youth and young adults experiencing homelessness.
Community Youth Services	<i>Crisis Residential Center</i>	Short-term, semi-secure facility for runaway youth and adolescents in conflict with their families provides resources for emergency, temporary residence, assessment, and referrals to services for youth ages 12-17 years (pursuant to RCW 43.185C).
Tacoma Community House	<i>Housing 4 Success</i>	Places homeless youth and young adults directly into housing and provides employment, education, and other individualized supports to assist in achieving permanent housing.
Team Child	<i>Legal Services</i>	Free legal services to help youth and young adults (ages 12-24) involved, or at risk of being involved, in juvenile court to ensure access to services that meet their basic needs.
Vadis	<i>FLASH</i>	Life skills and work-readiness training, employment and follow-up services to youth and young adults at risk of, or currently experiencing, and homelessness.

The City has invested \$4.6m in the 2021-22 biennium to address Health and Health Care programs:

Health and Health Care Programs

Agency	Program	Description
New Phoebe House Association	<i>Phoebe Family Reunification and Phoebe Kids Play</i>	Created to help mothers stop cycles of addiction, homelessness, and family violence, reunify with children in a healthy way, and change the course for their children through parenting coaching, education, bonding activities, counseling and support.
Pierce County AIDS Foundation	<i>Medical Case Management</i>	Educational services case management & equity for those with AIDS.
Pierce County AIDS Foundation	<i>Oasis Youth Center</i>	Educational services case management & equity for those with AIDS.
Pierce County	<i>Project Access</i>	Donated Care (For those who cannot afford insurance & do not qualify for Medicaid).
Tacoma Housing Authority	<i>Community Wellness Program</i>	Engagement & support & security for vulnerable populations.
Tacoma Pierce County Health Department	<i>Communicable Disease Control</i>	HIV screening, STD disease control, and tuberculosis (TB) disease control.
Tacoma Pierce County Health Department	<i>Hazardous Substances Program</i>	Ongoing planning and clean-up support will be provided with a focus on healthy built environments, air quality, soil and groundwater contamination, health equity, and community engagement.
Tacoma Pierce County Health Department	<i>Family Support Partnership</i>	Community effort that work with families with children ages 0-12 years old, partners, and local leaders to strengthen family functioning through the 5 Protective Factors (parental resilience, social connections, concrete support in times of need, knowledge of parenting and child development, and social and emotional competence in children).
Tacoma Pierce County Health Department	<i>Maternal Child Health</i>	Truancy prevention services (Positive Steps), facilitates professional training, pregnancy and infant safety education and workgroups (Perinatal Collaboration), and community development and social capital development services.
Tacoma Pierce County Health Department	<i>Health Pool</i>	Health Department's general fund.
Comprehensive Life Resources	<i>New Beginnings</i>	Intensive support in a transitional residential environment for individuals struggling with mental illness and/or substance use disorders.
Comprehensive Life Resources	<i>Life Connections</i>	Mental health and substance abuse counseling at no charge to youth and adults who are unfunded or underfunded.

Metropolitan Development Council	<i>Behavioral Health and Recovery</i>	Mental health and substance use disorder services to individual who are referred by partner agencies.
Pediatric Interim Care Center Inc.	<i>Infant Withdrawal Program (Drug exposed babies)</i>	Safe shelter and 24-hour medical monitoring and specialized nursing care for infants (0-3 months) who need a period of transitional care to recover from the effects of prenatal drug exposures.
Pierce County Alliance	<i>Therapeutic Courts (Mental health, foster care)</i>	Undertake the mutually supportive effects of housing stability and Mental Health Substance Use Disorder (MHSUD) treatment for offenders enrolled in the Pierce County Drug Court Program in order to improve both public safety and public health.
United Way of Pierce County	<i>211</i>	Comprehensive information and referral line that connects people with essential health and human resources.
Tacoma-Pierce County Chaplaincy	<i>Community Trauma Response Team</i>	Respond to a wide range of traumatic incidents such as homicides, motor vehicle fatalities, incidents of gun violence and violent crimes, natural disasters, and other incidents resulting in trauma and crisis.

The City has invested \$366k in the 2021-22 biennium to address Food Insecurity programs:

Food Insecurity

Emergency Food Network	<i>Food Distribution</i>	Distributes food, funding, and essentials to local emergency food programs that support efforts to ensure that all area residents, regardless of economic status, have access to reliable and nutritious food.
Making a Difference Foundation	<i>Eloise's Cooking Pot Food Bank</i>	Provides nutritious and culturally-appropriate food and hygiene items in a direct, compassionate, dignified, and meaningful way.
Nourish Pierce County	<i>Food Bank</i>	Operates seven food banks and one mobile unit in ten Pierce County neighborhood locations
St Leo's Food Connection	<i>Children's Feeding (Backpack)</i>	Serves students who are unable to access free and reduced school meals during weekends by providing a backpack containing a two-day supply (six meals and snacks) of nutritious kid-friendly food, including fresh vegetables and fruits.
St Leo's Food Connection	<i>Food Bank</i>	Emergency food assistance to low-income individuals and families in Tacoma-Pierce County.
Making A Difference Foundation	<i>Transitions Backpack Program (Food & supplies for homeless)</i>	Provides homeless youth and adults living on the streets of Tacoma with emergency food and personal care items they need during their time without stable housing.

Purchase Contract Awards
For Weekly Report to the City Manager

Week of November 16, 2020

Specification	Description	Awardee	Amount
CW2227387	Rental assistance program in response to the COVID 19 pandemic	LASA	Increase by \$1,296.000, for a cumulative total of \$1,388,398, plus any applicable taxes



City of Tacoma

City Manager Action Memorandum

TO: Elizabeth Pauli, City Manager
FROM: Linda Stewart Director, Neighborhood and Community Services
 Erica Azcueta, Management Analyst III, Neighborhood and Community Services
COPY: City Manager, City Council, City Clerk, Andy Cherullo, Finance Director, EIC
 Coordinator, LEAP Coordinator, and Ryan Foster, Finance/Purchasing
SUBJECT: LASA, Rental Assistance
 Emergency Procurement Contract No. CW2227387/C549
DATE: October 28, 2020

Pursuant to the City of Tacoma March 12, 2020, state of emergency proclamation in response to COVID-19, made in accordance with Tacoma Municipal Code Chapter 1.10., contract awards for purchases must be approved by the City Manager or designee.

The Finance Office has directed NCS to request ratification of this contract and submit this memo, to comply with procurement processes. NCS received approval from the Budget Manager and Finance Director (City Manager designee) prior to executing the April 20, 2020 amendment.

RECOMMENDATION SUMMARY:

Neighborhood and Community Services requests approval to increase contract C549 to LASA, Lakewood, WA by \$1,296,000, plus any applicable taxes, for a rental assistance program in response to the COVID 19 pandemic. This funding is intended to assist households that have experienced employment loss or wage reduction due to COVID 19 and are at or below 50% of the area median income for Pierce County. This increase will bring the contract to a cumulative total of \$1,388,398, plus any applicable taxes.

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.

BACKGROUND:

ISSUE: The City has established a rental housing assistance program to assist individuals and families who cannot afford part or all of their rent due to hardship caused by the COVID-19 pandemic. The program is intended to help build community resiliency, prevent displacement and stabilize households.

ALTERNATIVES: Although we highly recommend the funding of the project, if the proposed request were to be denied, staff would continue to explore additional funding options to support the program.

COMPETITIVE ANALYSIS:

On November 13, 2018, Council approved Neighborhood and Community Services – Human and Community Services request to award contracts for the 2019-2020 Biennium. LASA was



City of Tacoma

included as a sustained contract and included in the Direct Negotiation Waiver for the 2019-20 Biennium. Since LASA is currently contracted with the City of Tacoma to provide rental assistance to residents experiencing a housing crisis. Keeping LASA as the operator for COVID related rental assistance ensures the program's ability to launch quickly and increase services available to residents experiencing a housing crisis.

CONTRACT HISTORY: This contract was originally given to LASA as a result of Direct Negotiation in January 2019 and approved by Resolution 40524 on November 13, 2018. Resolution 40524 approved LASA funding for \$92,398 for the 2019-2020 Biennium and the contract was executed for \$92,938. This request will increase the contract amount by \$1,296,000, for a revised total contract amount of \$1,388,938.

SUSTAINABILITY: Not applicable.

EIC/LEAP COMPLIANCE: Not applicable

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
0010 General Fund – NCS – Housing	80024182	5330100	\$96,000
1195 Affordable Housing Fund – CED	733000	5330100	\$1,200,000
TOTAL			Up to \$1,296,000

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
0010 General Fund – NCS – Housing	Various	Various	\$96,000
1195 Affordable Housing Fund - CED	Various	Various	\$1,200,000
TOTAL			\$1,296,000



City of Tacoma

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$ 1,296,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. Funds will be reimbursed through the Housing Trust Fund

APPROVED

DocuSigned by:
Todd Wille
32F840585F1B401...

City Manager (or delegee)

DS
PB

DS
KJ

DS
AC

AMENDMENT NO. 1 TO CONTRACT

THIS AMENDMENT is made and entered into effective this 20 day of April, 2020 ("Effective Date"), by and between the CITY OF TACOMA, a municipal corporation of the State of Washington (hereinafter called the "CITY") and LASA (hereinafter called the "CONTRACTOR").

WHEREAS, effective January 1, 2019, CITY and CONTRACTOR entered into a Contract ("Contract") for assistance to low-income families in moving from homelessness to permanent housing (Exhibit A-1) and prevention services to families at risk of experiencing homelessness (Exhibit A-2), and

WHEREAS the rental assistance program is part of the City of Tacoma's response to the COVID-19 pandemic and intended to assist households that have experienced loss of employment or reduction in wage due to COVID-19 and are at or below 50% Area Median Income for Pierce County.

NOW, THEREFORE, in consideration of the mutual promises and obligations hereinafter set forth, the parties agree as follows:

1. The sum authorized for services under the Contract is hereby increased by \$1,296,000 from \$92,398 to \$1,388,398.
2. The Scope of Work, authorized under Exhibit "A" of the Contract, is hereby amended to include the following changes attached as Exhibit A-3 to this Amendment and incorporated herein.
3. The CONTRACTOR will draw down \$250,000 of this additional \$1,296,000 of funds upon execution of the amendment for the purposes in Exhibit A-3 in order that they are able to expediently provide funds to households in need.
4. Subsequently, the CONTRACTOR will be eligible to draw down \$250,000 two times per month to support expedient execution of dispersal of rental assistance until the remainder of \$1,296,000 is transferred to the CONTRACTOR.
5. Funds will be expended within 15 weeks of program execution unless otherwise agreed.
6. The CONTRACTOR will agree to check-ins two times per month with City of Tacoma staff to assess program operations.
7. The CONTRACTOR will make available any enrollment verification documentation requested by CITY.
8. All other terms of the Contract, together with all exhibits, are hereby ratified and shall remain in full force and effect, unaltered by this Amendment.

Should this Amendment be executed after the Effective Date noted above, all terms and conditions herein shall operate retroactively to Effective Date.

IN WITNESS WHEREOF, the Parties hereto have accepted and executed this Amendment, as of the Effective Date stated above, which shall be Effective Date for bonding purposes as applicable. The undersigned Contractor representative, by signature below, represents and warrants they are duly authorized to execute this legally binding Amendment for and on behalf of Contractor.

CITY OF TACOMA:

CONTRACTOR:

By: DocuSigned by:
Elizabeth Pauli
A395FED7BB064BB...

By: DocuSigned by:
Janne Hutchins
22A5C98174B5417...

(City of Tacoma use only - blank lines are intentional)

Director of Finance: ^{DS}
AC

City Attorney (approved as to form): ^{DS}
DC

Approved By: ^{DS}
EJA

Approved By: ^{DS}
JTM

Approved By: ^{DS}
US

Approved By: _____

Approved By: _____

Approved By: _____

Approved By: _____

Approved By: _____

EXHIBIT A-3 (Amended)

SCOPE AND SCHEDULE OF WORK 2019-2020 GENERAL FUND

LASA-Rental Assistance

The **Rental Assistance** Program provides emergency rental assistance to households impacted by COVID-19 and are at risk of losing their housing. The CONTRACTOR will strive for fifty-five percent (55%) of the program funds to be available through a lottery. The CONTRACTOR will open a lottery to provide random selection of applicants the first two weeks of operation and close to evaluate the program. The lottery will reopen if necessary.

Additionally, the CONTRACTOR will strive to make forty-five percent (45%) available for direct referrals from community partners for service to households identifying as black, African American or mixed race.

A household is defined as a Tacoma resident with a written rental agreement.

Households in need of assistance are paired with an Emergency Rental Assistance Specialist to:

- Verify Address of Rental Unit (Must be located within the City of Tacoma):
- Complete thorough intakes and eligibility screening with clients;
- Verify rental arrears with landlord
- Determine property eligibility to include:
 - Household experienced loss of income related to COVID-19
 - Household at, or below, 50% Area Median Income
 - Mortgage lender for household lease not Federal Housing Administration, Fannie Mae or Freddie Mac

- Acquire other documentation to verify need for assistance (including, but not limited to copy of lease, W-9, income verification, statement of application for unemployment)
- Secure evidence of loss of income due to Covid-19
- Negotiate with landlord to drop late fees if possible
- Complete request for payment for rent arrears
- Keep organized and confidential records

Households are eligible for a one-time award of up to \$1,000 to be used towards rent.

Awards will be paid directly to the landlord listed on the rental agreement.

Funding from this contract will cover an emergency rental assistance specialist providing the services above and administrative staff providing administrative support to the program.

LASA is an Equal Opportunity Employer. LASA does not discriminate on the basis of race, religion, color, sex, gender identity, sexual orientation, age, non-disqualifying physical or mental disability, national origin, veteran status or any other basis covered by appropriate law. All employment is decided on the basis of qualifications, merit, and business need.”

Location of service delivery: 8956 Gravelly Lake Dr, Lakewood WA 98499 (serving households in the City of Tacoma);

Dates of service: April 20, 2020 – September 15, 2020

Time of service: Monday – Friday: 8:30 a.m. – 4:30 p.m.

Target group: (1) City of Tacoma residents only with this funding (2) Families at risk of homelessness with children (3) Head of household over the age of 18 (4) Households identifying as black, African American or mixed race

Program Outputs

Annual Output Goals	2020
Total unduplicated number of Tacoma households served	<u>1,200</u>
Total percent of households served identifying as black, African American or mixed race	<u>45%</u>

Common Measures

Common Measures	2020
Number of clients who have maintained housing for 6 months or longer	<u>Track</u>
<i>Definition: Maintains good standing with landlord for 6 months or longer</i>	

<i>Tool: Official record – Case records</i>	
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Data Reporting

Contractor agrees to submit the following data into the City's database(s), or via the City's provided form(s), per the following schedule:

Monthly Activity Report	Monthly
Client Demographic Data	Monthly
Common Measures	Quarterly

All data must be submitted by the 15th of the month for the previous month (or quarter) of service.

Equity, Diversity, and Inclusion (EDI)

The City will work with funded partners to assess, operationalize, and institutionalize equity, diversity, and inclusionary practices across all City-funded services.

To participate in equity-driven work, the CONTRACTOR will select ONE of the following options:

- (1) The Equity, Diversity, and Inclusion Pilot Project (EDIP) wherein the CONTRACTOR will join a learning community and share Equity, Diversity, and Inclusion (EDI) practices;
OR
- (2) Report on organizational steps to formalize EDI after an assessment and formalized plan are developed related to equity within the CONTRACTOR'S funded agency;
OR
- (3) Develop a plan for capacity-building to begin addressing EDI-related issues within the CONTRACTOR'S funded agency.

Billing Submission

Billings must be submitted via the SAP Ariba system by the 15th of the month for the previous month of service. If a billing is incomplete or includes inaccurate information, programs will be expected to submit a revised billing within one week of receiving notice of error(s).

Projected Budget	
Personnel	
6 Emergency Rental Assistance Specialist FTE-15 weeks	\$86,400
Non-Personnel	
Supplies (Postage, ink, etc.)	\$4,000
IT Support	\$2,400

COVID-19 Cleaning	\$3,200
Rental Assistance	\$1,200,000
Total	\$1,296,000



TO: Elizabeth Pauli, City Manager
FROM: Council Member Catherine Ushka
COPY: City Council and City Clerk
SUBJECT: **Resolution – Down Payment & Foreclosure Assistance disparity study outcomes – November 24, 2020**
DATE: 11/10/2020

SUMMARY & PURPOSE:

A resolution directing the City Manager:

1. Use the Down Payment & Foreclosure Assistance disparity study funded in the proposed 2021 – 2022 budget to identify any disparities caused by historic racism or displacement caused by gentrification that resulted in disproportionate home ownership and the inaccessibility of communities of color and particularly Black communities to build generational wealth.
2. Provide an update on the study to the City Council within 6 months, and bring recommendations forward no later than August 2021 to leverage learnings from the study to address the identified disparities.
3. The final report should include specific budget and policy recommendations to the City Council on how to leverage the results of the study to increase Black home ownership in Tacoma, to include consideration of dedicating a percentage of all down payment assistance funds to Black residents in Tacoma.
4. While City administration and the Council may choose to action on certain reforms or interim changes, the results of the study and any substantive proposed policy decisions should be brought to the Core Coordinating Team for the Heal the Heart of Tacoma initiative for input on proposed policy in advance of or concurrent to bringing recommendations to council.

[Council Member Catherine Ushka]

COUNCIL SPONSORS:

Deputy Mayor Keith Blocker, Council Member Catherine Ushka, and Council Member Kristina Walker

BACKGROUND:

This Council Member's Recommendation is Based On:

In June 2020, the Tacoma City Council passed Resolution 40622. This resolution formally acknowledges that the City of Tacoma's existing systems have not adequately served the needs of everyone in our community and, in particular, have not adequately served the needs of Black community members and other community members of color. This resolution affirmed the City of Tacoma's commitment to improving existing systems for all community members.

The City of Tacoma has racial disparities in housing. Owning a home can increase a family's financial security, but Black people and other people of color significantly lag behind white people in homeownership rates, a major factor contributing to the racial wealth gap. Systemic racism is deeply rooted in our nation's housing market. Redlining and other forms of housing discrimination, going back to slavery, have laid the foundation for a deeply unequal housing experience. The Black and white homeownership gap remains as wide today as it was at the dawn



of the 20th century. Nationally, nearly 75% of white households own their homes, compared with just 44% of Black households.

The City of Tacoma lags behind national numbers for home ownership, with an estimated 50.78% of our population owning a home. However, there are huge disparities in which residents own the homes they live in.

According to the 2018 ACS 5-year estimates, Tacoma's owner-occupied housing demographics are as follows:

Race/ethnicity	Population in Tacoma	Percentage in owner-occupied units	Percentage of total population	Percentage in owner-occupied units out of total owner-occupied units
All	210103	50.78%	100%	100%
White alone	123,310	55.98%	58.69%	75.20%
Black or African American	20909	32.74%	9.95%	6.60%
American Indian and Alaska Native	3371	39.66%	1.60%	1.10%
Asian	19275	55.32%	9.17%	8.50%
Native Hawaiian and other Pacific Islander	2560	20.92%	1.22%	0.40%
Some other races	8462	35.98%	6.86%	1.90%
Two or more races	19268	38.19%	9.17%	3.80%
Hispanic or Latino origin	25038	35.31%	11.92%	5%

State and federal law limit how the City can target our programs based on race and ethnicity. The City has administered a race-neutral down payment assistance (DPA) program. Additionally, in 2021-2022 biennium budget, the Community and Economic Development Department will expand and focus the City's Down Payment Assistance Program by developing and implementing a marketing strategy that focuses on creating wealth-building opportunities among the City's underserved populations including BIPOC households. The Community and Economic Development Department will conduct a Down Payment & Foreclosure Assistance disparity study funded through Affordable Housing Trust Fund in 2021. The purpose of this disparity study is to determine whether the City's race-neutral programs are sufficient in addressing the impacts of racism on housing in Tacoma in order to see if the City can meet legal requirements to create more specifically anti-racist programming. The study is scheduled to be completed in 2021.

COMMUNITY ENGAGEMENT:

In 2020, Tacoma City Council Members heard overwhelming that our community wants the City to address historic racism and its impact on all residents in our City.



2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The City is investing in a disparity study to determine whether our race-neutral programs are sufficient in addressing the impacts of racism on housing in Tacoma in order to see if we meet legal requirements to create more specifically anti-racist programming. It is imperative that we do more than study this issue, and that we commit to taking action on the information gathered in this research. This resolution sets specific guidelines to take action and have the City Manager bring back information to the Council on how we can re-design our housing programs to address historic inequities creating financial racial disparities in the City of Tacoma.

Economy/Workforce: *Equity Index Score:* Moderate Opportunity

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.

Livability: *Equity Index Score:* Moderate Opportunity

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs.

Increase positive public perception of safety and overall quality of life.

ALTERNATIVES:

Alternative	Positive Impacts	Negative Impacts
1. Do not pass a resolution	Maximize flexibility for staff to work on Council priorities and policy goals.	Unclear timeline and expectations from Council.

EVALUATIONS AND FOLLOW UP:

The City Manager will bring back a report to Council by August 2021.

COUNCIL MEMBER RECOMMENDATION:

The recommendation is to pass this resolution.

FISCAL IMPACT:

No fiscal impact.



City of Tacoma

City Council Action Memorandum

TO: Mayor and City Council
FROM: Council Member Conor McCarthy
COPY: Elizabeth Pauli, City Manager; Tadd Wille, Deputy City Manager; Katie Johnston, Budget Officer
SUBJECT: **Resolution – Police Staffing Studies and Tacoma Police Department Staffing Decisions – November 24, 2020**
DATE: 11/10/2020

SUMMARY & PURPOSE:

A resolution directing the City Manager to take into account the recommendations in the 2020 Comprehensive Police Staffing Study and upcoming Divertible Calls for Service Study when making staffing decisions for the Tacoma Police Department.

[Council Member Conor McCarthy]

COUNCIL SPONSORS:

Conor McCarthy

BACKGROUND:

This Council Member's Recommendation is Based On:

In the early part of 2020, the City of Tacoma commissioned a Comprehensive Police Staffing Study to provide an independent and objective assessment of the Tacoma Police Department's staffing needs. The City contracted with Matrix Consulting. A report was distributed to the Tacoma City Council on May 25, 2020.

The scope of the study was comprehensive, with a focus on each function within the Tacoma Police Department. The objectives of the study was to analyze and provide recommendations as follows:

- **Current operations and services** for all functions within the Police Department, including analysis of workloads, service levels, staffing, scheduling, and deployment.
- **Comparison of current services and service levels** to identify areas of improvement needed to achieve efficiencies.
- **Current staffing needs** for all functions to handle law enforcement workloads in the City based on a factual assessment of all operations.
- **Operations management**, examining current management techniques, and identify opportunities for improvement based on best practices in policing. Impacts on the collective bargaining environment were also identified, where appropriate.

The City of Tacoma is in the process of scoping an Alternative Response Study. This study will be designed to provide analysis and recommendations on the feasibility of alternative response to selected calls for service traditionally handled by police officers which could be handled by civilian responders. This study should be completed within the first quarter of 2021.

The Alternative Response Study will examine the incidents which have involved police response and, working with the community and the department evaluate the potential for alternative forms of response to roles involving:

- Mental health crises
- Homelessness
- Other forms of crisis response
- Non-emergency, low risk community requests for service.



An examination of these potential alternatives may find that many of these situations will continue to require police officer response, either alone or in conjunction with other service providers (governmental or not-for-profit).

COMMUNITY ENGAGEMENT:

Council Members have heard from constituents requesting the City staff the Tacoma Police Department sufficiently to respond to calls for service and to accomplish other key functions.

The proposed Tacoma Alternative Response Study scope includes several methods of engagement:

- Holding a series of community and stakeholder meetings
- Utilizing a survey for Police Department employees

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The Comprehensive Police Staffing Study was conducted to provide clarity to the City about the gaps in Policing services to the community as a whole. The Alternative Response Staffing Study will explore alternative staffing options while still working to close the gaps in the City’s public safety response. As an around-the-clock public safety operation, it has tacitly fallen on the police to address many of the problems in society which may be addressed in other, more appropriate, ways.

Livability: *Equity Index Score:* Moderate Opportunity

Increase positive public perception of safety and overall quality of life.

ALTERNATIVES:

Presumably your recommendation is not the only potential course of action; please discuss other alternatives actions for council or staff to take. Please use table below.

Alternative	Positive Impacts	Negative Impacts
1. No resolution	Maximum flexibility	May not incorporate valuable learnings from studies

EVALUATIONS AND FOLLOW UP:

Continue regular Police Department staffing updates to the Tacoma City Council.

COUNCIL MEMBER RECOMMENDATION:

Pass this resolution which directs the City Manager to take into account the recommendations in the 2020 Comprehensive Police Staffing Study and upcoming Divertible Calls for Service Study when making staffing decisions for the Tacoma Police Department.

FISCAL IMPACT:

No fiscal impact.



City of Tacoma

Memorandum

TO: Elizabeth A. Pauli, City Manager
FROM: Michael P. Slevin III, P.E., Environmental Services Director
COPY: City Council
SUBJECT: Glass Recycling Drop-off Stations Update
DATE: November 13, 2020

MPS

Moving to a glass drop-off methodology:

Effective January 4, 2021, Solid Waste Management (SWM) will stop curbside glass collection for residential customers and launch recycling drop-off stations throughout Tacoma. Recycle Reset Project staff are working with the Media and Communications Office to implement a communications plan to let residential customers know several weeks in advance of making this transition. Communications mediums include television advertising, radio advertising, print advertising, notice in the EnviroTalk publication, and social media promotion. Staff anticipates these communications will begin in early December.

Northeast Tacoma recycling drop-off:

In response to the large opposition to SWM's Conditional Use Permit (CUP), which would have sited a recycling drop-off station on Browns Point Boulevard near Fire Station 3, staff worked with Metro Parks Tacoma (Metro Parks) to adjust siting to The Center at Norpoint (4818 Nassau AVE NE). This will be a glass-only drop-off station, as opposed to the three-bin satellite recycle center for cardboard, scrap metal, and glass collection that was proposed in the CUP.

The CUP was approved with no appeals on October 27, 2020, and we received the fully executed Memorandum of Understanding (MOU) with Metro Parks the same day. Internal staff approved the site development permit and staff is working with Public Works on scheduling site preparation to meet the launch date of January 4, 2021.

Additionally, Real Property Services staff are exploring additional locations that may be more appropriate for a three-bin satellite recycle center for cardboard, scrap metal, and glass collection. A new location will be pursued only if Metro Parks is not interested in expanding the operational scope at the Center at Norpoint in the long-term, and if there is an identified need to expand in northeast Tacoma.

Central Tacoma recycling drop-off:

The CUP for the glass-only drop-off location at the Hilltop Safeway (1112 S M ST) was approved on October 27, 2020, pending a signed agreement between the City and Safeway. Real Property Services is working with representatives from Safeway to finalize that agreement. Simultaneously, staff are finalizing the site development permit that is required for site preparation, however staff cannot schedule site development without a signed agreement.

Safeway has also submitted a permit application for an electric vehicle charging station that would be sited exactly where the approved CUP would place the glass drop-off station. Real Property Services is working with Safeway to identify a compromise that will allow both operations on the site. SWM is working with Planning and Development Services to make sure adjustments will not evoke new permits or delay the launch date.

North End/West End recycling drop-off:

The CUP for the glass-only drop-off location at the Central Co-op (4502 N Pearl ST) was approved on October 27, 2020. Staff also received the fully executed agreement with Central Co-op on September 29, 2020, and the site development permit was approved on November 3, 2020. Staff is working with the City's contractors and the property owner to begin site development the week of November 16, 2020.

Eastside recycling drop-off:

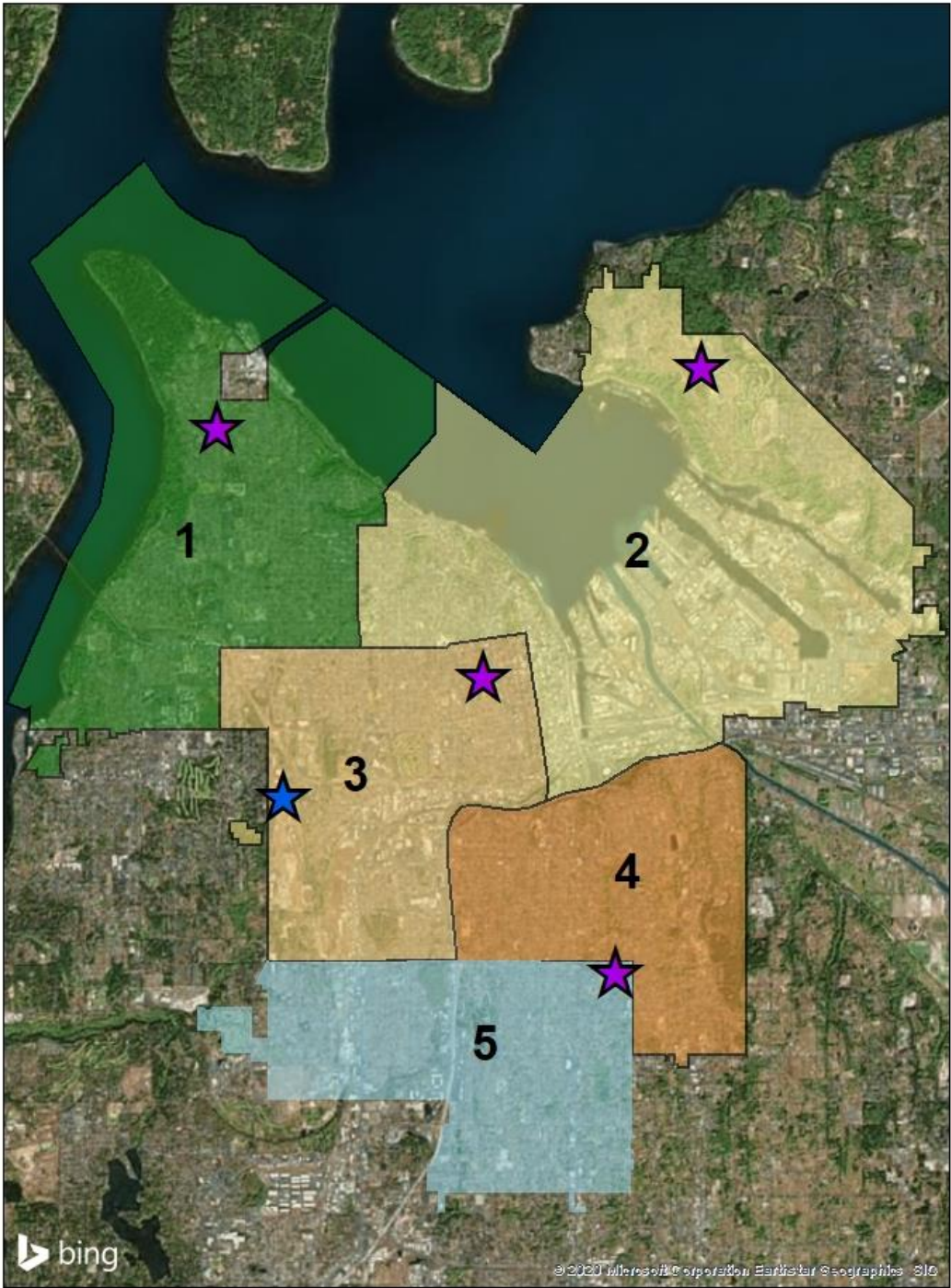
There was no CUP required for siting a three-bin satellite recycling station at Stewart Heights Park (5715 Reginald Gutierrez LN). A signed MOU with Metro Parks was fully executed on July 15, 2020, and site development for this location was completed on September 12, 2020. This site is ready for the drop-off launch scheduled for January 4, 2021.

South End recycling drop-off:

Staff consulted with the South End Neighborhood Council in September to discuss potential options for a glass-only drop-off location to service the south end. Two sites were identified as possibilities, one of which will meet the needs for SWM collections and meet other regulatory requirements. Real Property Services is in talks with the property owner to discuss the possibility of hosting a drop-off location that will increase access to a drop-off location in the south end.

The following map shows the approximate locations of the glass drop-off sites, including the Recovery and Transfer Center, which should be available when glass drop-off starts effective January 4, 2021, pending final agreement with the Safeway site and the completion of required site improvements. An additional site in the south end may be added in the future as noted above.

If you have additional questions, please contact Lewis T. Griffith, P.E at 253-573-2420 or lewis.griffith@cityoftacoma.org.





TO: Elizabeth Pauli, City Manager
FROM: Clark Mather, Community & Government Relations Manager
CC: Jackie Flowers, Director of Utilities
Jim Sant, Deputy Director
Anita Gallagher, Assistant to the City Manager
DATE: November 18, 2020

On November 18, the Public Utility Board adopted U-11219, which includes TPU's Legislative Agenda. TPU's Legislative Agenda includes some of the proactive policy objectives that staff will advocate for at the state and federal levels. At your request, TPU's Legislative Agenda is attached.

As you know, city-wide government relations staff intended to jointly present the staff-recommended General Government and TPU Legislative Agendas at the November 17 City Council Study Session. Staff will continue working with the City Manager and the Director of Utilities to find an appropriate time to brief the Mayor & Council on the proposed city-wide Legislative Agenda.

Staff intend to bring the proposed city-wide Legislative Agenda to the Mayor & Council for formal consideration and approval in early December.

Tacoma Public Utilities 2021 Legislative Agenda

TPU-Wide – Federal

- **Infrastructure financing tools:** TPU supports legislation that promotes the availability of tax-exempt municipal bonds and will support proposals that revoke changes made in 2017 relating to advance refunding. TPU also supports restoring Build America Bond payments back to their originally-enacted levels.
- **TPU supports programs to assist lower-income residents:** TPU supports additional funding for programs that provide assistance to lower-income residents.

Tacoma Power – Federal

- **Support proposals to improve BPA's competitiveness:** TPU will continue to support federal proposals to improve BPA's cost competitiveness. Specific examples include renegotiating the power provisions of the Columbia River Treaty and achieving more accurate allocations of Federal Columbia River Power System (FCRPS) costs.
- **Carbon reduction policies:** TPU will actively engage in and seek to support proposals that decarbonize the economy at reasonable costs to customers and that appropriately acknowledge and credit hydropower as a carbon-free generating resource.
- **Support investment in electric transportation infrastructure and programs that advance the development of clean fuels:** TPU will support additional funding for electric transportation infrastructure and programs that advance the development and production of clean fuels.
- **Provide funding for the Hydropower Incentive Program:** Tacoma Power continues to support federal appropriations for the Department of Energy's Hydropower Incentive Program. The program provides payments to hydropower utilities, including Tacoma Power, for hydroelectric production added to an existing dam or conduit.
- **Support legislation to maintain municipal utility control over poles and pole attachment rate setting:** TPU supports legislation that would ensure that municipally-owned utilities maintain their historic authority to safely manage pole attachments on utility poles.

Tacoma Water – Federal

- **Support implementation of the Howard Hanson Dam – Additional Water Storage Project:** Tacoma Water continues to support federal authorization, appropriations, and actions necessary to complete the Howard Hanson Dam – Additional Water Storage Project. Any federal action must respect federal/non-federal cost share agreements already in place. TPU believes Howard Hanson Dam fish passage and the Additional Water Storage Project are critical to salmon and orca recovery as a construction-ready project with broad impact.
- **Support funding of the Water Infrastructure Finance and Innovation Act (WIFIA):** Tacoma Water is supportive of appropriations to fully fund the Water Infrastructure Finance and Innovation Act (WIFIA).
- **Support funding of the Drinking Water State Revolving Fund:** Tacoma Water supports adequate appropriations for the Drinking Water State Revolving Fund.

Tacoma Rail – Federal

- **Support permanent extension of the Railroad Track Maintenance Credit:** Tacoma Rail supports permanent extension of the Railroad Track Maintenance Credit – or “45G” tax credit. Tacoma Rail receives about \$250,000 in annual revenues from the 45G tax credit. Those funds have been used for a number of safety upgrades as well as to comply with unfunded federal requirements mandated by the 2008 Rail Safety Act.
- **Establish capital grant program for short line railroads:** Tacoma Rail seeks to work with Congress to establish a short line specific freight railroad state-of-good-repair program as part of the federal freight/rail title and other federal programs. Specifically, establishment of a competitive capital grant program for short line regional railroad infrastructure improvement projects.

Tacoma Power -- State

- **Carbon reduction policies:** Washington lawmakers have indicated that they will continue to focus on legislative solutions aimed at decarbonizing Washington State's economy. TPU will actively engage in and seek to support proposals that decarbonize the economy at reasonable costs to customers and that appropriately acknowledge and credit hydropower as a carbon-free generating resource and align with existing and emerging regional organized markets.
- **Support investment in electric transportation infrastructure and programs that advance the development of clean fuels:** TPU will support additional funding for electric transportation infrastructure and programs that advance the development and production of clean fuels.
- **Support equal treatment of hydropower:** Tacoma Power customers have invested in renewable, carbon-free hydroelectric generating facilities for decades. These facilities will continue to require significant reinvestment to ensure their future safe and reliable operation. During the 2019 Legislative Session, other renewable generating resources were given special tax treatment. TPU will continue to advocate for consistent tax treatment or alternative approaches that support equal treatment of all renewable, carbon-free resources.

Tacoma Water – State

- **Support the Public Works Trust Fund:** More than 6.2 million Washington State residents, 85 percent of the state's population, get their drinking water from public water systems. Nationally, \$472 billion needs to be invested over the next 20 years to support a resilient system and keep up with aging drinking water infrastructure. The Public Works Trust Fund (PWTF) is a crucial funding program for many communities around our state providing low-interest loans to help maintain vital public infrastructure. TPU supports public water systems and city partners in their request to fully restore and protect existing funding of the PWTF.

Tacoma Rail – State

- **Support Loan Request for East End Locomotive Facility and Track Maintenance:** The State of Washington administers both a grant program and a loan program designed to support freight rail capital needs. Tacoma Rail has applied for three projects under the Freight Rail Infrastructure Bank (Loan Program). If awarded, the funds would be used to help update the East End Locomotive Facility as well as proactively rehabilitate two segments of our track.



Citywide Weekly Briefing for 09 November 2020 to 15 November 2020

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	11-Nov-2019	09-Nov-2020	21-Oct-2019	19-Oct-2020	01-Jan-2019	01-Jan-2020			
	17-Nov-2019	15-Nov-2020	17-Nov-2019	15-Nov-2020	17-Nov-2019	15-Nov-2020			
Persons	71	61	307	263	3687	3294	14.1% ▼	14.3% ▼	10.7% ▼
Assault	67	58	281	252	3282	3002	13.4% ▼	10.3% ▼	8.5% ▼
Homicide (doesn't include Negligent/Justifiable)	0	1	0	1	17	22	NC	NC	29.4% ▲
Kidnapping/Abduction	0	1	2	3	48	53	NC	50.0% ▲	10.4% ▲
Sex Offenses, Forcible	4	1	24	7	339	217	75.0% ▼	70.8% ▼	36.0% ▼
Property	399	286	1682	1466	18885	17432	28.3% ▼	12.8% ▼	7.7% ▼
Arson	1	2	4	8	79	118	100.0% ▲	100.0% ▲	49.4% ▲
Burglary/Breaking and Entering	29	31	117	162	1607	1712	6.9% ▲	38.5% ▲	6.5% ▲
Counterfeiting/Forgery	5	2	20	15	191	134	60.0% ▼	25.0% ▼	29.8% ▼
Destruction/Damage/Vandalism of Property	120	88	514	449	5811	5042	26.7% ▼	12.6% ▼	13.2% ▼
Fraud	34	6	141	39	1640	711	82.4% ▼	72.3% ▼	56.6% ▼
Larceny/Theft	165	104	668	568	7413	7250	37.0% ▼	15.0% ▼	2.2% ▼
Motor Vehicle Theft	32	35	151	155	1417	1760	9.4% ▲	2.6% ▲	24.2% ▲
Robbery	8	7	42	34	392	376	12.5% ▼	19.0% ▼	4.1% ▼
Stolen Property	4	11	22	31	294	272	175.0% ▲	40.9% ▲	7.5% ▼
Society	19	12	71	38	1045	664	36.8% ▼	46.5% ▼	36.5% ▼
Drug/Narcotic	10	6	44	19	720	406	40.0% ▼	56.8% ▼	43.6% ▼
Pornography/Obscene Material	0	0	2	1	39	32	0.0%	50.0% ▼	17.9% ▼
Prostitution	0	0	0	0	24	5	0.0%	0.0%	79.2% ▼
Weapon Law Violations	9	6	25	18	262	221	33.3% ▼	28.0% ▼	15.6% ▼
Citywide Totals	489	359	2060	1767	23617	21390	26.6% ▼	14.2% ▼	9.4% ▼

Last 7 Days

Notes:

- There was 1 Homicide offense during the last 7 days.
- 63.8% (37/58) of the Assaults were coded Simple Assault.
- There were 42 DV-related offenses.
- 69.0% (29/42) of the DV-related offenses were Persons.
- 48.3% (28/58) of the Assaults were DV-related.
- DV-related Offenses: 50 ↘ 42
- There were 2 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 83 ↘ 51

Top 5 Locations - Compared to last year

- 4502 S Steele St: 12 ↔ 12
- 2424 S 41st St: 2 ↗ 6
- 2120 S 48th St: 0 ↗ 4
- 1901 S G St: 0 ↗ 3
- 9 additional locations with 3

Top 5 Offense Locations - Compared to last year

- Parking Lot: 101 ↘ 76
- Single Family Residence: 66 ↘ 64
- Street/Right Of Way: 65 ↘ 62
- Apartment: 28 ↘ 21
- Sporting Goods Store: 29 ↘ 15



Sector 1 Weekly Briefing for 09 November 2020 to 15 November 2020

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	11-Nov-2019	09-Nov-2020	21-Oct-2019	19-Oct-2020	01-Jan-2019	01-Jan-2020			
	17-Nov-2019	15-Nov-2020	17-Nov-2019	15-Nov-2020	17-Nov-2019	15-Nov-2020			
Persons	14	13	81	64	921	837	7.1% ▼	21.0% ▼	9.1% ▼
Assault	11	13	70	63	835	771	18.2% ▲	10.0% ▼	7.7% ▼
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	4	6	0.0%	0.0%	50.0% ▲
Kidnapping/Abduction	0	0	1	0	9	11	0.0%	100.0% ▼	22.2% ▲
Sex Offenses, Forcible	3	0	10	1	73	49	100.0% ▼	90.0% ▼	32.9% ▼
Property	87	64	379	301	4217	3871	26.4% ▼	20.6% ▼	8.2% ▼
Arson	0	0	2	3	33	38	0.0%	50.0% ▲	15.2% ▲
Burglary/Breaking and Entering	5	2	26	28	347	374	60.0% ▼	7.7% ▲	7.8% ▲
Counterfeiting/Forgery	1	1	3	4	36	25	0.0%	33.3% ▲	30.6% ▼
Destruction/Damage/Vandalism of Property	35	24	140	108	1518	1211	31.4% ▼	22.9% ▼	20.2% ▼
Fraud	4	2	27	4	282	112	50.0% ▼	85.2% ▼	60.3% ▼
Larceny/Theft	37	22	154	105	1590	1631	40.5% ▼	31.8% ▼	2.6% ▲
Motor Vehicle Theft	3	8	18	34	274	344	166.7% ▲	88.9% ▲	25.5% ▲
Robbery	2	1	9	6	85	77	50.0% ▼	33.3% ▼	9.4% ▼
Stolen Property	0	4	0	8	47	49	NC	NC	4.3% ▲
Society	6	4	10	12	234	136	33.3% ▼	20.0% ▲	41.9% ▼
Drug/Narcotic	2	2	4	6	181	90	0.0%	50.0% ▲	50.3% ▼
Pornography/Obscene Material	0	0	1	1	4	5	0.0%	0.0%	25.0% ▲
Prostitution	0	0	0	0	3	0	0.0%	0.0%	100.0% ▼
Weapon Law Violations	4	2	5	5	46	41	50.0% ▼	0.0%	10.9% ▼
Sector Totals	107	81	470	377	5372	4844	24.3% ▼	19.8% ▼	9.8% ▼

Last 7 Days

Notes:

- There was no Homicide offense during the last 7 days.
- 53.8% (7/13) of the Assaults were coded Simple Assault.
- There were 9 DV-related offenses.
- 66.7% (6/9) of the DV-related offenses were Persons.
- 46.2% (6/13) of the Assaults were DV-related.
- DV-related Offenses: 5 ↗ 9
- There was 1 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 22 ↘ 16

Top 5 Locations - Compared to last year

- 168 Norpoint Way Ne: 2 ↗ 3
- 2309 Milwaukee Way: 0 ↗ 3
- 425 South Tacoma Way: 0 ↗ 3
- 1440 Puyallup Ave: 0 ↗ 3
- 1901 S G St: 0 ↗ 3
- 1515 Commerce St: 0 ↗ 3
- 2503 S I St: 0 ↗ 3

Top 5 Offense Locations - Compared to last year

- Street/Right Of Way: 10 ↗ 25
- Parking Lot: 33 ↘ 18
- Apartment: 6 ↔ 6
- Single Family Residence: 4 ↗ 5
- Police, Fire, Etc.: 0 ↗ 3
- Sporting Goods Store: 3 ↔ 3



Sector 2 Weekly Briefing for 09 November 2020 to 15 November 2020

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	11-Nov-2019	09-Nov-2020	21-Oct-2019	19-Oct-2020	01-Jan-2019	01-Jan-2020			
	17-Nov-2019	15-Nov-2020	17-Nov-2019	15-Nov-2020	17-Nov-2019	15-Nov-2020			
Persons	16	14	58	49	786	572	12.5% ▼	15.5% ▼	27.2% ▼
Assault	15	14	55	47	681	503	6.7% ▼	14.5% ▼	26.1% ▼
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	3	5	0.0%	0.0%	66.7% ▲
Kidnapping/Abduction	0	0	0	0	9	5	0.0%	0.0%	44.4% ▼
Sex Offenses, Forcible	1	0	3	2	93	59	100.0% ▼	33.3% ▼	36.6% ▼
Property	124	71	468	443	5343	4966	42.7% ▼	5.3% ▼	7.1% ▼
Arson	0	1	0	1	13	10	NC	NC	23.1% ▼
Burglary/Breaking and Entering	6	10	21	49	488	444	66.7% ▲	133.3% ▲	9.0% ▼
Counterfeiting/Forgery	2	1	6	6	50	43	50.0% ▼	0.0%	14.0% ▼
Destruction/Damage/Vandalism of Property	40	18	144	133	1647	1389	55.0% ▼	7.6% ▼	15.7% ▼
Fraud	7	3	36	16	465	223	57.1% ▼	55.6% ▼	52.0% ▼
Larceny/Theft	57	27	215	195	2254	2321	52.6% ▼	9.3% ▼	3.0% ▲
Motor Vehicle Theft	12	8	43	33	307	396	33.3% ▼	23.3% ▼	29.0% ▲
Robbery	0	1	2	4	65	84	NC	100.0% ▲	29.2% ▲
Stolen Property	0	2	1	4	37	40	NC	300.0% ▲	8.1% ▲
Society	2	1	9	7	115	87	50.0% ▼	22.2% ▼	24.3% ▼
Drug/Narcotic	2	0	8	2	82	55	100.0% ▼	75.0% ▼	32.9% ▼
Pornography/Obscene Material	0	0	1	0	7	3	0.0%	100.0% ▼	57.1% ▼
Prostitution	0	0	0	0	1	0	0.0%	0.0%	100.0% ▼
Weapon Law Violations	0	1	0	5	25	29	NC	NC	16.0% ▲
Sector Totals	142	86	535	499	6244	5625	39.4% ▼	6.7% ▼	9.9% ▼

Last 7 Days

Notes:

- There was no Homicide offense during the last 7 days.
- 85.7% (12/14) of the Assaults were coded Simple Assault.
- There were 10 DV-related offenses.
- 80.0% (8/10) of the DV-related offenses were Persons.
- 57.1% (8/14) of the Assaults were DV-related.
- DV-related Offenses: 10 ↗ 10
- There were no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 31 ↘ 13

Top 5 Locations - Compared to last year

- 1965 S Union Ave: 3 ↔ 3
- 3130 S 23rd St: 1 ↗ 3
- 4101 S 19th St: 0 ↗ 2
- 14 additional locations with 2

Top 5 Offense Locations - Compared to last year

- Single Family Residence: 15 ↗ 17
- Parking Lot: 31 ↘ 17
- Street/Right Of Way: 16 ↘ 10
- Driveway: 0 ↗ 3
- Park: 0 ↗ 3
- Apartment: 7 ↘ 3



Sector 3 Weekly Briefing for 09 November 2020 to 15 November 2020

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	11-Nov-2019	09-Nov-2020	21-Oct-2019	19-Oct-2020	01-Jan-2019	01-Jan-2020			
	17-Nov-2019	15-Nov-2020	17-Nov-2019	15-Nov-2020	17-Nov-2019	15-Nov-2020			
Persons	13	12	69	61	848	850	7.7% ▼	11.6% ▼	0.2% ▲
Assault	13	12	63	58	751	780	7.7% ▼	7.9% ▼	3.9% ▲
Homicide (doesn't include Negligent/Justifiable)	0	0	0	0	1	6	0.0%	0.0%	500.0% ▲
Kidnapping/Abduction	0	0	1	1	13	20	0.0%	0.0%	53.8% ▲
Sex Offenses, Forcible	0	0	5	2	82	44	0.0%	60.0% ▼	46.3% ▼
Property	93	65	392	325	4454	4154	30.1% ▼	17.1% ▼	6.7% ▼
Arson	0	0	1	1	8	29	0.0%	0.0%	262.5% ▲
Burglary/Breaking and Entering	8	10	33	41	381	478	25.0% ▲	24.2% ▲	25.5% ▲
Counterfeiting/Forgery	1	0	7	2	48	43	100.0% ▼	71.4% ▼	10.4% ▼
Destruction/Damage/Vandalism of Property	23	21	106	91	1246	1146	8.7% ▼	14.2% ▼	8.0% ▼
Fraud	10	1	26	10	426	191	90.0% ▼	61.5% ▼	55.2% ▼
Larceny/Theft	43	21	159	130	1802	1656	51.2% ▼	18.2% ▼	8.1% ▼
Motor Vehicle Theft	7	10	37	37	355	433	42.9% ▲	0.0%	22.0% ▲
Robbery	1	1	17	9	98	98	0.0%	47.1% ▼	0.0%
Stolen Property	0	1	6	3	82	63	NC	50.0% ▼	23.2% ▼
Society	1	3	15	7	267	222	200.0% ▲	53.3% ▼	16.9% ▼
Drug/Narcotic	0	2	7	4	173	135	NC	42.9% ▼	22.0% ▼
Pornography/Obscene Material	0	0	0	0	20	20	0.0%	0.0%	0.0%
Prostitution	0	0	0	0	5	3	0.0%	0.0%	40.0% ▼
Weapon Law Violations	1	1	8	3	69	64	0.0%	62.5% ▼	7.2% ▼
Sector Totals	107	80	476	393	5569	5226	25.2% ▼	17.4% ▼	6.2% ▼

Last 7 Days

Notes:

- There was no Homicide offense during the last 7 days.
- 75.0% (9/12) of the Assaults were coded Simple Assault.
- There were 10 DV-related offenses.
- 50.0% (5/10) of the DV-related offenses were Persons.
- 41.7% (5/12) of the Assaults were DV-related.
- DV-related Offenses: 10 ↔ 10
- There was no Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 20 ↘ 9

Top 5 Locations - Compared to last year

- 4502 S Steele St: 12 ↔ 12
- 2424 S 41st St: 2 ↗ 6
- 2120 S 48th St: 0 ↗ 4
- 4214 Tacoma Mall Blvd: 0 ↗ 3
- 7231 South Tacoma Way: 0 ↗ 2
- 8 additional locations with 2

Top 5 Offense Locations - Compared to last year

- Parking Lot: 30 ↘ 27
- Single Family Residence: 9 ↗ 12
- Street/Right Of Way: 18 ↘ 7
- Apartment: 4 ↗ 6
- Department Store: 3 ↔ 3
- Shopping Mall/Plaza Common Area: 6 ↘ 3



Sector 4 Weekly Briefing for 09 November 2020 to 15 November 2020

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Offense Breakdown	7 Days		28 Days		Year to Date		7 Days	28 Days	YTD
	11-Nov-2019	09-Nov-2020	21-Oct-2019	19-Oct-2020	01-Jan-2019	01-Jan-2020			
	17-Nov-2019	15-Nov-2020	17-Nov-2019	15-Nov-2020	17-Nov-2019	15-Nov-2020			
Persons	28	22	99	89	1132	1035	21.4% ▼	10.1% ▼	8.6% ▼
Assault	28	19	93	84	1015	948	32.1% ▼	9.7% ▼	6.6% ▼
Homicide (doesn't include Negligent/Justifiable)	0	1	0	1	9	5	NC	NC	44.4% ▼
Kidnapping/Abduction	0	1	0	2	17	17	NC	NC	0.0%
Sex Offenses, Forcible	0	1	6	2	91	65	NC	66.7% ▼	28.6% ▼
Property	95	86	443	397	4871	4441	9.5% ▼	10.4% ▼	8.8% ▼
Arson	1	1	1	3	25	41	0.0%	200.0% ▲	64.0% ▲
Burglary/Breaking and Entering	10	9	37	44	391	416	10.0% ▼	18.9% ▲	6.4% ▲
Counterfeiting/Forgery	1	0	4	3	57	23	100.0% ▼	25.0% ▼	59.6% ▼
Destruction/Damage/Vandalism of Property	22	25	124	117	1400	1296	13.6% ▲	5.6% ▼	7.4% ▼
Fraud	13	0	52	9	467	185	100.0% ▼	82.7% ▼	60.4% ▼
Larceny/Theft	28	34	140	138	1767	1642	21.4% ▲	1.4% ▼	7.1% ▼
Motor Vehicle Theft	10	9	53	51	481	587	10.0% ▼	3.8% ▼	22.0% ▲
Robbery	5	4	14	15	144	117	20.0% ▼	7.1% ▲	18.8% ▼
Stolen Property	4	4	15	16	128	120	0.0%	6.7% ▲	6.3% ▼
Society	10	4	37	12	429	219	60.0% ▼	67.6% ▼	49.0% ▼
Drug/Narcotic	6	2	25	7	284	126	66.7% ▼	72.0% ▼	55.6% ▼
Pornography/Obscene Material	0	0	0	0	8	4	0.0%	0.0%	50.0% ▼
Prostitution	0	0	0	0	15	2	0.0%	0.0%	86.7% ▼
Weapon Law Violations	4	2	12	5	122	87	50.0% ▼	58.3% ▼	28.7% ▼
Sector Totals	133	112	579	498	6432	5695	15.8% ▼	14.0% ▼	11.5% ▼

Last 7 Days

Notes:

- There was 1 Homicide offense during the last 7 days.
- 47.4% (9/19) of the Assaults were coded Simple Assault.
- There were 13 DV-related offenses.
- 76.9% (10/13) of the DV-related offenses were Persons.
- 47.4% (9/19) of the Assaults were DV-related.
- DV-related Offenses: 25 ↘ 13
- There was 1 Gang-Related offense(s) during the last 7 days.
- Theft from Motor Vehicle: 10 ↗ 13

Top 5 Locations - Compared to last year

- 7514 S I St: 0 ↗ 2
- 18 additional locations with 2

Top 5 Offense Locations - Compared to last year

- Single Family Residence: 38 ↘ 30
- Street/Right Of Way: 21 ↘ 20
- Parking Lot: 7 ↗ 14
- Sporting Goods Store: 5 ↗ 12
- Apartment: 11 ↘ 6

Comprehensive Plan and Land Use Regulatory Code

Proposed Amendments for 2020

Planning Commission Recommendations

November 4, 2020



City of Tacoma
Planning & Development Services Department
Planning Services Division
747 Market Street, Room 345
Tacoma, WA 98402-3793
(253) 591-5030
www.cityoftacoma.org/planning



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the City Clerk's Office at (253) 591-5505. TTY or speech to speech users please dial 711 to connect to Washington Relay Services.

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John Hines
Robert Thoms

Keith Blocker, Deputy Mayor
Lillian Hunter
Catherine Ushka

Chris Beale
Conor McCarthy
Kristina Walker

Elizabeth Pauli, City Manager

Planning Commission

Anna Petersen, Chair
Ryan Givens
Brett Santhuff

Jeff McInnis, Vice-Chair
David Horne
Andrew Strobel

Carolyn Edmonds
Christopher Karnes
Alyssa Torrez

Planning and Development Services Department

Peter Huffman, Director

Planning Services Division

Brian Boudet, Manager
Larry Harala
B.T. Doan

Stephen Atkinson
Mesa Sherriff

Elliott Barnett
Lihuang Wung

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Jana Magoon, Manager
Shirley Schultz

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Steve Victor, Deputy City Attorney

Information Technology Department - GIS

Christina Chelf Adriana Abramovich

Public Works Department

Josh Diekmann Jennifer Kammerzell

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Section I

Planning Commission Recommendations





City of Tacoma
Planning Commission

Anna Petersen, Chair
Jeff McInnis, Vice-Chair
Carolyn Edmonds
Ryan Givens
David Horne
Christopher Karnes
Brett Santhuff
Andrew Strobel
Alyssa Torrez

November 4, 2020

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: 2020 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

Honorable Mayor Woodards and Members of the City Council,

On behalf of the Tacoma Planning Commission, I am forwarding our recommendations on the 2020 Annual Amendment to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code ("2020 Amendment"), which includes the following three applications (or subjects):

- (1) Heidelberg-Davis Site – Land Use Designation Change (*recommended for adoption*)
- (2) View Sensitive Overlay District – Height Limit Change (*not recommended for adoption*)
- (3) Minor Plan and Code Amendments (*recommended for adoption*)

Enclosed please find the "*Planning Commission's Findings of Fact and Recommendations Report for the 2020 Amendment, November 4, 2020*" that summarizes the proposed amendments, the public review and community engagement process, and the Planning Commission's deliberations and decision-making.

The amendment application process remains a critical path for community members, organizations, or other public agencies to propose a change to the City's policies and regulations, and to ensure fair consideration of diverse community interests. We are proud to report that despite the COVID-19 pandemic and its impacts on the daily life of all Tacomans, we have successfully completed the review of two significant community proposals, along with a City-initiated application. We want to share our thanks to the many Tacoma residents and stakeholders who have been actively engaged in the review process and provided invaluable feedback and advice.

The 2020 Amendment package may be relatively limited in scope, but some of the issues contained therein are nevertheless challenging and impactful. We did not formulate our recommendations without going through arduous debates and deliberations among the Commissioners. The public input also highlighted emerging issues which go beyond our current scope of work.

Heidelberg-Davis Site – Land Use Designation Change

With respect to the "Heidelberg-Davis Site – Land Use Designation Change" application, the Commission broadly concluded that this site is an appropriate location for the Major Institutional Campus designation, and that the proposal is consistent with policies in the One Tacoma Plan as well as the adjacent land use designations. In the long-term, the site could support a greater mix of employment, health or educational services, as well as a high intensity recreational use, such as the proposed soccer stadium, in conjunction with future high capacity transit along the corridor. The Commission recommends approval of the proposed amendment.

The majority of comments that we received expressed concerns stemming from the specific project proposal and uncertainty over the specific project level implementation and impacts. While the proposed amendment is a non-project action, staff conducted a high-level environmental review to respond to community concerns. Given the community interest, potential impacts, and overall significance of this site and potential project, we recommend that the City consider future amendments to zoning and permit procedures for the Major Institutional Campus designation to support future site master planning. The development of a master plan would enable a more comprehensive project review, providing greater predictability and long-term certainty for both the project applicant and community.

View Sensitive Overlay District – Height Limit Change

With respect to the “View Sensitive Overlay District – Height Limit Change” application, the Commission determined that the proposal primarily affects private views rather than public views, which is inconsistent with the Comprehensive Plan’s view policies (such as Policy UF-13.4 in the Urban Form Element). Furthermore, in our findings, the proposal did not substantiate adequate public benefit from the height reduction to support the amendment. Therefore, we are recommending that the City Council deny the proposed amendment.

Despite the recommendation to deny the application, the Commission acknowledges the broad public support the proposal received, and we recognize that water views, topography, and building height are character-giving attributes of many of our neighborhoods. We share our community’s sentiment that Tacoma can both grow and change, and still maintain unique neighborhoods. However, the Commission did not concur that the specific proposal adequately demonstrated policy consistency or adequate public benefit.

Minor Plan and Code Amendments

On a special note, we would like to draw your attention to the acknowledgement of the Puyallup Tribe of Indians, one of the proposals included in the application of “Minor Plan and Code Amendments.” The proposal would add a statement to the *One Tacoma* Comprehensive Plan to acknowledge the Puyallup Tribe of Indians and Tribal Trust Lands as well as discuss the Land Claims Settlement and the implications for local planning. The proposal would also amend the Tacoma Municipal Code to acknowledge that the City’s zoning and land use regulations do not apply to Tribal Trust Lands. This proposal represents a significant milestone in furthering the relationship and collaboration between the Puyallup Tribe of Indians and the City of Tacoma and redressing an historic blind spot in our Comprehensive Plan.

In conclusion, the proposed 2020 Amendment is a carefully-crafted and well-balanced product that reflects the community’s desires and concerns garnered through an extensive and rigorous engagement process. The Planning Commission believes that the recommended 2020 Amendment package, along with the additional suggestions as mentioned above, will help achieve the City’s strategic goals for a safe, clean and attractive city; a well maintained natural and built environment; a diverse, productive and sustainable economy; and an equitable and accessible community for all.

We respectfully request that the City Council accept our recommendations and adopt the 2020 Amendment package as presented.

Sincerely,



ANNA PETERSEN, Chair
Tacoma Planning Commission

Enclosure



**TACOMA PLANNING COMMISSION
FINDINGS OF FACT AND RECOMMENDATIONS REPORT**

NOVEMBER 4, 2020

A. SUBJECT:

2020 Annual Amendment to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code (“2020 Amendment”).

B. SUMMARY OF PROPOSED AMENDMENTS:

The 2020 Amendment consists of the following three applications:

APPLICATION	AMENDMENT TYPE	RECOMMENDATION
1. HEIDELBERG-DAVIS SITE – LAND USE DESIGNATION CHANGE		
Proposed by Metro Parks Tacoma, this application seeks to change the land use designation for the 16-acre Heidelberg-Davis site (at S. 19th St. & S. Tyler St.) from “Parks and Open Space” to “Major Institutional Campus” to allow future development of a soccer stadium and possibly accessory educational and healthcare facilities.	Plan	Recommended for Adoption (Passed with a vote of 6 to 1, with 2 absences)
2. VIEW SENSITIVE OVERLAY DISTRICT – HEIGHT LIMIT CHANGE		
Proposed by the West Slope Neighborhood Coalition, this application seeks to reduce the allowable building height from 25 feet to 20 feet within the West End View Sensitive Overlay District (VSD). The area under consideration was expanded during the scoping phase to include five areas within the existing View Sensitive District that exhibit similar development patterns.	Code and Areawide Rezone	Not Recommended for Adoption (Passed with a vote of 5 to 2, with 2 absences)
3. MINOR PLAN AND CODE AMENDMENTS		
Proposed by the Planning and Development Services Department and the Public Works Department, this application compiles 35 minor and non-policy amendments to the <i>One Tacoma</i> Comprehensive Plan and the Land Use Regulatory Code, intended to update information, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.	Plan and Code	Recommended for Adoption (Passed with a vote of 6 to 0, with 1 abstain and 2 absences)

C. FINDINGS OF FACT – PART 1: BACKGROUND

1. Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma* Comprehensive Plan, updated in 2015 by Ordinance No. 28335, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that supports the Comprehensive Plan.

2. Planning Mandates

GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act, and that all proposed amendments, with certain limited exceptions, shall be considered concurrently so that the cumulative effect of the various changes can be ascertained. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with the following State, regional and local planning mandates and guidelines:

- The State Growth Management Act (GMA);
- The State Environment Policy Act (SEPA);
- The State Shoreline Management Act (SMA);
- The Puget Sound Regional Council's *VISION 2040* Multicounty Planning Policies;
- The Puget Sound Regional Council's *Transportation 2040*, the action plan for transportation in the Central Puget Sound Region (adopted on May 20, 2010);
- The Puget Sound Regional Council's Subarea Planning requirements;
- The Countywide Planning Policies for Pierce County;
- TMC 13.02 concerning the procedures and criteria for amending the Comprehensive Plan and development regulations.

3. Amendment Process

Pursuant to the Tacoma Municipal Code, Section 13.02.070 – Adoption and Amendment Procedures, applications are submitted to the Planning and Development Services Department, and subsequently forwarded to the Planning Commission for their assessment. The Planning Commission decides which applications should move forward as part of that Amendment package. Those applications then receive detailed review and analysis by staff and the Planning Commission and input is solicited from stakeholders and the community.

For the 2020 Amendment, the Planning Commission kicked off the annual amendment process on May 29, 2019, and reviewed the scope of work for the following four applications:

- (1) Heidelberg-Davis Site – Land Use Designation Change (submitted by Metro Parks Tacoma)
- (2) View Sensitive Overlay District – Height Limit Change (submitted by the West Slope Neighborhood Coalition)
- (3) Transportation Master Plan Amendments (submitted by the Public Works Department)
- (4) Minor Plan and Code Amendments (submitted by the Planning and Development Services Department)

Subsequently, the Planning Commission took the following actions about the 2020 Amendment package:

- 06/19/2019 – Conducted Public Scoping Hearing
- 07/17/2019 – Approved scope of work and assessment report
- 12/04/2019 – Reviewed Transportation Master Plan Amendments (reduced scope of work)
- 02/05/2020 – Reviewed Minor Plan and Code Amendments
- 02/19/2020 – Reviewed Heidelberg-Davis Site – Land Use Designation Change
- 08/19/2020 – Reviewed the status of 2020 Amendment and incorporated the Transportation Master Plan Amendments into the Minor Plan and Code Amendments
- 09/02/2020 – Released the 2020 Amendment for public review and set a public hearing date

- 10/07/2020 – Public Hearing (and accepted written comments through 10/09/2020)
- 10/21/2020 – Debriefing of public hearing
- 11/04/2020 – Recommendation to City Council

D. FINDINGS OF FACT – PART 2: PLANNING COMMISSION REVIEW

1. Heidelberg-Davis Site – Land Use Designation Change

- (1) July 17, 2019 – The Planning Commission concluded the preliminary evaluation/scoping phase and approved acceptance of the application.
- (2) February 5, 2019 – Staff presented the Commission with information on the completion of the technical reports, as well as an update on the negotiation process between the City of Tacoma, Metro Parks Tacoma, and the sports teams.
- (3) September 2, 2020 – The Commission released the proposal for public review.
- (4) October 7, 2020 – The Commission held a public hearing and received public testimony on the proposal.
- (5) October 21, 2020 – The Commission received a debriefing on public comments and gave direction to staff regarding preparation of the final recommendation to the City Council.

2. View Sensitive Overlay District – Height Limit Change

- (1) July 17, 2019 – The Planning Commission concluded the preliminary evaluation/scoping phase and accepted the application with modifications to include other areas within the existing View Sensitive Overlay District with similar building patterns and building height profiles.
- (2) September 2, 2020 – The Commission released the proposal for public review.
- (3) October 7, 2020 – The Commission held a public hearing and received public testimony on the proposal.
- (4) October 21, 2020 – The Commission reviewed the public testimony and gave planning staff feedback on the Commission's preference on the proposal.

3. Minor Plan and Code Amendments

- (1) February 5, 2020 – The Planning Commission reviewed 30 issues (proposed amendments to the Comprehensive Plan and the Tacoma Municipal Code) proposed by staff.
- (2) August 19, 2020 – The Commission concurred with staff to incorporate proposed amendments to the Transportation Master Plan into this application.
- (3) September 2, 2020 – The Commission reviewed 5 additional issues and released all 35 issues and the associated Plan and Code amendments for public review.
- (4) October 7, 2020 – The Commission held a public hearing and received public testimony on the proposal.
- (5) October 21, 2020 – The Commission made one minor modification to the proposal.

E. FINDINGS OF FACT – PART 3: PLANNING COMMISSION PUBLIC HEARING

1. Public Hearing and Open Houses:

The Planning Commission conducted a public hearing on the 2020 Amendment on October 7, 2020. Planning staff conducted two virtual (online) open houses on September 28 and 30, 2020, for interested citizens to learn more about the 2020 Amendment and ask questions. The main focus of the first open house was "Heidelberg-Davis Site – Land Use Designation Change", and the second one "View Sensitive Overlay District – Height Limit Change."

2. Public Hearing Notification:

- (1) **Public Notices** – The notice for the public hearing and open houses was mailed to approximately 9,000 individuals and entities within and within 1,000 feet of the Heidelberg-Davis and View Sensitive District affected areas, and e-mailed to more than 900 individuals on the Planning Commission's interested parties list that includes the City Council, Neighborhood

Councils, area business district associations, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others.

- (2) **Library** – A request was made to the Tacoma Public Library on September 23, 2020 to make the public hearing notice available for patrons’ review at all branches.
- (3) **News/Social Media** – The City of Tacoma issued a News Release on September 24, 2020. An online advertisement was placed on The News Tribune to run between September 28 and October 4. A legal notice concerning the SEPA Checklist and the public hearing and open houses was placed on the Tacoma Daily Index on September 25, 2020. An event page for each of the open houses on September 28 and 30 and public hearing on October 7 was posted on the City’s Facebook, starting the week of September 21.
- (4) **60-Day Notices** – A “Notice of Intent to Adopt Amendment 60 Days Prior to Adoption” was sent to the State Department of Commerce (per RCW 36.70A.106) on September 22, 2020. A similar notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on September 22, 2020, asking for comments within 60 days of receipt of the notice.
- (5) **Tribal Consultation** – A letter was sent to the chairman of the Puyallup Tribe of Indians on September 17, 2020 to formally invite the Tribe’s consultation on the 2020 Amendment.

3. Public Review Document:

A Public Review Document was prepared for the Planning Commission’s public hearing and posted online at www.cityoftacoma.org/2020Amendment. The document included the following sections:

- I. Introduction
 - Planning Manager’s Letter to the Community
 - Executive Summary
 - Notice of Public Hearing and Open Houses
- II. Proposed Amendments and Staff Analyses
 - A. Heidelberg-Davis Site – Land Use Designation Change
 - B. View Sensitive Overlay District – Height Limit Change
 - C. Minor Plan and Code Amendments
- III. Determination of Environmental Nonsignificance and Environmental Checklist

4. Public Testimony

At the public hearing on October 7, 2020, 4 citizens testified on “Heidelberg-Davis Site – Land Use Designation Change”, and 7 testified on “View Sensitive Overlay District – Height Limit Change.” Written comments received through the end of the comment period on October 9, 2020 included 9 on “Heidelberg-Davis Site – Land Use Designation Change”, and 69 on “View Sensitive Overlay District – Height Limit Change.”

Most of the people commenting on “Heidelberg-Davis Site – Land Use Designation Change” expressed opposition and concerns. Most of the comments received on “View Sensitive Overlay District – Height Limit Change” were supportive, some with suggested modifications. No comments were received on “Minor Plan and Code Amendment.”

F. FINDINGS OF FACT – PART 4: RESPONSE TO PUBLIC TESTIMONY

1. Heidelberg-Davis Site – Land Use Designation Change

At the meeting on October 21, 2020, the Planning Commission reviewed public comments received. The Commission acknowledges that most of the public comments were not directed at the proposed land use designation change, but reflected the community’s concerns about the proposed Heidelberg Soccer Stadium not being compatible with the characteristics of the surrounding neighborhood, albeit not yet a project.

In reviewing the draft Capital Facilities Program for 2021-2026, the Commission included the following notion in the Findings of Fact and Recommendations Report and Letter of Recommendation, both dated July 1, 2020:

“Heidelberg Soccer Stadium. The Commission recognizes that the proposed soccer stadium could be a tremendous community asset. However, given the dual challenges the City is facing with an economic downturn from the COVID-19 emergency and persistent housing unaffordability, we recommend prioritizing investments in facilities and services that are responsive to these current community needs, or consider modifications to the Heidelberg Soccer Stadium project that would incorporate elements, such as affordable housing, to serve these community needs.”

The Commission shares the community’s concerns and upholds the above notion. The Commission also acknowledges the emerging need for the development of a master plan which would enable a more comprehensive review of the community vision, equity, land use, zoning, housing, transportation, open space, recreation, and other relevant issues for the general area surrounding the Heidelberg-Davis site.

The Commission also acknowledges several steps that would be necessary to develop the site with a professional athletic facility that require further public input and the site is owned by a public entity (Metro Parks Tacoma) with an elected leadership body representing the residents of the City of Tacoma.

The Commission engaged in a discussion and there were concerns expressed regarding the need to engage in this action at this time, however, the Commission upon deliberations and review of this proposal has determined to support the proposal.

The Planning Commission found:

- (1) The proposal is consistent with the surrounding Land Use Designations.
- (2) The proposed Land Use Designation is appropriate for the current use of the site and the potential use as a professional athletic complex.
- (3) Public Ownership of the property, by an agency with an elected board that answers directly to the residents of Tacoma gives greater surety that eventual development of the site will incorporate the wants and needs of area residents.
- (4) Given current and future transit options in the area the proposed Land Use Designation is appropriate.
- (5) Potential impacts of developments allowed in the “Major Institutional Campus” Land Use Designation can be potentially mitigated to a level that impacts would not be inappropriate to the surrounding land uses.

2. View Sensitive Overlay District – Height Limit Change

At the meeting on October 21, 2020, the Planning Commission reviewed public comments received, and in response, considered the following potential modifications to the proposal:

- Modification #1 – Remove Node 4 entirely. With this modification, the Node 4 area, which is in the general vicinity of North Lexington Street and North 49th Street, with approximately 36 lots, would maintain existing View Sensitive Overlay District status with a 25-foot building height limit. Based on public comments and further review of LIDAR and SLOPE data, this area was considered, where the proposed reduction in building height would not generate as substantive of benefits as it might in other areas.
- Modification #2 – Adjust Node 2 by removing 5 lots. Node 2 area, which is generally located on the north side of North 17th Street between North Skyline Drive Street and Bridgeview Dr., would be subject to a height limit of 20 feet. The 5 lots are located along the uphill edge of the study area, and would generally not block the view of the rest of the area, regardless of the building height and would remain in the existing View Sensitive Overlay District with a 25 foot building height restriction.

Upon deliberations, the Commission did not issue concurrence with either modification as the Commission had concerns about the application generally and chose not to recommend it for approval to the City Council.

Many residents were concerned about the private view being impacted by their neighbors' trees and landscapes. The Commission acknowledges that the City is not able to regulate tree height for aesthetic purposes on private property, which may constitute a "taking." Also, many of our City's regulated critical areas fall within these view sensitive areas and as such there are additional protections placed on the trees contained therein, and would potentially be in conflict with any tree height restrictions of a view sensitive overlay.

The Commission does recognize public support in portions of the possible impacted area and does understand that views do matter to individual property owners. The Commission spent time carefully weighing the benefit of further restriction against allowing existing regulation to stand unmodified.

The Planning Commission found:

- (1) Sufficient benefit would not be derived from implementation at a level that would justify potential impact to existing property owners.
- (2) The benefits and restrictions would apply too specifically and not benefit the entire community enough to warrant their implementation.
- (3) Benefit to properties would vary as would negative impact and that further refinement of the existing View Sensitive Overlay District is not warranted based on the wide variation of benefit and impact it would cause.
- (4) Other factors such as tree and vegetation height are in many cases as impactful, if not more so, than building height and the City of Tacoma does not regulate that. So further restriction of building height, given that reality, is unwarranted.
- (5) The benefits of this proposal would be derived for a relatively small number of property owners, who already have sufficient protection in place.
- (6) The Commission is concerned about precedence that approval of such restrictions could set and felt that such measures are contrary to the conversation the City of Tacoma is having at present regarding equity, housing availability, diversity and affordability.
- (7) Portions of the City, outside of the View Sensitive Overlay District designation, have views that have no protection, and further focus on areas with VSD status before those areas are considered would be unwarranted.
- (8) The Commission did not find substantial relation between the proposal and the goals set forth in the *One Tacoma* Comprehensive Plan, Urban Form Element, and Policy 13.4, which states that new development should be oriented to take advantage of the view of Commencement Bay and the Tacoma Narrows and that significant public views should be preserved. The Commission found that this proposal relates to private views primarily.

3. Minor Plan and Code Amendments

No public comments were received. At the meeting on October 21, 2020, staff proposed a modification to Issue #31 (of 35) regarding "Nonconforming Rights Re-establishment" that would make the proposed re-use under the consideration for re-establishing nonconforming rights no more intensive than the last use permitted. The Commission concurred.

G. FINDINGS OF FACT – PART 5: SEPA REVIEW

Pursuant to Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance (DNS) on the 2020 Amendment was issued on September 11, 2020 (SEPA File Number LU20-0179), based upon a review of an

environmental checklist. No comments were received by the deadline of October 9, 2020. The preliminary determination became final on October 16, 2020. The DNS and the environmental checklist were included in the Public Review Document, as Section III.

H. FINDINGS OF FACT – PART 6: SUMMARY OF COMMUNITY ENGAGEMENT

1. Heidelberg-Davis Site – Land Use Designation Change

- Tacoma Public Schools has been consulted early by Metro Parks Tacoma.
- Metro Parks Tacoma conducted outreach to the Central Neighborhood Council in the fall of 2019 by attending and presenting at their regularly scheduled meetings.
- Standard City of Tacoma Planning and Development Services outreach has been conducted including mailings and a webpage. Press releases have and will be issued in advance of meetings.
- On November 4, 2019 a neighborhood meeting was held at the Metro Parks Headquarters Building, attended by approximately 40 area residents. Both city and Metro Parks staff made a presentation.
- Metro Parks Tacoma has made presentations to the Metro Parks Board, the Central Neighborhood Council and contacted the Tacoma Public Schools.
- On March 5, 2020 the Central Neighborhood Council received a presentation on the proposal by city staff, which was also made available via a Facebook live stream.
- On September 28, 2020 a virtual open house was held via the online video platform Zoom.

2. View Sensitive Overlay District – Height Limit Change

- The input of all the property owners and residents within the subject area and adjacent neighborhoods has been solicited through a variety of methods including two direct mailings to owner and residents, as well as social media outreach and press releases to local media.
- On October 21, 2019, a neighborhood meeting was held for the entire area including areas 1000 feet outside of the View Sensitive Overlay District within the West End and Brown's Point areas to inform the broader community of the effort.
- On February 20, 2020, a second neighborhood meeting was held for area residents within the proposed recommended 20-foot overlay area. The meeting was held with the included properties and those within approximately 250 feet outside of the boundary.
- Staff conducted site visits with concerned area residents in the intervening months. The result of these interactions has helped staff tailor the boundaries to coincide with input from potentially impacted area residents.

3. Minor Plan and Code Amendments

This application was reviewed by the Planning Commission several times at meetings that were open to the public and available for public review during the open house and public hearing process. No public comments were received.

I. FINDINGS OF FACT – PART 7: HEALTH AND EQUITY IN ALL POLICIES

The Planning Commission finds that the 2020 Amendment review process included deliberate efforts to expand the reach of the policy discussions to underrepresented groups, including the use of online tools, open houses (both physical and virtual), direct correspondence with organizations representing underserved community interests, and the promotion of translation services. In addition, meetings in

the community were held in evenings to enhance community access, and food and beverages, as well as activities for children, were provided to support broad, active participation in the discussions.

The Commission also finds that some of the proposed amendments, such as the proposed reprioritization of transportation projects (listed in the Transportation Master Plan) within the Tacoma Mall and Downtown subareas, support the expansion and growth of compact, complete, and connected neighborhoods and mixed-use centers, which is a foundational element of the City's health, equity, and sustainability goals.

Regarding the Heidelberg-Davis Site Land Use Designation Change proposal, the Commission has deliberated on potential loss of public open and active space if a professional athletic complex is eventually developed on this site with concern. Metro Parks Tacoma has made assurance throughout the process that they have every intention of replacing any lost programmable space and preserving and replacing as much open space in this area as possible.

The Commission also is encouraged in the potential opportunity for a special development on this site that could bring greater local business opportunity, job growth, increased access to specialized healthcare, and expanded specialized educational opportunity. The Commission is hopeful that this can be accomplished while preserving and enhancing existing entertainment, public open and active space, and overall recreational opportunity in the City of Tacoma.

J. CONCLUSIONS:

1. Heidelberg-Davis Site – Land Use Designation Change

The Planning Commission concludes that the proposed Land Use Designation change for the Heidelberg-Davis site is consistent with the *One Tacoma* Comprehensive Plan and existing zoning; appropriately balances the City's policies to preserve open spaces and provide for public amenities, as well as educational and entertainment opportunities.

The Commission has heard and acknowledges public concerns about potential negative impacts that a possibly more intense Land Use Designation could bring, but ultimately has expressed faith in the fact that the property is owned by Metro Parks Tacoma which is a public agency with a board comprised of elected members who are charged with representing the best interests of the residents of the City of Tacoma. Further, Metro Parks Tacoma is charged with preserving and enhancing public open space and recreational opportunities for the residents of Tacoma and Metro Parks Tacoma staff has made assurance that these factors are being strongly considered and will be fully incorporated into any plan to redevelop the site in future.

2. View Sensitive Overlay District – Height Limit Change

The Planning Commission finds it challenging to justify the proposed height reduction in View Sensitive Overlay Districts, as it could conflict with many goals and values of the City in terms of growth and density, tree canopy coverage, and equity (among affected and non-affected properties within a certain View-Sensitive District), among others. The Commission finds that the View Sensitive Proposal is contrary to many ongoing conversations the City of Tacoma is presently having from housing affordability to equity. This proposal effectively represents a doubling down on policies of the past that have led to increasing housing costs, and wide swaths of the city which are exclusively single family.

Members of the Commission acknowledged most of the public comments were supportive and that there were both positive and negative aspects to the proposal. Upon deliberations, the Commission determined not to support the proposal.

The Commission concludes that:

- The City has considered possible public benefit for further restriction of building height and concluded that such benefits would not outweigh the impact to private property owners.
- The proposal would have inconsistent benefit and impact.
- The proposal does not adequately promote housing type diversity and housing type variety in a way that is an improvement from the existing overlay district.
- The proposal is in part repetitive of previous effort in 2015 to create a Conservation Special Review District Overlay Zone in the general neighborhood of West Slope, which had been denied by the City Council.
- Despite efforts to explore additional areas and otherwise adjust the proposal, the Commission does not feel that there is a sufficiently clear and broad public benefit from the proposal, which would primarily benefit a relative few and largely protect private views, to warrant a zoning change.
- The proposal is inconsistent with the Comprehensive Plan's view policies that focus on preserving significant public views, such as Policy UF-13.4 in the Urban Form element as cited below:

"Policy UF-13.4 New development should be oriented to take advantage of the view of Commencement Bay and the Tacoma Narrows and to preserve significant public views."

3. Minor Plan and Code Amendments

The Commission concludes that the Minor Plan and Code Amendments application, with proposed non-policy amendments to various elements of the *One Tacoma* Comprehensive Plan and sections of the Tacoma Municipal Code, fulfills the intent to keep information current, address inconsistencies, correct minor errors, and clarify and improve provisions of the Plan and the Code.

K. RECOMMENDATIONS:

1. Heidelberg-Davis Site – Land Use Designation Change

The Planning Commission recommends that the proposed Heidelberg-Davis Site – Land Use Designation Change, as displayed in Exhibit Packet 1, be adopted by the City Council.

The Commission also acknowledges the emerging need for the development of a master plan which would enable a more comprehensive review of the community vision, equity, land use, zoning, housing, transportation, open space, recreation, and other relevant issues for the general area surrounding the Heidelberg-Davis site.

The Commission reached this recommendation by a vote of 6 to 1, with the supporting votes from Commissioners Givens, Karnes, McInnis, Petersen, Santhuff and Strobel, the opposing vote from Commissioner Horne, and Commissioners Edmonds and Torrez being absent.

2. View Sensitive Overlay District – Height Limit Change

The Planning Commission is moving forward the proposed View Sensitive Overlay District – Height Limit Change, as displayed in Exhibit Packet 2, to the City Council with a note of "Not Recommended for Adoption."

The Commission also notes that the recommended height limit change affects more areas than the original application submitted by the West Slope Neighborhood Coalition. The Commission recommends that the City Council not consider the creation of a second category of View Sensitive Overlay District with a 20-foot height limit restriction.

Furthermore:

- Given the need to focus on greater housing type diversity, measures that further restrict options and potentially compound inequity should not be considered.
- The portions of the City of Tacoma within the existing View Sensitive Overlay District are generally thriving and experiencing greater than average increase to property value. Future focus in these areas should be on measures and proposals that will benefit the city on the whole and help promote diverse housing types, affordability, and community wide equity. This proposal would at best preserve existing inequity and could actually create greater inequity.
- The City should avoid any further refinement of the View Sensitive Overlay District unless they are of a comprehensive nature and examine the entire existing View Sensitive Overlay District and potentially the entire City. For the existing View Sensitive Overlay District, it is clear that it does benefit area residents and has to some extent helped protect private views. However, such restrictions are also potentially problematic as they represent the same types of restrictions and single-family housing segregation that have contributed to greater inequity in the City of Tacoma.

The Commission reached this recommendation by a vote of 5 to 2, with the supporting votes from Commissioners Givens, Horne, Karnes, Petersen and Strobel, the opposing votes from Commissioners McInnis and Santhuff, and Commissioners Edmonds and Torrez being absent.

3. Minor Plan and Code Amendments

The Planning Commission recommends that the proposed Minor Plan and Code Amendments, as displayed in Exhibit Packet 3, be adopted by the City Council.

The Commission reached this recommendation by a vote of 6 to 0, with the supporting votes from Commissioners Givens, Horne, Karnes, McInnis, Petersen, Santhuff, while Commissioner Strobel abstained and Commissioners Edmonds and Torrez were absent.

L. EXHIBITS:

Each of the following Exhibit Packets includes a description of the respective application, a summary of the Planning Commission's recommendations, and the proposed amendments to the *One Tacoma* Comprehensive Plan and/or the Tacoma Municipal Code in tracked-change format as appropriate:

- Exhibit Packet 1: Heidelberg-Davis Site – Land Use Designation Change
- Exhibit Packet 2: View Sensitive Overlay District – Height Limit Change
- Exhibit Packet 3: Minor Plan and Code Amendments

Section II

Exhibit Packet 1

Heidelberg-Davis Site – Land Use Designation Change





PLANNING COMMISSION RECOMMENDATION SUMMARY
November 4, 2020

Application:	Heidelberg-Davis Site – Land Use Designation Change
Applicant:	Metro Parks Tacoma
Summary of Proposal:	Change the land use designation for the 16-acre Heidelberg-Davis site (at S. 19th St. & S. Tyler St.) from “Parks and Open Space” to “Major Institutional Campus” to allow future development of a soccer stadium and possibly accessory educational and healthcare facilities.
Location and Size of Area:	1902 S. Tyler Street (APN 9450000133); 16.16 acres/703,930 SF
Current Land Use and Zoning:	Designated Parks and Open Space and Zoned R-2 Single Family Residential
Neighborhood Council Area:	Central
Staff Contact:	Larry Harala, (253) 318-5626, lhara@cityoftacoma.org

Planning Commission Recommendations:

The Planning Commission conducted a public hearing on October 7, 2020, concerning the 2020 Annual Amendment Package and accepted written comments through October 9, 2020.

Upon deliberations and review of public comments, the Planning Commission concludes that the proposed Land Use Designation change for the Heidelberg-Davis site is consistent with the *One Tacoma* Comprehensive Plan and existing zoning, and appropriately balances the City’s policies to preserve open spaces and provide for public amenities, as well as educational and entertainment opportunities.

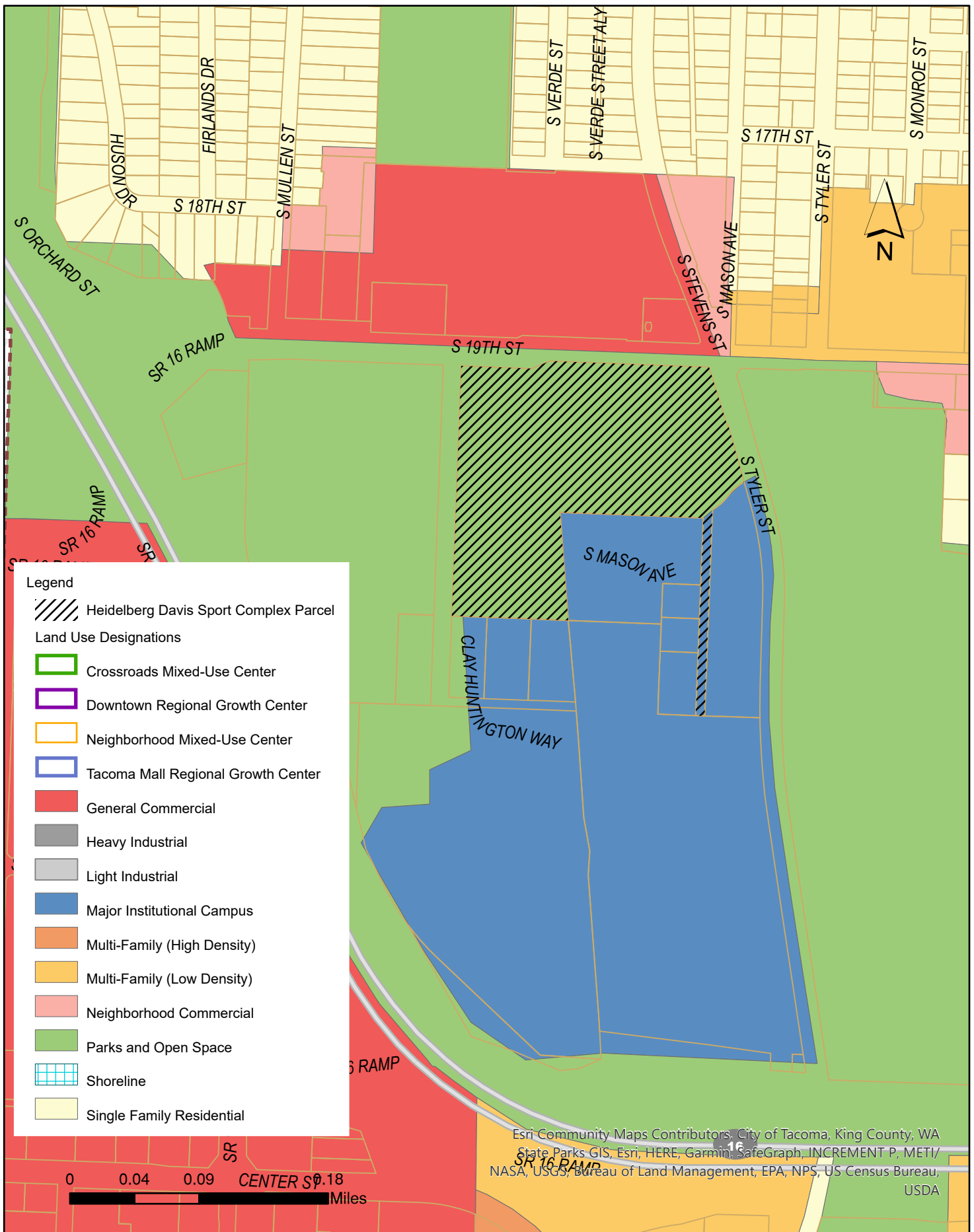
The Commission has heard and acknowledges public concerns about potential negative impacts that a possibly more intense Land Use Designation could bring, but ultimately has expressed faith in the fact that the property is owned by Metro Parks Tacoma which is a public agency with a board comprised of elected members who are charged with representing the best interests of the residents of the City of Tacoma.

The Planning Commission recommends that the City Council adopt the proposed amendment to the Comprehensive Plan, as set forth in Exhibits A, as listed below. Furthermore, given the large scale and complexity of potential developments anticipated in and around the subject area, the Commission also acknowledges the emerging need for the development of a master plan which would enable a more comprehensive review of the community vision, equity, land use, zoning, housing, transportation, open space, recreation, and other relevant issues for the general area surrounding the Heidelberg-Davis site.

- A. Proposed Land Use Designation for the Heidelberg-Davis Site (Amending the Comprehensive Plan, “Urban Form” Element, Figure 2. Comprehensive Plan Future Land Use Map)

Current Land Use Designations in the Vicinity of the Heidelberg-Davis Site

EXHIBIT A



(Amending the Comprehensive Plan, Urban Form Element, Figure 2. Comprehensive Plan Future Land Use Map)



Section II

Exhibit Packet 2

View Sensitive Overlay District – Height Limit Change





PLANNING COMMISSION RECOMMENDATION SUMMARY
November 4, 2020

Application:	View Sensitive Overlay District – Height Limit Change
Applicant:	The West Slope Neighborhood Coalition (WSNC)
Summary of Proposal:	Establish a “View Sensitive Overlay District – 20 (VSD-20)” with a 20-foot building height limit, and an area-wide rezone for specified areas within the View Sensitive Overlay District (VSD). The area under consideration was expanded by the Planning Commission during the scoping phase to include five areas within the existing VSD, referred to as Nodes 1 through 5, that exhibit similar development patterns. All other regulatory aspects of development would remain the same, only allowed building height would change from the current limit of 25 feet to 20 feet in the proposed category.
Location and Size of Area:	The general area of applicability includes an approximately 350-acre, 900 parcel area entirely within the existing View Sensitive Overlay District within the West End and Northeast Tacoma areas. The area is distributed among five neighborhoods, or “nodes”, which share similar development patterns, with similar building height profiles, as well as view profiles.
Current Land Use and Zoning:	Land Use Designation: Single Family Residential Zoning: R-1 and R-2 Single Family Dwelling & View Sensitive Overlay District
Neighborhood Council Area:	West End, Northeast Tacoma
Staff Contact:	Larry Harala, (253) 318-5626, lharala@cityoftacoma.org

Planning Commission Recommendations:

The Planning Commission conducted a public hearing on October 7, 2020, concerning the 2020 Annual Amendment Package and accepted written comments through October 9, 2020.

In response to public testimony, the Planning Commission considered two potential modifications to the proposal: (1) Removing the entire Node 4, which is in the general vicinity of North Lexington Street and North 49th Street and includes approximately 36 lots, from the consideration for the proposed height reduction; and (2) Adjusting the boundaries of Node 2, which is generally located on the north side of North 17th Street between North Skyline Drive Street and Bridgeview Dr., by removing 5 lots along the uphill edge of the area from the consideration for the proposed height reduction. The Commission did not revise the proposal with either modification.

The Planning Commission acknowledged the broad public support the proposal received, and recognized that water views, topography, and building height are character-giving attributes of many of our neighborhoods. The Commission shares our community’s sentiment that Tacoma can both grow and change, and still maintain unique neighborhoods.

However, upon further deliberations, the Planning Commission did not concur that the specific proposal adequately demonstrated policy consistency or adequate public benefit. The Commission determined that the proposal primarily affects private views rather than public views, which is inconsistent with the Comprehensive Plan's view policies (such as Policy UF-13.4 in the Urban Form Element).

Furthermore, the Commission believed that the proposal could potentially impact housing supply and infill while the City is contemplating broader housing amendments. The Commission also recognized that the proposal is in part repetitive of previous effort in 2015 to create a Conservation Special Review District Overlay Zone in the general neighborhood of West Slope that had been denied by the City Council.

The Commission has decided to forward the proposal, as set forth in Exhibits "A" and "B" (listed below), to the City Council with a suggestion that the proposal is **"Not Recommended for Adoption"**:

- A. Proposed Amendments to Tacoma Municipal Code, Section 13.06.070 Overlay Districts
- B. Study Areas of the Proposed View Sensitive Overlay District with 20-foot Building Height Limit



2020 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code



Note: These amendments show all of the changes to existing Land Use regulations.
The sections included are only those portions of the code that are associated with these amendments.
New text is underlined and text that has been deleted is shown as ~~strikethrough~~.

CHAPTER 13.06 ZONING

* * *

13.06.070 Overlay Districts.

A. View-Sensitive Overlay District.

1. Applicability.

a. The View Sensitive Overlay Districts (VS-20) and (VS-25) shall apply to all buildings, structures, or portions thereof, hereafter erected within the designated Overlay District.

The View Sensitive 20-Foot Overlay District – In areas with a predominant 20-foot development pattern which orient towards views of the Puget Sound and/or the Narrows Bridge. (VS-20)

The View Sensitive 25-Foot Overlay District - In areas with a predominant 25-foot development pattern which orient towards views of the Puget Sound and/or the Narrows Bridge. (VS-25)

~~a~~b. This section shall not apply to any building, structure, or portion thereof within any development or subdivision which is greater than 30 acres in size and which has an approved site plan or residential plat; provided, such site plans must have established the height or elevation of buildings, and such residential plats must have active architectural control committees, of which a resident or property owner of the plat shall be a member, and recorded covenants which give consideration to protection of views, and the architectural control committee must have reviewed and approved the plans of the building or structures before submittal to the City.

~~b~~c. Map.

<Approved Map to be inserted>

2. Purpose.

The purpose of the View-Sensitive Overlay District is to maintain height compatibility between new development and existing development in areas with long standing residential development with views of the Puget Sound and the Narrows Bridge. The View Sensitive Overlay District was established to balance the interests of new development or remodel to existing development with the interests of the surrounding property owners who wish to preserve the character of the neighborhood including public and private views. The View Sensitive Overlay District has been established in areas with steep topography and an established pattern of larger lots.

3. District development standards.

a. A building, structure, or portion thereof, hereafter erected, shall not exceed a height of ~~25 feet~~20 feet, or 25 feet per applicable Overlay District designation, except as provided in Sections 13.06.010.F, 13.05.010.A and 13.06.010.B.

b. Parking lot lighting shall not exceed 20 feet in height.

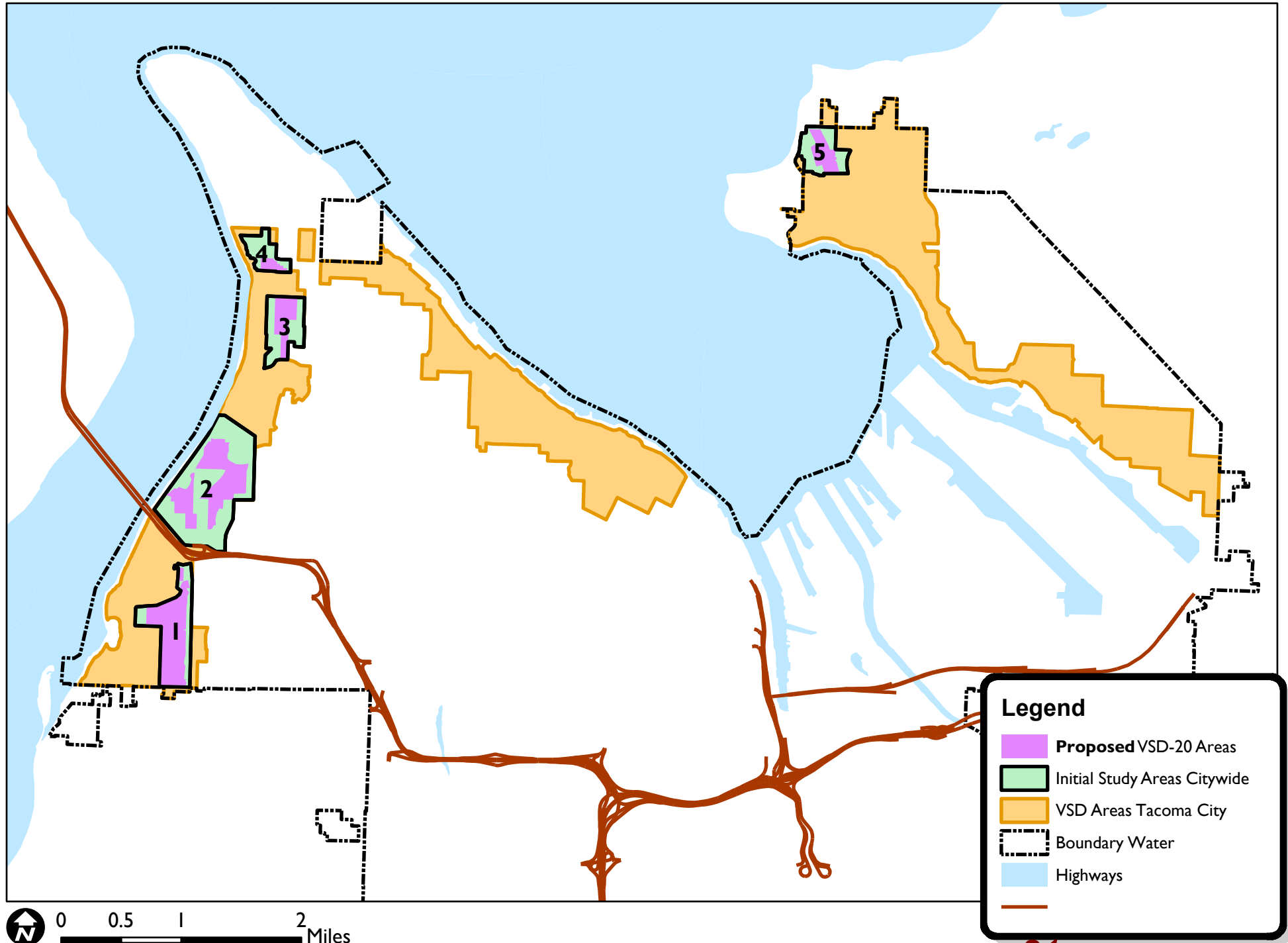
c. Parking quantity reductions. See 13.06.090.C.

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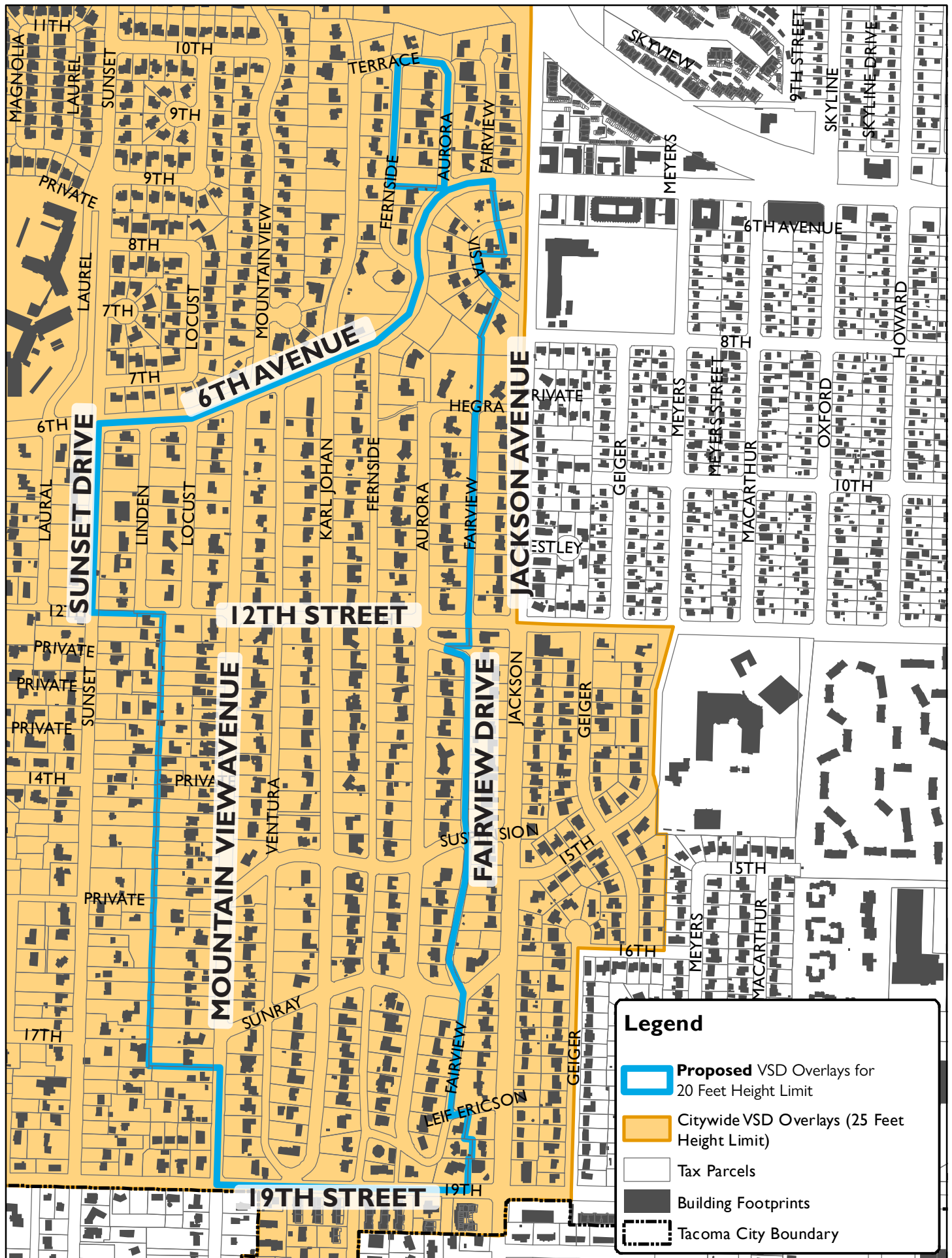
View Sensitive District 20-Foot Overlay (VSD-20) Study Areas

EXHIBIT B

NOTE: The recommended areas are preliminary and are subject to change.



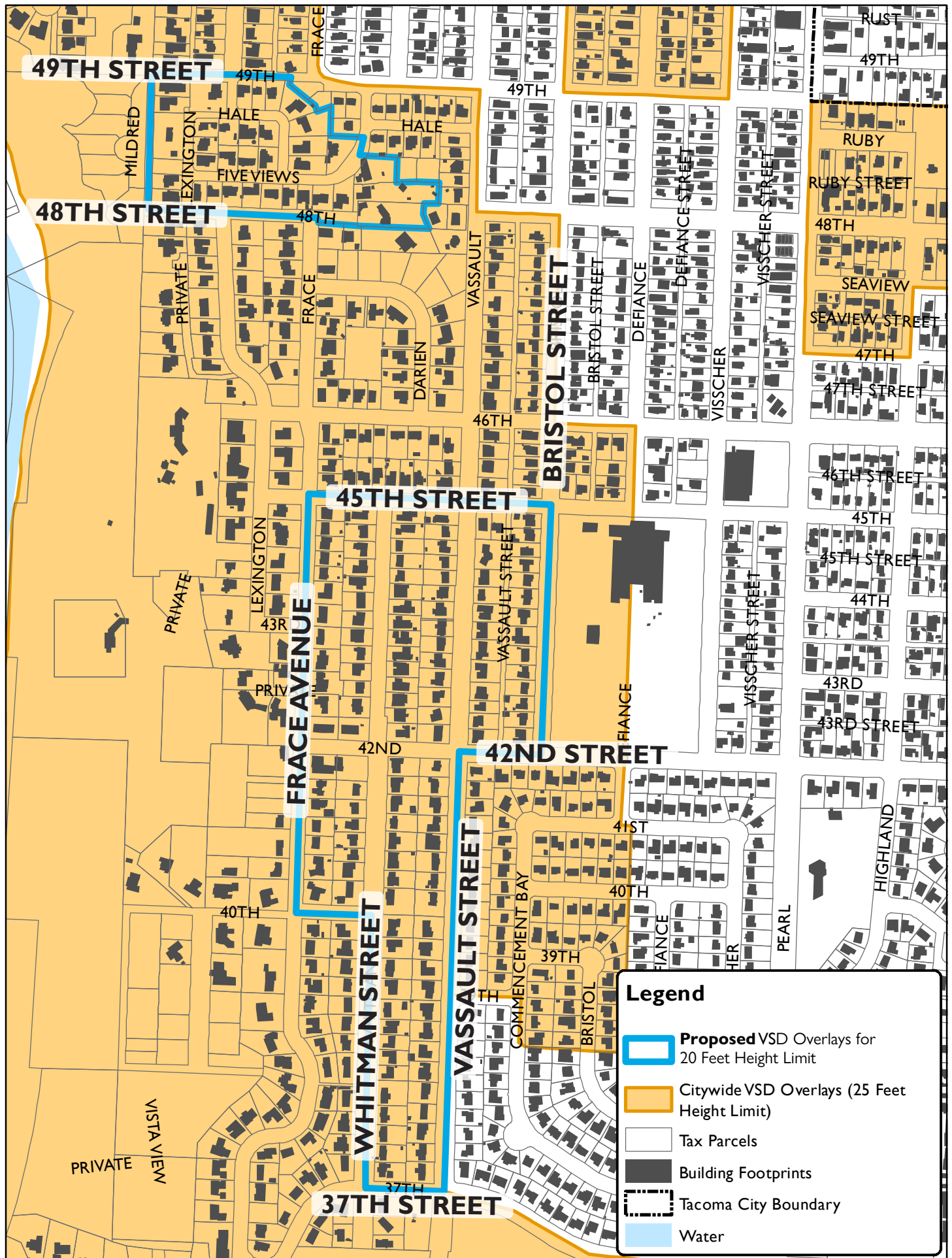
Tacoma View Sensitive District Overlay - Node I



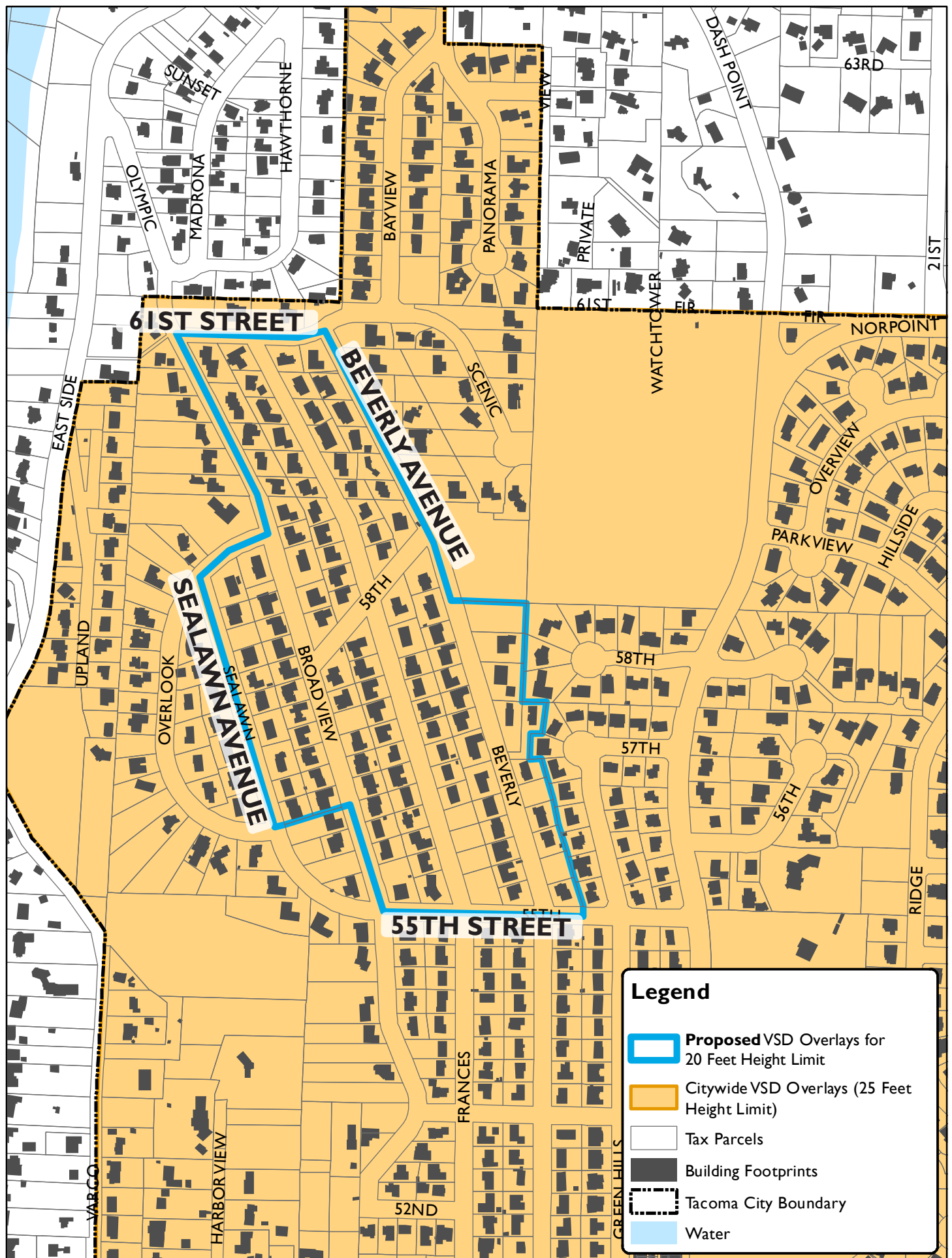
Tacoma View Sensitive District Overlay - Node 2



Tacoma View Sensitive District Overlay - Node 3 & 4



Tacoma View Sensitive District Overlay - Node 5



Section II

Exhibit Packet 3

Minor Plan and Code Amendments





PLANNING COMMISSION RECOMMENDATION SUMMARY
November 4, 2020

Application:	Minor Plan and Code Amendments
Applicant:	Planning and Development Services Department
Summary of Proposal:	<p>The application includes 35 proposed amendments that address the following:</p> <ul style="list-style-type: none"> • Amending the “Introduction + Vision” and the “Transportation Master Plan” chapters of the <i>One Tacoma</i> Comprehensive Plan to enhance the coordination with the Puyallup Tribe and update and reprioritize transportation projects; • Amending Chapters 13.01, 13.05, and 13.06 of the Tacoma Municipal Code to correct minor errors, address inconsistencies, clarify intents, and improve code implementation; • Authorizing staff to correct scrivener’s errors and incorrect references throughout Title 13 of the Tacoma Municipal Code resulted from the code reorganization implemented in early 2020; and • Identifying issues for further studies.
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Various
Neighborhood Council Area:	Citywide
Staff Contact:	Lihuang Wung, (253) 591-5682, lwung@cityoftacoma.org

Planning Commission Recommendations:

The Planning Commission conducted a public hearing on October 7, 2020, concerning the 2020 Annual Amendment Package and accepted written comments through October 9, 2020. No comment was received concerning the application of Minor Plan and Code Amendments. However, the Planning Commission made a minor modification to the proposed amendment pertaining to Issue #31, based on staff’s suggestion.

The Planning Commission determines that these amendments are consistent with the Comprehensive Plan, and fulfill the intent to keep information current, address inconsistencies, correct minor errors, and improve the clarify of the Comprehensive Plan and the Tacoma Municipal Code. The Commission recommends that the City Council adopt the proposed amendments to the Comprehensive Plan and the Tacoma Municipal Code, as set forth in Exhibits A to F, as listed below:

- A. Index of Proposed Amendments and Responsible Departments
- B. Proposed Amendments to the Comprehensive Plan – “Introduction + Vision” Element
- C. Proposed Amendments to the Comprehensive Plan – “Transportation Master Plan” Element
- D. Proposed Amendments to the Tacoma Municipal Code, Chapter 13.01
- E. Proposed Amendments to the Tacoma Municipal Code, Chapter 13.05
- F. Proposed Amendments to the Tacoma Municipal Code, Chapter 13.06



Index of Proposed Amendments and Responsible Departments

Listed below are all proposed amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code included in the “Minor Plan and Code Amendments” application of the 2020 Amendment, as recommended by the Planning Commission on November 4, 2020.

The “Issues” and “Proposed Amendments” correspond to those described in the Public Review Document for 2020 Amendment that was released for public review for the Planning Commission’s public hearing on October 7, 2020. These amendments shall be carried out by the Responsible Departments/Offices, as listed, which are subject to change depending on the specific implementation needs of certain amendments.

In addition to Exhibit A (this Index), there are several companion exhibits where most of the proposed amendments from this Index are compiled in detail, as organized below:

- Exhibit B: Proposed Amendments to the Comprehensive Plan – “Introduction + Vision” Element
- Exhibit C: Proposed Amendments to the Comprehensive Plan – “Transportation Master Plan” Element
- Exhibit D: Proposed Amendments to the Tacoma Municipal Code, Chapter 13.01
- Exhibit E: Proposed Amendments to the Tacoma Municipal Code, Chapter 13.05
- Exhibit F: Proposed Amendments to the Tacoma Municipal Code, Chapter 13.06

Issues	Proposed Amendments to the Comprehensive Plan or the Tacoma Municipal Code	Responsible Departments/Offices
1. Micro-housing Parking Exemption/Reduction and Accessible Parking Requirement	13.06.090.C.3.j; and additional review may be needed.	Planning and Development Services (PDS); City Clerk’s
2. Detached Accessory Structures – Location on a Corner Lot	13.06.020.G.8	PDS; City Clerk’s
3. Drive-throughs – Variances	Additional review may be needed.	PDS
4. References to Variances	Correct references as appropriate in various sections of Title 13.	PDS; City Clerk’s
5. Usable Yard vs. Functional Yard	13.06.020.K.6; 13.06.020.F.7.b; 13.06.020.F.7.g(1)	PDS; City Clerk’s
6. Definition of “Lot”	13.01.060.L	PDS; City Clerk’s
7. Temporary Surface Parking	Additional review may be needed.	PDS
8. Rezone Modifications	13.06.070.C.3; 13.05.130.C.1	PDS; City Clerk’s
9. Tree Canopy Requirement for Schools	Additional review may be needed.	PDS
10. Parking Requirement for Multi-family via CUP	13.05.010.A.6.g; 13.06.090.C.3.h	PDS; City Clerk’s
11. Footnotes in Off-Street Parking Requirements Tables	13.06.090.C.3.h – Table 1 and Table 2	PDS; City Clerk’s
12. Long-Term Bike Parking Dispersment	13.06.090.G.5.a(1)	PDS; City Clerk’s
13. Fee Code for Public Meetings	Additional review may be needed.	PDS
14. Community Engagement for Projects	Additional review may be needed.	PDS

Issues	Proposed Amendments to the Comprehensive Plan or the Tacoma Municipal Code	Responsible Departments/Offices
15. Projections into Yards	13.06.010.H.4.g(6)	PDS; City Clerk's
16. DADU Height	13.06.080.A.5.c(2)	PDS; City Clerk's
17. Site Approval Applicability	13.05.010.C.1	PDS; City Clerk's
18. PRD Code for Sustainability	13.06.070.C.5.f(2)	PDS; City Clerk's
19. Missing Footnote on Correctional and Detention Facilities	13.06.060.E.4	PDS; City Clerk's
20. Building Face Orientation	13.06.100.B.8.b	PDS; City Clerk's
21. Public Art in Private Development	Correct references as appropriate in various sections of Title 13 (e.g., 13.06.100.A.3.b(4); & 13.05.050.D.1.d)	PDS; City Clerk's; Office of Arts and Cultural Vitality
22. Perimeter Landscaping Strips	13.06.090.B.4.e(1)	PDS; City Clerk's
23. Specificity for Bicycle Parking Credit	13.06.090.C.4.a(6)	PDS; City Clerk's
24. Facade Articulation Options	Additional review may be needed.	PDS
25. Decision on Rezone Applications	13.05.020.J.3	PDS; City Clerk's
26. Tacoma-Fife Boundary Line Adjustments	Update GIS database, the Official Zoning Map, and relevant maps in the Comprehensive Plan.	PDS; City Clerk's; Geographic Information Systems (GIS)
27. Distance Measurement for Transit Access Parking Reduction	13.06.090.C.4.a(1)	PDS; City Clerk's
28. Front Yard Setback Inconsistency	13.06.040.F.1.e	PDS; City Clerk's
29. Density Requirements	13.06.020.F.4	PDS; City Clerk's
30. Correction of References	Correct references as appropriate in various sections of Title 13 (e.g., 13.02.070.C.2; 13.02.070.E.4; 13.02.070.F.2.a; 13.02.070.G.1; 13.02.070.I.1; 13.05.030.B.4; 13.05.030.B.11; 13.05.050.C; 13.06.020.F.7; 13.07.060.C.1; 13.07.060.D.1; & 13.07.060.E)	PDS; City Clerk's
31. Nonconforming Rights Re-establishment	13.06.010.L.6	PDS; City Clerk's
32. Buffer Exceptions	13.06.090.J.5.c	PDS; City Clerk's
33. Correction of References in the Commercial District Development Standards Table	13.06.030.F	PDS; City Clerk's
34. Comprehensive Plan Acknowledgement of the Puyallup Tribe of Indians and Tribal jurisdiction	"Introduction + Vision" Element; & 13.06.010	PDS; City Clerk's
35. Comprehensive Plan Transportation Master Plan Amendment	"Transportation Master Plan" Element	PDS; Public Works

Comprehensive Plan, future implementing actions will help to achieve the priorities identified in *Tacoma 2025* and further the vision for each of the focus areas well into the future.

PUYALLUP TRIBE OF INDIANS

The spuyaləpabš or Puyallup Tribe of Indians have lived on the headwaters of the Puyallup River since time immemorial. The Tribe has traditionally hunted, gathered, and fished throughout the Puget Sound. In 1854 the Treaty of Medicine Creek was signed where the Tribe ceded all of its traditional territory except for a portion of land known today as the Puyallup Reservation. The Treaty set aside a reservation that includes areas of modern day east and north-east Tacoma. It extends into neighboring jurisdictions of Fife, Milton, Edgewood, Puyallup, and Pierce County as well. The purpose of these lands was to house, sustain, and benefit the Puyallup people. Over the next century, the Tribe would see 99% of its lands sold off and taken. Despite this the Tribe has persevered, continued to regrow its land base, and actively practice its traditional treaty rights.

Today, the Puyallup Tribe of Indians is the seventh largest employer in Pierce County, with a total estimated employment of over 3,400. Within the Tideflats the Tribe operates a Marina, several administrative departments, several cultural sites, a riverboat facility, and leased port marine businesses. Over 25% of the 5,500 tribal members live on the reservation.

The Tribe continues to grow its land base with major holdings in east Tacoma. Restoration of the Puyallup Watershed remains a priority for sustaining the local fishery. The Place of Hidden Waters Housing Development provide essential housing for tribal members. dxʷəlilali or “A Place to Come Ashore” and the Ceremonial Grounds, are traditional cultural sites for the Tribe to practice its culture and traditions. The Tribe continues to purchase land within the Reservation to restore its land base to benefit its people.

Treaty of Medicine Creek



Above: The site of the Treaty of Medicine Creek.

The 1854 Treaty of Medicine Creek established the Puyallup Reservation and retained specific treaty rights to the Puyallup people. The reservation system introduced by the Federal Government remains purposed to designate lands within the reservation to preserve a variety of benefits to the people that reside there. These include specific activities outlined in the Treaty like the right of taking fish from accustomed grounds and stations, the privilege of hunting, gathering roots and berries, and the ability to settle upon the reservation.



Above: Puyallup Tribal Survey Boundary, 1873 Treaty Area.



Above: Lands in Tribal Trust. Lands in Tribal Trust status are under Puyallup Tribal jurisdiction and not subject to City of Tacoma land use and zoning regulations.

THE PUYALLUP TRIBE LAND CLAIMS SETTLEMENT AGREEMENT

The Puyallup Tribe Land Claims Settlement Agreement passed by Congress in March 1990, binds its signatory members, which includes the City of Tacoma, to adhere to specific provisions when conducting land use planning.

1. The Tribe retains its authority to prevent negative impacts on the fishery resource and habitat.
2. Both the Tribe and local governments will follow federal law for dealing with applications by the Tribe and Tribal members to continue to put land into trust, including Bureau of Indian Affairs regulations.
3. Both the Tribe and the local governments will consult with each other concerning certain kinds of land use decisions, which include plan ordinances, environmental regulations, and other applicable actions triggered under the Settlement Agreement. The Agreement includes a set of guidelines, standards, and factors the parties will consider when they make land use decisions.
4. Fourth, under the Settlement Agreement, signatories are obligated to provide services and utilities to the Tribe's trust lands in situations where there is an agreement in place for those services.

OPPORTUNITIES FOR COORDINATED PLANNING

In addition to the procedures for consultation outlined in the Land Claims Settlement Agreement, the City of Tacoma recognizes the value of coordinated, intergovernmental planning with the Puyallup Tribe of Indians to facilitate a deeper understanding of our shared interests, and as a mode to meaningfully bring together the parties to identify concerns, discuss issues, examine solutions, resolve problems, and employ joint approaches where appropriate.

In particular, the following are near-term opportunities for the City and Puyallup Tribe of Indians to continue to develop a coordinated approach to planning and development within the Puyallup Reservation:

- Tideflats Subarea Planning
- Permit intake and review
- Portland Avenue Corridor Planning
- Tacoma Dome Link Extension - Station Area Planning
- Climate resiliency planning
- Cultural and archaeological preservation



Proposed Amendments to the “Transportation Master Plan” Element of the Comprehensive Plan

The transportation element of the *One Tacoma* Comprehensive Plan, the Transportation Master Plan (TMP), is amended as follows:

A. Add the following projects to the TMP’s Appendix B – Project List:

- Pine Street Complete Street/Gateway Project
- S 38th Complete Streets/Gateway Project
- I-5/Tacoma Mall Blvd Direct Connector Slip Ramp
- Loop Road Multimodal Internal Connector
- S 47th/48th Street Complete Streets/Bike Connection
- Area Wide Sidewalk Gaps
- Area-wide Active Transportation Pathways
- S. Sprague Avenue Bike Connection
- Warner Street Bike Connection between South 38th and South 47th Streets
- Transit-Supportive Actions
- I-5 Transit Connector
- Tacoma Mall Transit Center
- Area-wide Street Grid Connections
- Madison District - Residential Streets
- Pine Street & 42nd Street Signal
- S 48th Street Overpass
- Lincoln Heights - Residential Streets
- S. 35th Street Bike Corridor
- South 40th Street Bike Connection between South Tacoma Way and South Fife Street
- South Fife to South 48th Streets Bike Connection

B. Remove the following projects from the TMP’s Appendix B – Project List, due to duplication of or inconsistency with proposed Tacoma Mall Neighborhood Subarea Plan projects:

- S 37th St/Sprague Ave
- S. 48th St. Overpass
- Direct HOV access ramps to S 47th/S 48th St (transit center)
- Tacoma Mall/I-5 Direct Access
- Pine St near Tacoma Mall

C. Modify the following projects in the TMP's Appendix B – Project List to recognize and give priority for achieving the goals in the South Downtown, North Downtown, and Hilltop Subarea Plans (all elements of the *One Tacoma Plan*):

- Pedestrian Access to Schools, Parks and other places of interest
- Pedestrian Access to Transit Projects
- Downtown Tacoma HCT Investments
- Enhanced Sounder service - South Tacoma to Downtown Seattle
- N 1st St/Broadway
- SR 509
- Thea Foss Esplanade - Phase 1
- Bayside Trails - Stadium Way
- Division Ave
- Yakima from Center to S. 34th and Tacoma from Center to S. 34th
- South Tacoma Gateways
- Onboard Positive Train Control (PTC) Equipment
- Downtown Quiet Zones
- Impact Fee Feasibility Study
- Historic Water Ditch Trail - Phase II
- South Tacoma Way Multimodal Improvement
- 48th St S & Tacoma Mall Blvd

D. Attachments – Supplemental Project Information:

1. Tacoma Mall Neighborhood Subarea Plan and Existing Transportation Master Plan Projects
2. Tacoma Mall Subarea Plan Project List

New ID	Project ID	Previous Project ID	Name	Description	On priority network or in Subarea Plan	Multimodal System (mode split map)	Equity (Title 6 map)	Safety Travel for All	Health & Environment	System Preservation	Fiscal Stewardship	Congestion Management	Horizon/ timeline	Hierarchy	Centers	Total
TM-17			Pine Street Complete Street/Gateway Project	This project is a complete streets project that will include bicycle and transit service.	1	2	2	2	2	2	2	1	1	2	2	19
12	45	4	Cedar St / Pine St Corridor Improvement Project	A signal integration and coordination project and other ITS applications	1	2	2	1	2	1	1	2	1	1	2	16
94	35	4	S Oakes St/S Pine St/S Cedar St	Protected bicycle facilities between 6th Ave- S 74th St	1	1	2	2	2	1	1	0	2	2	2	16
323	328	42	Pine St near Tacoma Mall	Improved roadway to arterial standards	1	1	2	2	0	1	1	1	0	0	2	11
TM-4 and TM-12			S 38th Complete Streets/Gateway Project	This project is a complete streets project which prioritizes pedestrians (fill gaps and wider sidewalks), revised intersection channelization to improve all mode operations, and incorporates gateway features on S 38th Street between South Tacoma Way and I-5.	1	2	2	2	2	2	2	1	1	2	2	19
75	10	2	S 38th St - S Tacoma Way to I-5	The South 38th Street project is a 2” HMA overlay project from the east gutter line of South Tacoma Way to the concrete joint of the I-5 overpass. The work will include grinding the existing asphalt surface down 2 inches for the same area. We included in the preliminary estimate a lump sum number for an	1	1	2	2	2	2	1	1	0	2	2	16
76	11	3	S 38th St Corridor Improvement Project	A signal integration and coordination project and other ITS applications	1	2	2	2	2	2	1	1	1	1	2	17
78	2	125	S 38th St Multimodal Corridor Study	Mid-term safety improvements, HCT corridor enhancements, access management strategies	1	2	2	2	2	1	1	1	2	2	2	18
TM-2 and TM-8			I-5/Tacoma Mall Blvd Direct Connector Slip Ramp	This project will design and construct a new overpass/ramp from southbound I-5 at South 38th Street to Tacoma Mall area for direct access or potential high-occupancy vehicles. The project will include the structure, roadway modifications, curb and gutter, new signal, streetlighting, storm sewer, landscaping and utility relocation work, and asphalt overlay between Steele St and S 48th St. It will directly connect to a new or relocated multi-modal transit center.	1	2	2	2	2	1	2	2	0	2	2	18
17	48	4	Direct HOV access ramps to S 47th/S-48th St (transit center)	New Capacity/Link	1	2	2	2	1	1	1	2	0	0	2	14
472	115	4	Tacoma Mall/I-5 Direct Access	As of 2014, this project will construct a new overpass from southbound I-5 at South 38th Street to Tacoma Mall Blvd. The project will include the structure, roadway modifications, curb and gutter, new signal, streetlighting, storm sewer, landscaping and utility relocation work, and asphalt overlay between Steele St and S 48th St.	1	1	2	2	1	1	1	2	0	0	2	13
TM-1 and TM-13			Loop Road Multimodal Internal Connector	This project is a complete street which prioritizes bike, pedestrian (wider sidewalks), and green stormwater features. The project includes Steele St between 35th & Tacoma Mall (shared use path), new Tacoma Mall connector between Steele and Pine (shared use path), 45th between Pine and Lawrence (bike boulevard), Lawrence between 45th and 36th (bike boulevard), and 36th/California between Lawrence and Steele (bike boulevard).	1	2	2	2	2	1	2	1	1	2	2	18
TM-18			S 47th/48th Street Complete Streets/Bike Connection	This is a complete streets redesign incorporating bike connection from I-5 bridge to Water Flume Trail.	1	2	2	2	2	1	2	1	1	2	2	18
24	52		HCT Corridor - 48th St	Possible BRT or urban transit service improvements to connect Tacoma Mall with Portland Avenue area	1	2	2	2	0	2	0	2	0	1	2	14
79	70	4	S 47th St/S 48th St/E C St/E 46th St/E E St	Bike Lane between S Tacoma Wy - McKinley Ave	1	1	2	2	2	1	1	0	2	2	2	16
TM-7			Area Wide Sidewalk Gaps	As development occurs and funding allows, connect sidewalk system, addressing gaps and substandard conditions.	1	1	2	2	2	1	2	0	2	2	2	17
TM-24			Area-wide Active Transportation Pathways	This project adds pedestrian pathways and missing link bike connections called for in the Subarea Plan.	1	1	2	2	2	1	2	0	2	2	2	17
TM-5			S. Sprague Avenue Bike Connection	This project adds a bicycle connection from I-5 Bike/Ped Bridge to Steele Street, S. 35th Street, and South Tacoma Way.	1	1	2	2	2	1	2	1	1	2	2	17

Gray = Tacoma Mall Subarea Plan Projects
Red = Complete Projects (Remove)
Green = Modified Scoring (Subarea Plan Priority)
White = Existing Projects

Tacoma Mall Neighborhood Subarea Plan and Existing Transportation Master Plan Projects

New ID	Project ID	Previous Project ID	Name	Description	On priority network or in Subarea Plan	Multimodal System (mode split map)	Equity (Title 6 map)	Safety Travel for All	Health & Environment	System Preservation	Fiscal Stewardship	Congestion Management	Horizon/ timeline	Hierarchy	Centers	Total
74	104	4	S 37th St/Sprague Ave	Bike Lane between Water Ditch Trail – S Steele St	1	1	2	2	1	1	1	0	2	2	2	15
TM-23 Warner Street Bike Connection between South 38th and South 47th Streets					1	1	2	2	1	1	2	1	2	2	2	17
TM-11 Transit-Supportive Actions					1	2	2	1	2	1	1	2	1	2	2	17
34	60		Light Rail Corridor - Downtown Tacoma to Tacoma Mall	Corridor identified in the updated Sound Transit Long Range Plan	1	2	2	2	0	2	0	2	0	1	2	14
TM-10 I-5 Transit Connector					1	2	2	2	2	0	2	2	0	2	2	17
TM-6 and TM-9 Tacoma Mall Transit Center					1	2	2	2	2	0	2	2	0	2	2	17
TM-25 Area-wide Street Grid Connections					1	2	2	2	2	0	2	1	0	2	2	16
TM-3 and TM-14 Madison District - Residential Streets					1	1	2	1	2	0	2	1	2	2	2	16
TM-16 Pine Street & 42nd Street Signal					1	1	2	2	1	1	1	2	1	2	2	16
TM-19 S 48th Street Overpass					1	1	2	2	2	0	2	2	0	2	2	16
1	19	4	S 48th St Overpass	Overpass or shared use path project as part of any WSDOT new or reconstruction project	1	1	2	2	2	0	2	1	0	2	2	15
6	43	4	48th St S & Tacoma Mall Blvd	As of 2014, this project will grind and asphalt overlay the intersection and the four approach legs. Additionally it will provide ADA compliant curb ramps to the existing sidewalks.	1	1	2	2	1	2	1	0	0	2	2	14
TM-15 Lincoln Heights - Residential Streets					1	1	2	1	2	0	2	1	1	2	2	15
TM-20 S. 35th Street Bike Corridor					1	1	2	1	2	1	1	2	0	2	2	15
361	236		S 35th St	Bike Lane between S Pine St - S Sprague St	1	1	2	1	1	1	0	0	2	2	2	13
TM-22 South 40th Street Bike Connection between South Tacoma Way and South Fife Street					1	1	2	1	1	1	1	1	2	2	2	15
TM-21 South Fife to South 48th Streets Bike Connection					1	1	2	2	1	1	2	1	0	2	2	15
105	38	4	Union Avenue / S Warner St Corridor Improvement Project	A signal integration and coordination project and other ITS applications	1	2	2	2	2	2	1	1	1	1	2	17
17			Pedestrian Access to Schools, Parks and other places of interest	Project to identify and prioritize projects to improve pedestrian access to schools, parks and other places of interest.	1	1	2	2	2	1	2	0	1	2	2	16
18	4		Pedestrian Access to Transit Projects	Project to identify and prioritize projects to improve pedestrian access to high capacity transit stops and stations.	1	2	2	2	2	1	1	0	1	2	2	16

Tacoma Mall Neighborhood Subarea Plan and Existing Transportation Master Plan Projects

New ID	Project ID	Previous Project ID	Name	Description	On priority network or in Subarea Plan	Multimodal System (mode split map)	Equity (Title 6 map)	Safety Travel for All	Health & Environment	System Preservation	Fiscal Stewardship	Congestion Management	Horizon/ timeline	Hierarchy	Centers	Total
101	16	4	Tacoma Mall Blvd - S 38th to 56th Sts	This estimate is for the corridor improvement project of Tacoma Mall Blvd, from the intersection of S56th to the intersection of S38th Street, and will include edge grinding and 2" overlay of the asphalt roadway, patching of unserviceable road sections, concrete ADA ramps, and concrete driveways, replacement of non-compliant sidewalks and approaches, replacement of traffic detection loops with video detection, installation of LED street lighting, installation of pedestrian APS buttons, replacement of older storm drain grates/structures, striping, and installation of a center median landscape island in select areas. This estimate does not include the installation of major utilities, significant ROW acquisition, changes to the current channelization or alignment, or significant signal replacement.	1	1	2	2	2	2	1	1	0	2	2	16
102	37	4	Tacoma Mall Blvd HOV lanes	Between 38th Street and South City Limits	1	2	2	2	2	0	1	2	0	1	2	15
87	4		Downtown Tacoma HCT Investments	High Capacity Transit investments in MLK, Division Avenue, Yakima Avenue, Tacoma, Avenue, Market Street, Stadium Way, Pacific Avenue, 6th Avenue, 9th Street, 13th Street, 14th street, 19th Street, Puyallup Avenue, Dock Street, Stadium District and 25th Street	1	2	2	2	0	2	0	2	0	1	2	14
89			Enhanced Sounder service - South Tacoma to Downtown Seattle	Speed and reliability improvements, operating on a full-day schedule, and weekend operations	1	2	2	2	0	2	0	2	0	1	2	14
94	4		N 1st St/Broadway	Bicycle Boulevard between N Tacoma Ave - Prairie Line Trail	1	1	1	2	1	1	1	0	2	2	2	14
112			SR 509	Protected bicycle facilities between Fawcett Ave - Marine View Drive	1	1	1	1	2	1	1	0	2	2	2	14
116	4		Thea Foss Esplanade - Phase 1	Shared-Use Path	1	1	1	1	2	1	1	0	2	2	2	14
126			Bayside Trails - Stadium Way	Pedestrian Trail	1	1	1	1	2	1	2	0	0	2	2	13
133			Division Ave	Shared lane markings between S Stadium Way - S Sprague Ave	1	1	1	1	1	1	1	0	2	2	2	13
370	8		Yakima from Center to S. 34th and Tacoma from Center to S. 34th	Lincoln Park Freeway Lid – Design & construct a landscaped lid over I-5 between Yakima/Thompson and Tacoma/G Streets to reconnect downtown with neighborhood.	1	1	1	0	1	0	1	1	0	2	2	10
401	10		South Tacoma Gateways	South Tacoma Gateways – Install streetscape improvements at all arterial entryways to the South Tacoma Neighborhood Council area	1	1	2	0	0	0	1	0	1	0	1	7
402	401	10	South Tacoma Gateways	South Tacoma Gateways – Install streetscape improvements at all arterial entryways to the South Tacoma Neighborhood Council area	0	1	2	0	0	0	1	0	1	0	1	6
413	76		Onboard Positive Train Control (PTC) Equipment	Equipment installed on locomotives designed to communicate with wayside signals and back office computers intended as a failsafe to avoid train head/rear end collisions, over speed derailments, or incursions into unauthorized territory.	1	0	0	0	1	1	1	0	0	0	0	4
445	M1		Downtown Quiet Zones	Provide infrastructure to support quiet zones at East D, East C and South C.	1	0	0	0	0	0	0	0	0	0	2	3
415	38		Impact Fee Feasibility Study	An overall study to evaluate the potential for impact fees in the City and their application to funding new projects based on planned development	1	0	0	0	0	0	0	0	1	0	0	2
439	465		Historic Water Ditch Trail - Phase II	Shared-Use Path From S 43rd - S 47th	DONE											0
445	471		South Tacoma Way Multimodal Improvement	This project will provide an asphalt overlay of South Tacoma Way, add new transit stop pads and new transit shelters at existing stops, replace hazardous sidewalks, add sidewalks where necessary, streetlighting, landscaping, a mid-block pedestrian signal, bulb outs, reconstruct driveways and curb ramps for ADA compliance.	DONE											0

Gray = Tacoma Mall Subarea Plan Projects
Red = Complete Projects (Remove)
Green = Modified Scoring (Subarea Plan Priority)
White = Existing Projects

TACOMA MALL SUBAREA PLAN PROJECT LIST 03/27/19

	PROJECT	DESCRIPTION	POTENTIAL PARTNERS	COST (\$000)	PHASE
Near-Term Priorities (0–5 years)					
1	Loop Road Demonstration Project	Initial implementation of a section of the Loop Road—would include a study to identify the best location		\$1,500	Design, ROW*, construction
2	I-5 Direct Access Ramp—Phase 1	Preliminary engineering study for new direct access/potential high- occupancy vehicle freeway off-ramp	WSDOT, transit providers	\$900	Design
3	Madison District—Residential Streets—Phase 1	Initial implementation of residential streets, potentially including green stormwater infrastructure		\$8,300	Design, ROW*, construction
4	S. 38th Street / S. Steele Street Intersection	Revise intersection channelization to improve vehicle operations; may require new turn lane		\$500- 1,500	Design, ROW*, construction
5	S. Sprague Avenue Bike Connection	Add bicycle connection from I-5 Bike/Ped Bridge along Sprague Ave to Steele Street, S. 35 th St and S. Tacoma Way		\$2,100	Design, ROW*, construction
6	Tacoma Mall Transit Center—Phase 1	Location study and preliminary design for new transit center (in conjunction with ST3 high-capacity transit study)	Transit providers	\$900	Design
7	Area-wide Sidewalk Gaps	As development occurs, connect sidewalk system, addressing gaps and substandard conditions	Property owners	\$14,230	Design, ROW*, construction
Mid-Term Priorities (5–15 years)					
8	I-5 Direct Access Ramp	New direct access/potential high- occupancy vehicle freeway off-ramp	WSDOT, transit providers	\$27,650	Design, ROW*, construction
9	Tacoma Mall Transit Center	New transit center with six bus bays, shelter, layover space, and passenger amenities	Transit providers	\$28,000	Design, ROW*, construction
10	I-5 Transit Connector	Enhancements for transit speed and reliability between I-5 and new transit center location	Transit agencies	\$2,450	Design, ROW*, construction
11	Transit-Supportive Actions	Speed and reliability enhancements to support planned high-capacity transit routes	Transit providers	TBD	Design, ROW*, construction
12	S. 38th Street Complete Streets/ Gateway Project	Complete Streets redesign and incorporate gateway features on S. 38th Street between S. Tacoma Way and I-5		\$10,660	Design, ROW*, construction
13	Loop Road—Phase 2	Complete Loop Road—multimodal internal connector emphasizing bike, pedestrian and green stormwater features		\$12,700	Design, ROW*, construction
	PROJECT	DESCRIPTION	POTENTIAL PARTNERS	COST (\$000)	PHASE
14	Madison District—Residential Streets—Phase 2	Construction of remaining residential streets, potentially including green stormwater infrastructure		\$8,000	Design, ROW*, construction
15	Lincoln Heights—Residential Streets	Potentially including construction of residential streets, green stormwater infrastructure		TBD	Design, ROW*, construction
16	Pine St & 42 nd St Signal	Add a signal at the intersection of Pine St and 42 nd St.	Transit providers	\$300	Design, ROW*, construction
17	Pine Street—Complete Streets/ Gateway Project	Complete Streets redesign including bicycle and transit service	Transit providers	\$2,640	Design, ROW*, construction
18	S. 47th/48th Street Complete Streets/Bike Connection	Complete Streets redesign incorporating bike connection from I-5 bridge to Water Flume Trail		\$5,040	Design, ROW*, construction
19	S. 48th Street Overpass	Widen existing overpass of I-5 or build a new adjacent bridge for improved bicycle/ pedestrian connection to the subarea	WSDOT	\$1,810	Design, ROW*, construction
20	S. 35th Street Bike Corridor	Add bicycle facility and extend corridor to South Tacoma Way	Property owners	\$2,720	Design, ROW*, construction
Long-Term Priorities (15+ years)					
21	S. Fife St to S. 48 th St Bike Connection	Add bicycle connection between the Lincoln Heights and Mall Districts to S. 48 th St		\$570	Design, ROW*, construction
22	S. 40 th St Bike Connection	Add bicycle connection from S. Tacoma Way to S. Fife St		\$1,250	Design, ROW*, construction
23	Warner St Bike Connection	Add bicycle connection from S. 38 th St to S. 47 th St		TBD	Design, ROW*, construction
24	Area-wide Active Transportation Pathways	Add pedestrian pathways and missing link bike connections called for in the Subarea Plan		TBD	
25	Area-wide street grid connections	As development occurs, add new street connections to enhance overall mobility for all modes		\$39,110	Design, ROW*, construction

- * ROW = right-of-way.
- These are order of magnitude cost estimates for planning purposes. No right of way costs are included.
 - The City will pursue funding opportunities as they become available and projects may begin sooner than anticipated.



2020 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code



Note: These amendments show all of the changes to existing Land Use regulations.
The sections included are only those portions of the code that are associated with these amendments.
New text is underlined and text that has been deleted is shown as ~~strikethrough~~.

CHAPTER 13.01 DEFINITIONS

* * *

13.01.060 Zoning Definitions.

* * *

13.01.060.L

“Laboratories.” Establishments providing medical or dental laboratory services, scientific research, pharmaceutical research laboratories (including limited product testing) or establishments with less than 2,000 square feet providing photographic, analytical, or testing services. This classification excludes manufacturing, except of prototypes. (Other laboratories are classified as limited industry.)

* * *

“Lot.” ~~A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise created by legal action.~~ A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels.

“Lot, corner.” A lot abutting upon two or more streets at their intersection.

“Lot frontage.” That portion of a lot abutting upon a public or private street or way or permanent access easement including an officially approved accessway.

“Lot, interior.” A lot other than a corner lot.

“Lot line.” A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

“Lot of record.” A single platted lot which is a part of a plat which has been recorded as required by the laws of the state of Washington, in the office of the Pierce County Auditor.

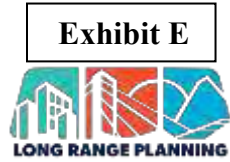
“Lot, through.” A lot having frontage on two parallel or nearly parallel streets.

* * *

* * *



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CHAPTER 13.05 LAND USE PERMITS AND PROCEDURES

* * *

13.05.010 Land Use Permits.

A. Conditional Use Permits.

1. Purpose.

* * *

6. Special Review Districts.

Two- and three-family and townhouse dwellings, where allowed by conditional use permit in Special Review Districts (R-2SRD and HMR-SRD). In addition to the General Criteria, a conditional use permit for a two- or three-family or townhouse dwelling unit in a Special Review District shall only be approved upon a finding that such use is consistent with all of the following criteria:

a. The use is consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plans, and applicable ordinances of the City of Tacoma.

* * *

g. The proposed structure is designed to resemble a detached single-family house in terms of architecture, bulk, front and rear setbacks, and location of parking in a designated rear yard. The site shall provide the required rear yard of the zoning district on one side of the structure. ~~Each unit shall provide no more than one off-street parking space.~~

h. The applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, a landscape plan, and complete information indicating why the property is inappropriate for single-family development. The purpose of these plans and information shall be to show consistency with the required criteria.

* * *

C. Site Approval.

1. Applicability.

A Site Approval for transportation connectivity is required when proposed development meets both the site characteristics circumstances and the development thresholds as set forth below:

a. Site Characteristics.

~~A Site Approval requirement applies under~~ The development site must meet all of the following circumstances:

(1) The ~~proposed~~ development site is located in an area subject to an adopted Subarea Plan, including the Tacoma Mall Neighborhood Subarea Plan, with a transportation element that identifies the need for additional street and pedestrian connectivity in order to accommodate planned growth.

(2) The development site, defined as land sharing common access, circulation, and improvements as specified in TMC 13.01, is at least one acre in size.

(3) The development site is located within a block that is eight acres or larger in size. Blocks, for this purpose, are defined as assemblages of land circumnavigated by the shortest possible complete loop via the public street network.

b. Development Thresholds.

~~Site Approval for transportation connectivity is required when~~ The proposed development ~~must exceeds~~ exceed one or more of the following thresholds:

(1) Construction of 200 or more dwelling units.

(2) Construction of 60,000 or more square feet.

c. Development activities that exceed these thresholds may generate significant transportation impacts and could also potentially create barriers to circulation and pedestrian connectivity.

d. Project proponents may elect to apply for a Site Approval in association with development ~~below the thresholds~~ above projects that do not meet both of the above site characteristics circumstances and development thresholds.

* * *

13.05.020 Application requirements for land use permits.

* * *

J. Time Periods for Decision on Application.

* * *

3. Decision when effective. A decision is considered final at the termination of an appeal period if no appeal is filed, or when a final decision on appeal has been made pursuant to either Chapter 1.23 or Chapter 1.70. In the case of a zoning reclassification, the ~~first City Council's decision on final~~ reading of the reclassification ordinance ~~by the City Council~~ shall be considered the final decision. ~~First reading shall be considered a tentative approval, and does not constitute final rezoning of the property. However, first reading of the ordinance shall assure the applicant that the reclassification will be approved, provided that the application complies with all requirements and conditions for reclassification as may have been imposed by the Hearing Examiner or the City Council.~~

4. If unable to issue a final decision within the 120-day time period, a written notice shall be made to the applicant, including findings for the reasons why the time limit has not been met and the specified amount of time needed for the issuance of the final decision.

* * *

13.05.050 Development Regulation Agreements.

* * *

D. Review criteria.

The City Manager, and such designee or designees as may be appointed for the purpose, shall negotiate acceptable terms and conditions of the proposed Development Regulation Agreement based on the following criteria:

1. The Development Regulation Agreement conforms to the existing Comprehensive Plan. Except for projects on a public facility site of at least five acres in size, conformance must be demonstrated by the project, as described in the Development Regulation Agreement, scoring 800 points out of a possible 1,050 points, according to the following scoring system (based either on the Downtown Element of the City Comprehensive Plan or on the Tacoma Mall Neighborhood Subarea Plan, as applicable):

a. Balanced healthy economy. In any project where more than 30 percent of the floorspace is office, commercial, or retail, one point shall be awarded for every 200 square feet of gross floorspace (excluding parking) up to a maximum of 290 points.

* * *

d. Quality Urban Design. Up to 60 points shall be awarded for each of the following categories: (i) walkability, (ii) public environment, (iii) neighborliness, and (iv) support for public art. Review of any proposed public art shall be coordinated with the City's Arts Administrator or approved by the Arts Commission.

* * *

13.05.130 Modification/revision to permits.

* * *

C. Major Modifications.

Any modification exceeding any of the standards for minor modifications outlined above shall be subject to the following standards.

1. Major modifications shall be processed in the same manner and be subject to the same decision criteria that are currently required for the type of permit being modified. Major modifications to Site Rezone Permits that do not change the site's zoning designation shall be considered by the Director and processed as a Process II permit, consistent with the regulations found in Section 13.05.070.D. Major modifications to Conditional Use Permits shall be processed as a Process I permit, consistent with the regulations found in Section ~~13.05.020.C~~ 13.05.070.C.
2. In addition to the standard decision criteria, the Director or Hearing Examiner shall, in his/her review and decision, address the applicability of any specific conditions of approval for the original permit.

* * *

* * *



2020 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code



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CHAPTER 13.06 ZONING

* * *

13.06.010 General Provisions

A. Applicability.

1. The regulations of this Chapter are applicable in all zoning districts, with exceptions only as noted. Regulations may refer to districts by class of districts, for example Districts or Industrial Districts, this means that all districts carrying the designated prefix or suffix are required to meet the given regulation. Overlay districts are combined with an underlying zoning district and supplement the regulations of that district. Overlay districts only apply to land carrying the overlay district designation.

2. For a Public Facility Site, as defined in Chapter 13.01, that is at least five acres in size, the regulations set forth in Chapter 13.06 shall not apply if a Development Regulation Agreement, pursuant to the provisions of Section 13.05.050, has been approved for the site and is complied with.

3. Puyallup Tribal Trust Lands are under the jurisdiction of the Puyallup Tribe of Indians and not subject to the use and development standards of this Title. If a property held in Tribal Trust status is removed from Trust and becomes subject to City of Tacoma zoning, the least intensive zoning classification associated with the applied Land Use Designation in the Comprehensive Plan Future Land Use Map will be applied to the property until such time as the City conducts a zoning review and amendment process.

* * *

H. Setbacks and yard areas.

1. Applicability.

* * *

4. Setback and yard area exceptions.

a. Setbacks for group buildings.

* * *

g. Projections into required setbacks and yards.

Every part of a required setback or yard shall be open, from the ground to the sky, and unobstructed, except for the following:

(1) Accessory building in the required rear yard setback.

* * *

(6) Uncovered, ground level decks (deck surface no more than 30-inches in height from surrounding grade) may occupy up to 50 percent of a required setback area and may also extend into required side yard setbacks to within 3-feet of the property line.

* * *

L. Nonconforming parcels/uses/structures.

1. Applicability.

* * *

6. Abandonment or vacation of nonconforming use.

When a nonconforming use is vacated or abandoned for 12 consecutive months or for 18 months during any three-year period, the nonconforming use rights shall be deemed extinguished and the use shall, thereafter, be required to be in accordance with the regulations of the zoning district in which it is located. [Nonconforming rights for the use of an existing structure may be re-established through a Conditional Use Permit per the requirements in TMC 13.05.010.A, provided \(a\) the use has not been abandoned for a period of more than five years and \(b\) the proposed re-use of the structure is no more intensive than the last permitted use at the site as described in subsection \(c.\) above.](#)

* * *

13.06.020 Residential Districts.

A. Applicability.

* * *

F. District development standards.

	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5
1. Minimum Lot Area (in square feet, unless otherwise noted)								
* * *								
4. Minimum Density (units per gross-net acre)								
a. Purpose. Accessory dwelling units, conversion of existing single-family to more than one unit, and one infill single-family house on sites currently developed with one, are exempt from minimum-density requirements.								
b. Standard	-	-	-	-	10	14	18	22
5. Max. Height Limits (in feet)								
* * *								

* * *

G. Accessory building standards.

Accessory buildings permitted per Section 13.06.020.C.4, such as garages, sheds, detached accessory dwelling units (DADUs), common utility and laundry facilities, and business offices and recreational facilities for mobile home/trailer courts and multi-family uses, are subject to the following location and development standards:

1. The total square footage of all accessory building footprints shall be no more than 85 percent of the square footage of the main building footprint and no more than 15 percent of the square footage of the lot, not to exceed 1,000 square feet. For lots greater than 10,000 square feet, the total square footage of all accessory building footprints shall be no more than 10 percent of the square footage of the lot (the other limitations applicable to smaller properties outlined above shall not apply). If one of the accessory buildings is a Detached ADU, an additional 500 square feet may be added to the allowed total square footage of all accessory building footprints.

* * *

7. For garages that include vehicular doors facing the front or corner street property line, the building or portion of the building with such doors shall be setback at least 20 feet from the front or corner street property line or private road easement.

8. Detached accessory buildings located on corner lots shall provide the main building side yard setback along the corner side property line. When the rear lot line of a corner lot abuts the side lot line of the lot in the rear, no accessory building shall be located less than the interior side yard setback for the site's zoning district.

9. Commercial shipping and/or storage containers shall not be a permitted type of accessory building in any residential zoning district. Such storage containers may only be allowed as a temporary use, subject to the limitations and standards in Section 13.06.635.

* * *

K. Small-lot single family residential development.

1. Applicability.

* * *

6. ~~Functional~~ Minimum yard space shall (see examples below):

a. Feature minimum dimensions of 15 feet on all sides, except for lots that are less than 3,500 SF, where the minimum dimensions shall be no less than 12 feet.

b. Not include alleys or driveway space.

c. Not be located within the required front yard.

d. Be directly connected to and accessible from the house.

e. For minimum usable yard spaces applicable to single family dwellings, refer to Section 13.06.020.F.7.b.

f. For yard space exceptions pertaining to critical areas, refer to Section 13.06.020.F.7.g(1).

* * *

13.06.030 Commercial Districts.

A. Applicability.

* * *

F. District development standards.

	T	C-1	C-2	PDB
1. Lot area and building envelope standards				
* * *				
3. Setbacks				
a. Applicability.				
b. Purpose.				
c. Minimum Front Setback	In all districts listed above, 0 feet, unless abutting a residential zoning, then equal to the residential zoning district for the first 100 feet from that side. Maximum setbacks (Section 13.06.200.E <u>13.06.030.F.8</u>) supersede this requirement where applicable. Animal sales and service: shall be setback from residential uses or residential zoning district boundaries at least 20 feet.			
d. Minimum Side Setback	In all districts listed above, 0 feet, unless created by requirements in Section 13.06.090.B. Animal sales and service: shall be setback from residential uses or residential zoning district boundaries at least 20 feet.			
e. Minimum Rear Setback	In all districts listed above, 0 feet, unless created by requirements in Section 13.06.090.B. Animal sales and service: shall be setback from residential uses or residential zoning district boundaries at least 20 feet.			
* * *				

	T	C-1	C-2	PDB
8. Maximum setback standards on designated streets.				
a. Applicability.	<u>Pedestrian streets as defined in TMC 13.06.010.D.1.</u> a. 6th Avenue (Madison Street to Alder Street). b. 6th Avenue (Sprague Avenue to I Street). c. North 30th Street (from 200 feet east of the Starr Street centerline to 190 feet west of the Steele Street centerline).			
b. Purpose.	To achieve a pedestrian supportive environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts, maximum building setbacks are required as follows:			
* * *				


* * *

13.06.040 Mixed-Use Center Districts.

A. Applicability.

* * *

F. District development standards.

	NCX	CCX	UCX	RCX	CIX	HMX	URX	NRX	Additional Requirements
1. Lot area and setbacks.									
* * *									
e. Minimum setbacks.	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	For single, two- and three-family dwellings and townhouses: 10-foot front, 5-foot sides, 15-foot rear For other uses: 10-foot front, 7.5-foot sides, 20-foot rear	Maximum setbacks may apply (see Section 13.06.040.H). If a buffer is required, a minimum setback is created (see Section 13.06.090.J). Townhouse setback standards apply to the perimeter property lines of the development and not to individual internal
	<p>For townhouse developments, a setback of at least 5 feet shall be provided along the perimeter of the development on all sides that do not abut public street or alley right-of-way.</p> 								

	NCX	CCX	UCX	RCX	CIX	HMX	URX	NRX	Additional Requirements
	<p><u>For X District property abutting a residentially zoned property, equal to the residential zoning district for the first 100 feet from that side.</u></p> <p>For X District property across a non-designated Pedestrian Street from R-1, R-2 or R-2SRD District property, the following front yard setback shall be provided:</p> <ul style="list-style-type: none">• Minimum 10-foot front yard setbacks are required along non-designated Pedestrian Streets.• Limited exception: For corner lots that also front on a designated Pedestrian Street, this setback shall not apply for the first 130 feet from the corner, as measured along the edge of the right-of-way.• Covered porches and entry features may project up to 6 feet into the setback.• The setback area may include landscaping, walkways, pedestrian plazas, private patios, porches, or vehicular access crossings (where allowed), but not include parking.								<p>property lines between townhouses in the same development.</p> <p>See 13.06.100 for additional requirements applicable to duplex, triplex and townhouse developments.</p>
* * *									

* * *

13.06.060 Industrial Districts.

A. Applicability.

* * *

E. District use restrictions.

The following use table designates all permitted, limited, and prohibited uses in the districts listed.

Use classifications not listed in this section are prohibited, unless permitted via Section 13.05.080.

1. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.

* * *

4. District use table.

Uses ²	M-1	M-2	PMI	Additional Regulations ^{1, 2}
Adult family home	P/N*	N	N	<p>In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.</p> <p>*Not permitted within the South Tacoma M/IC Overlay District</p> <p>See Section 13.06.080.N.</p>
* * *				

Uses ²	M-1	M-2	PMI	Additional Regulations ^{1,2}
Correctional facility*	CU	N	N	<p>Modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification (see Section 13.05.080).</p> <p>A pre-application community meeting is also required. This CU is only available in the M-1 zones in place as of 1/1/2018.</p> <p>The notification distance for a project within the M-1 zone will be 2,500 feet from the boundaries of that zone.</p>
* * *				
Detention facility*	CU	N	N	<p>Modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification (see Section 13.05.080).</p> <p>A pre-application community meeting is also required (see Section 13.05.010.A.16).</p> <p>This CU is only available in the M-1 zones in place as of January 1, 2018.</p> <p>The notification distance for a project within the M-1 zone will be 2,500 feet from the boundaries of that zone.</p>
* * *				

* * *

13.06.070 Overlay Districts.

A. View-Sensitive Overlay District.

* * *

C. PRD Planned Residential Development District.

1. Applicability.

* * *

5. Urban design, sustainability and connectivity. The PRD site design shall demonstrate the following:

a. Establishment of high quality and context-responsive Basic Neighborhood Patterns, including the following:

* * *

f. Sustainable features. The proposal must provide documentation of the incorporation of both green building and site features as follows:

(1) Built Green 4 Stars or LEED Gold Certified rating for Building Design and Construction; and,

(2) Greenroads Bronze, [or equivalent best available or practicable certification](#), if full new roadway sections are constructed.

g. Connectivity. Proposed PRD Districts shall connect with and continue the abutting street network, to provide for a continuous connection with the neighborhood pedestrian, bicycle and vehicular pathways, to the maximum extent feasible.

* * *

13.06.080 Special Use Standards

A. Accessory dwelling units.

1. Applicability.

* * *

5. Use Standards, subject to variance:

a. Minimum Lot Size.

* * *

c. Height.

(1) Attached ADUs are subject to the height limitations applicable to the main house.

(2) Detached ADUs shall be no taller than the main house. In addition, height shall be limited to the most restrictive of the following:

- The maximum height for detached ADUs shall be 18 feet, measured per the Building Code, or up to 20 feet with incorporation of either parking ~~on the main level of~~ below or above the DADU structure (not next to), or with certification of the DADU under Built Green criteria with 4 stars, or equivalent environmental certification.
- The conversion of an existing accessory structure taller than 18 feet may be authorized through issuance of a Conditional Use Permit.
- In View Sensitive Districts, the maximum height shall be 15 feet, measured per TMC 13.06.700.B, and allowance of additional height is subject to TMC 13.05.010.B Variances.

d. Location.

The ADU shall be permitted as a second dwelling unit added to or created within the main building or as a detached structure located in the rear yard.

* * *

13.06.090 Site Development Standards.

A. Drive-throughs.

* * *

B. Landscaping standards.

1. Applicability.

* * *

4. District landscaping requirements.

a. Applicability.

* * *

e. Site Perimeter Landscaping:

(1) Purpose.

Site Perimeter Landscaping is intended to ensure that areas abutting ~~public rights-of-way~~ property lines, and not developed with structures, be attractive, and provide the environmental benefits of vegetation.

(2) Exceptions.

Site Perimeter Landscaping is not required in Industrial or X Districts.

* * *

C. Off-street parking areas.

1. Applicability.

* * *

3. Off-street parking spaces - quantity.

The quantity of off-street parking shall be provided in accordance with the standards of the tables below.

a. Fractions.

* * *

h. The following parking quantity standards apply to the Zoning Districts established in 13.06.020 Residential Districts, 13.06.030 Commercial Districts, and 13.06.060 Industrial Districts.

TABLE 1 – Required Off-Street Parking Spaces^{9, 14} (All footnotes are in Table 2 below.)		
Use	Unit	Required parking spaces
		Min.
Residential		
Single-family detached dwelling, Adult family home, Staffed residential home ^{1, 2, 12}	Dwelling.	2.00
Two-family dwelling in all districts ^{1, 2, 12}	Dwelling.	2.00
Townhouse dwelling in all districts ^{1, 2, 12}	Dwelling.	1.00
Three-family dwelling in all districts ^{1, 2, 12}	Dwelling.	2.00
Two- or Three-family dwelling via Conditional Use Permit	Dwelling.	1.00
Group housing – up to 6 residents		2.00
Group housing – 7 or more residents ^{1, 16}	Room, suite or dwelling.	1.00
Small Lots, Cottage Housing and lots not conforming to area/width ³	Dwelling.	1.00
* * *		
Retail¹⁰ (View-Sensitive)		
Retail commercial establishments, except as otherwise herein, less than 15,000 square feet of floor area	1,000 square feet of floor area.	2.50
Shopping Center	1,000 square feet of floor area.	4.00
Retail commercial establishments, except as otherwise herein	1,000 square feet of floor area.	4.00
Eating and drinking establishments ¹¹ (View-Sensitive)	1,000 square feet of floor area.	6.00
Office		
Business and professional offices	1,000 square feet of floor area.	3.00
Medical and dental clinics	1,000 square feet of floor area.	3.00
* * *		

TABLE 2 – Exceptions to quantity requirements.

1. Guest rooms, dwellings or suites in group housing, retirement homes, apartment hotels, residential hotels, and residential clubs shall be construed to be dwelling units for purposes of determining the number of off-street parking stalls required.

* * *

15. For purposes of calculating parking quantity requirements, “floor area,” when used, shall not include space devoted to parking.

16. [Parking requirements may be reduced through provision of one or more of the Parking Quantity Reduction options offered in Mixed-Use Center Districts \(TMC 13.06.0909.C.3.j. below\), up to a minimum of 1 stall per 2 rooms, suites or dwellings. Each parking reduction option provided shall receive 50 percent of the credit available in Mixed-Use Center Districts. This reduction may not be utilized in combination with the bonus offered through Footnote 1 of this table.](#)

* * *

j. Mixed-Use Centers – Required Off-Street Parking Spaces.

(1) Applicability.	(a) The following off-street parking requirements apply to mixed-use zoning districts as established in 13.06.040 Mixed-use Center Districts. (b) Accessible parking shall be provided for people with physical disabilities as part of all new buildings and additions to existing buildings in accordance with the standards set forth in Chapter 2.02 Building Code, based on the parking provided. However, after consulting with the City’s ADA Coordinator, the Building Official may approve an alternate to providing, or a reduction of, on-site accessible parking when it is determined that the alternate is reasonable in light of circumstances associated with the specifics of an individual site and the needs of people with disabilities.
(2) Quantity.	Residential Uses. Minimum 1.0 stall per unit. Commercial or Office Uses. Minimum 2.5 stalls per 1000 square feet of floor area. Other Uses. For uses not specifically listed above, the parking requirement in the Mixed-Use Center Districts shall be 70% of the parking requirement for that use identified in Table 1. See Section 13.06.090.C for use of compact stalls. For purposes of calculating parking quantity requirements, “floor area,” when used, shall not include space devoted to parking. In the Tacoma Mall Center, the following parking quantities are required: (1) Residential uses. Minimum 0.5 stalls per unit. (2) Non-residential uses. Exempt from vehicular parking requirements, except for loading spaces pursuant to TMC 13.06.090.C, and accessible spaces pursuant to the provisions of 13.06A.065.B.2.
* * *	

* * *

4. Parking Quantity Reductions.

a. Mixed-use Centers and Downtown.

The parking requirements for mixed-use, multi-family, group housing, commercial, institutional and industrial developments within Mixed-use Center Districts as established in TMC 13.06.040 and Downtown Districts as established in 13.06.050 may be reduced as follows:

(1) Transit Access	Parking requirement shall be reduced by 25% for sites located within 500 feet accessible walking distance of a transit stop and 50% for sites located within 500 feet accessible walking distance of a transit stop at which a minimum of 20-minute peak hour service is provided (routes which serve stops at least every 20 minutes during peak hours). Applicants requesting this reduction must provide a map identifying the site and transit service schedules for all transit routes within 500 feet of the site.
* * *	
(6) Bicycle Parking Credit	For every five non-required bicycle parking spaces provided on the site (beyond the standard requirements, as found in Section 13.06.090.F), the automobile parking requirement shall be reduced by one space. This credit is limited to a maximum of 5 automobile spaces, or 15% of the standard parking requirement for the development, whichever is less. Vehicle parking for residential uses shall be replaced by long-term bicycle parking. For all other uses, a combination of long- and short-term bicycle parking shall be used for each vehicle space replaced.
* * *	

* * *

G. Short and Long Term Bicycle Parking.

1. Applicability.

* * *

5. Development Standards – Long-Term Bicycle Parking Facilities.

a. Location standards.

(1) Long-term bicycle parking facilities for residential uses shall be located on site [and within 100 feet of the building they serve](#).

(2) Non-residential long-term bicycle parking shall be located on-site or within a shared bicycle parking facility within three-hundred (300) feet of the lot, except as provided in subsection 6 below.

(3) Long-term bicycle parking shall be in a secure location where access to the bicycles is limited and is not available to the general public.

* * *

J. Residential transition standards.

1. Applicability.

* * *

5. Landscaping Buffers:

a. Applicability.

b. Purpose.

Landscaping buffers are intended to function as a substantial vegetative screening providing physical and visual separation between dissimilar districts in order to soften visual and aesthetic impacts. Buffers also provide the aesthetic and environmental benefits of vegetation.

c. Exceptions.

(1) When there is a 20 foot vertical grade difference between a development site that is located across the street or alley or is abutting R-District property, no Landscape buffers are required along the affected property line if such grade difference is demonstrated to provide comparable protection.

* * *

(5) The continuous landscaping buffer may be interrupted to the minimum extent necessary to accommodate walkway access and preferred driveway access to and from the property and to allow limited access to and use of necessary utilities.

(6) A buffer is not required between the front of a residential building and the street.

* * *

13.06.100 Building design standards.

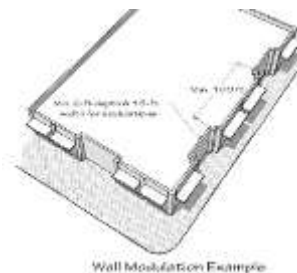
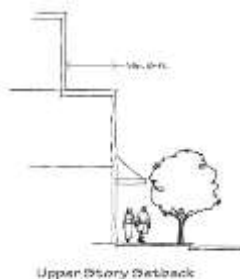
A. Commercial District Minimum Design Standards.

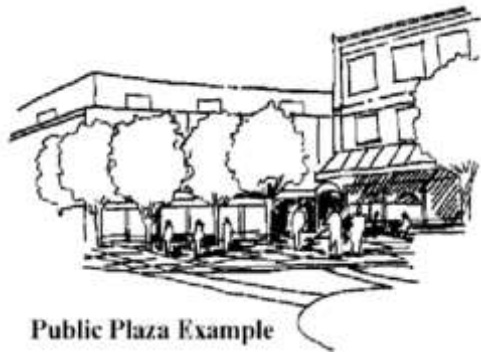
1. General applicability.

* * *

3. Mass Reduction Standards.

Purpose: The following design choices are intended to help reduce the apparent mass of structures and achieve a more human scale environment by providing physical breaks in the building volume that reduce large, flat, geometrical planes on any given building elevation.	
a. Size to choice ratio for b below	<p>(1) Buildings under 7,000 square feet of floor area are not required to provide mass reduction.</p> <p>(2) Buildings from 7,000 square feet of floor area to 30,000 square feet of floor area shall provide at least one mass reduction feature.</p> <p>(3) Buildings over 30,000 square feet of floor area shall provide at least two mass reduction features.</p>
b. Mass reduction choices	<p>(1) Upper story. Buildings with a maximum footprint of 7,000 square feet of floor area, that do not exceed 14,000 square feet of floor area, may count use of a second story as a mass reduction feature.</p> <p>(2) Upper story setback. An 8 feet minimum setback for stories above the second story for elevations facing the street or parking lots over 20 stalls. This requirement applies to a maximum of 2 elevations.</p> <p>(3) Wall modulation. Maximum 100 feet of wall without modulation, then a minimum 2 feet deep and 15 feet wide offset of the wall and foundation line on each elevation facing the street, parking lots over 20 stalls, or residential uses.</p> <p>(4) Public plaza. A public plaza of at least 800 square feet or 5 percent of building floor area, whichever is greater. The plaza shall be located within 50 feet of and visible to the primary public entrance; and contain a minimum of a bench or other seating, tree, planter, fountain, kiosk, bike rack, or art work for each 200 square feet of plaza area. <u>Any proposed art work shall be coordinated with the City's Arts Administrator or approved by the Arts Commission.</u> Plaza contents may count toward other requirements when meeting the required criteria. Walkways do not count as plazas. Plazas shall not be used for storage. Required parking stalls may be omitted to the minimum necessary if needed to provide the plaza. Where public seating is provided, it shall utilize designs that discourage long-term loitering or sleeping, such as dividers or individual seating furniture. Plazas may be permeable pavement or pavers where feasible. Low Impact Development vegetated stormwater features may be used for up to 30% of the plaza requirement where feasible.</p>





Public Plaza Example

* * *

B. Mixed-Use District Minimum Design Standards.

1. General applicability.

* * *

8. Façade Surface Standards.

Purpose: The following standards are intended to help reduce the apparent mass of structures and achieve a more human scale environment by providing visual breaks at more frequent intervals to the building volume that reduce large, flat, geometrical planes on any given building elevation, especially at the first story. The choices are also intended to encourage variety in the selection of façade materials and/or treatment and to encourage more active consideration of the surrounding setting.	
a. Blank walls limitation	<p>(1) Blank wall definition: A ground floor wall or portion of a ground floor wall that is over 4 feet in height and has a horizontal length greater than 15 feet without a transparent window or door</p> <p>(2) Blank walls facing a street, internal pathway, or customer parking lot of 20 stalls or greater must be treated in one or more of the following ways:</p> <ul style="list-style-type: none"> • Transparent windows or doors. • Display windows at least 2 feet in depth and integrated into the façade (tack-on display cases do not qualify). • Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within 3 years. • Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 60 percent of the wall's surface within 3 years. For large areas, trellises should be used in conjunction with other blank wall treatments.
b. Building face orientation	<p>(1) <u>All multi-family buildings shall maintain primary orientation to an adjacent street or right-of-way and not toward the alley or rear of the site, unless otherwise determined by the Director.</u></p> <p>(2) The building elevation(s) facing street public rights-of-way shall be a front, side, or corner side and shall not contain elements commonly associated with a rear elevation appearance, such as loading docks, utility meters, and/or dumpsters.</p> <p>(2) For buildings that have more than 2 qualifying elevations, this requirement shall only be applied to two of them.</p>
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MEETINGS FOR THE WEEK OF NOVEMBER 23, 2020 THROUGH NOVEMBER 27, 2020

TIME	MEETING	LOCATION
MONDAY, NOVEMBER 23, 2020		
3:30 PM	Community Vitality and Safety Committee - SPECIAL MEETING	Join Zoom Meeting at: https://zoom.us/j/83788435679 Telephonic: Dial 253-215-8782 Meeting ID: 837 8843 5679 Passcode: 705817
5:00 PM	Local Improvement District Meeting *	Please visit https://cityoftacoma.org/hearingexaminer
5:30 PM	Bicycle & Pedestrian Technical Advisory Group	Please contact Liz Kaster at LKaster@cityoftacoma.org
5:30 PM	Commission on Immigrant and Refugee Affairs	Please contact Nick Bayard at NBayard@cityoftacoma.org
6:00 PM	Metro Parks Tacoma Board of Commissioners	Please visit https://metroparkstacoma.org
TUESDAY, NOVEMBER 24, 2020		
9:00 AM	Hearing Examiner's Hearing *	Please visit https://cityoftacoma.org/hearingexaminer
10:00 AM	Economic Development Committee	Join Zoom Meeting at: https://zoom.us/j/86824127684 Telephonic: Dial 253-215-8782 Meeting ID: 868 2412 7684 Passcode: 614650
11:00 AM	Bid Opening	Please visit http://www.tacomapurchasing.org
NOON	City Council Study Session	Join Zoom Meeting at: https://zoom.us/j/89496171192 Telephonic: Dial 253-215-8782 Meeting ID: 894 9617 1192 Passcode: 896569
5:00 PM	City Council Meeting	Join Zoom Meeting at: https://zoom.us/j/84834233126 Telephonic: Dial 253-215-8782 Meeting ID: 848 3423 3126 Passcode: 349099
5:30 PM	Transportation Benefit District Governing Board - SPECIAL MEETING	Join Zoom Meeting at: https://zoom.us/j/84834233126 Telephonic: Dial 253-215-8782 Meeting ID: 848 3423 3126 Passcode: 349099
6:00 PM	City Council Virtual Forum	Join Zoom Meeting at: https://zoom.us/j/84834233126 Telephonic: Dial 253-215-8782 Meeting ID: 848 3423 3126 Passcode: 349099
WEDNESDAY, NOVEMBER 25, 2020		
3:00 PM	Mayor's Youth Commission - CANCELLED	
4:30 PM	Infrastructure, Planning, and Sustainability Committee - CANCELLED	
5:00 PM	Metro Parks Tacoma Board of Commissioners – Capital Improvement Committee	Please visit https://metroparkstacoma.org
THURSDAY, NOVEMBER 26, 2020		
CITY HOLIDAY – NO MEETINGS SCHEDULED		
FRIDAY, NOVEMBER 27, 2020		
CITY HOLIDAY – NO MEETINGS SCHEDULED		



Meeting sites are accessible to people with disabilities. People with disabilities requiring special accommodations should contact the appropriate department(s) 48 hours prior to the meeting time.

* Hearing Examiner's Hearings and Local Improvement District Meetings meet on an as-needed basis. Please contact the Hearing Examiner's Office at (253) 591-5195 to confirm whether a meeting will be held this week. Hearings may be held at various times throughout the day.

Council Forecast Schedule 2020

Date	Meeting	Subject	Department	Background
November 24, 2020	City Council Study Session (dial-in, Noon)	Potential 2021-2022 Proposed Budget Updates	Office of Management & Budget	Staff will provide brief updates on items related to the 2021-2022 Proposed Budget
		Planning Commission’s recommendations on the 2020 Annual Comprehensive Plan Amendment	Planning and Development Services	Staff from the Public Works Department will provide the Mayor and City Council the Commission’s recommendations on the 2020 Annual Comprehensive Plan Amendment.
		Systems Transformation	Elizabeth Pauli	City Manager Elizabeth Pauli will be giving an update on Systems Transformation
	City Council Meeting (dial-in, 5pm)			
December 1, 2020	Joint Utility Board /City Council Study Session (dial-in, Noon)	Joint Utility Study Session- Citywide State Legislative Priorities	Anita Gallagher & Clark Mather	
		Annual Update on the Tacoma Smelter Plume Project	Pallvi Mukerjee	Department of Ecology staff will be providing an update on the Tacoma Smelter Plume project
		2020 PDS Amendments Public Hearing Debrief	PDS	
		Systems Transformation	Elizabeth Pauli	City Manager Elizabeth Pauli will be giving an update on Systems Transformation
	City Council Meeting (dial-in, 5:00 PM)			
December 8, 2020	City Council Study Session (dial-in, Noon)	Police Chief Presentations / Interviews	Human Resources	
		Bus Rapid Transit Project Update	Pierce Transit Staff	Pierce Transit Staff will be updating the Mayor and City Council on the Bus Rapid Transit Project.
		Systems Transformation	Elizabeth Pauli	City Manager Elizabeth Pauli will be giving an update on Systems Transformation
	City Council Meeting (dial-in, 5:00 PM)			
December 15, 2020	City Council Study Session (dial-in, Noon)	Systems Transformation	Elizabeth Pauli	City Manager Elizabeth Pauli will be giving an update on Systems Transformation

Council Forecast Schedule 2020

	City Council Meeting (dial-in, 5:00 PM)			
December 22, 2020	Cancelled			
December 29, 2020	Cancelled			

Community Vitality and Safety			
Committee Members: Blocker (Chair), Beale, Hines, Ushka, Alternate-Hunter Executive Liaison: Linda Stewart; Staff Support - Bucoda Warren		2nd and 4th Thursdays 4:30 p.m. Room 248	CBC Assignments: • Citizen Police Advisory Committee • Human Services Commission • Human Rights Commission • Housing Authority • Commission on Disabilities • Library Board • Tacoma Community Redevelopment Authority
	Topic	Presenters	Description
Future			
11/23/2020 Special meeting (Starts at 3:30)	Core Coordinating Team Interviews	Doris Sorum, City Clerk	Day 2. CVS will interview and recommend 13 members for appointment
November 26, 2020	Cancelled (Thanksgiving)		
December 10, 2020	Interviews for the Citizen Police Advisory Board	Doris Sorum, City Clerk	
December 24, 2020	Cancelled (Christmas Eve)		

<i>Economic Development Committee</i>			
Committee Members: Thoms (chair), Blocker, McCarthy, Ushka, Alternate-Beale Executive Liaison: Tadd Wille; Staff Support - Lynda Foster		2nd, 4th, and 5th Tuesdays 10:00 a.m. Room 248	CBC Assignments: •Tacoma Arts Commission •Greater Tacoma Regional Convention Center Public Facilities District •Foss Waterway •City Events and Recognition Committee •Tacoma Creates Advisory Board
	Topic	Presenters	Description
November 24, 2020	Safe and Clean Initiative Update	Andrew Torres, Assistant Division Manager, and Lewis Griffith, Division Manager, Environmental Services	Staff will provide and update on the Safe and Clean initiative and its timeline for implementation.
Future			
December 8, 2020	Juneteenth Celebration	Ashely Jones and Christopher McNabb, City's Events and Recognitions Committee members	The mission of Juneteenth Tacoma will be to celebrate on June 19th annually the emancipation of those who have been enslaved in the United States in order to create opportunities for strong links between races and ethnicities.
	Retail cannabis in Tacoma	Gloria Fletcher, Business Development Manager, Community & Economic Development	CEDD staff will present a report on the Cannabis industry, including information regarding the production, sales, and equity issues
December 22, 2020	<i>Cancelled</i>		
December 29, 2020	<i>Cancelled</i>		

Government Performance and Finance Committee			
Committee Members: Hines, Hunter (chair), Thoms (vice chair), and Walker Alternate - Blocker Executive Liaison: Andy Cherullo; Staff Support - Bucoda Warren		1st and 3rd Tuesday 10 a.m. Room 248	CBC Assignments: •Public Utility Board •Board of Ethics •Audit Advisory Board •Civil Service Board
	Topic	Presenters	Description
Future			
November 17, 2020	Cancelled		
December 1, 2020	TBD		
December 15, 2020	TBD		

Infrastructure, Planning and Sustainability Committee			
Committee Members: McCarthy (Chair), Beale (Vice Chair), Hunter, & Walker; Alternate-Ushka Executive Liaison: Mike Slevin; Coordinator: Claire Goodwin & Lynda Foster (July 20-November 22)		1st and 3rd Wednesdays; Beginning in June 2020, 2nd and 4th Wednesdays 4:30pm Room 248	CBC Assignments: •Sustainable Tacoma Commission •Planning Commission •Landmarks Preservation Commission •Board of Building Appeals •Transportation Commission
	Topic	Presenters	Description
November 18, 2020 Special Meeting	Transportation Commission Interviews	Doris Sorum, City Clerk	4 vacancies
Future			
November 25, 2020	Cancelled		
December 2, 2020 Special Meeting	Proposed building and fire code amendments to TMC Tile 2 and Title 3	Sue Coffman, Planning and Development Services, and Ryan Erickson and Chris Seaman, Fire Department	Amendments to TMC 2.02, 2.06, 2.07, 2.10, 3.02, 3.09, and 3.10 are proposed related to the State Building Code Council’s adoption of 2018 Washington State Building, Plumbing, Mechanical, Energy and Fire Codes
	Climate Impacts on Air Quality in Low Income Neighborhoods	Jim Parvey, Division Manager, Office of Environmental Policy and Sustainability	OEPS will provide a briefing on the Air Quality Monitoring project, Urban Tree Canopy and Urban Heat Island with respect to impacts on low income neighborhoods.
December 9, 2020	Board of Building Appeals Interviews	Doris Sorum, City Clerk	2 vacancies
	Landmarks Commission Recommendations for Historic Designation of 201-205 N Yakima Avenue	Reuben McKnight, Historic Preservation Officer	Staff and the Landmarks Commission Chair will present the Landmarks Preservation Commission’s recommendations for demolition review and nomination to the Tacoma Register of Historic Places of 201-205 N Yakima Avenue.
December 23, 2020	Cancelled		