



CAPITAL FACILITIES PROGRAM 2021-2026

TACOMA PLANNING COMMISSION FINDINGS OF FACT AND RECOMMENDATIONS (Approved on July 1, 2020)

A. SUBJECT:

Proposed Capital Facilities Program for 2021-2026.

B. SUMMARY OF THE PROPOSAL:

The proposal would update the six-year Capital Facilities Program (CFP). The CFP identifies and describes projects that are proposed for funding during the 2021-2026 timeframe. Proposed projects are consistent with and implement the policies of the *One Tacoma* Comprehensive Plan. Projects vary in sizes, are located citywide, and fall into the following categories: Community Development, Cultural Facilities, General Government Municipal Facilities, Libraries, Local Improvement Districts, Parks and Open Space, Public Safety, Solid Waste, Surface Water, Tacoma Power, Tacoma Rail, Tacoma Water, Transportation, and Wastewater.

As an element of the Comprehensive Plan, the CFP provides a bridge between the City’s long-term plan and the budget process but does not appropriate funds. The CFP is prepared pursuant to the State Growth Management Act’s requirements (RCW 36.70A.130), and will be considered for adoption by the City Council in November 2020 concurrently with the 2021-2022 Operating and Capital Budgets.

The Growth Management Act requires communities to plan for capital facilities and utilities to ensure that there is an adequate level of service in place to meet community needs over time. These facilities are provided in Tacoma by the City and other agencies. The following table identifies these facility and service types and the providers.

| TYPE | PROVIDER |
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| Provided by City | |
| Electric | Tacoma Public Utilities |
| General Municipal Facilities | Public Works Department |
| Fire | Fire Department |
| Libraries | Tacoma Public Libraries |
| Police | Police Department |
| Solid Waste | Environmental Services Department |
| Stormwater | Environmental Services Department |
| Wastewater | Environmental Services Department |
| Water | Tacoma Public Utilities |
| Provided by City + Other Entities | |
| Parks (including special public assembly facilities) | Public Works Department; Environmental Services Department; Metro Parks Tacoma |
| Telecommunications | Tacoma Public Utilities; Private providers |
| Transportation | Public Works Department; Tacoma Public Utilities; Pierce Transit; Sound Transit |
| Provided by Other Entities | |
| Natural Gas | Puget Sound Energy |
| Schools | Tacoma Public Schools |

C. FINDINGS OF FACT:

- 1. Comprehensive Plan and Development Regulations** – The City of Tacoma's Comprehensive Plan, *One Tacoma*, is the official statement concerning future growth and development and sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma’s residents. The Comprehensive Plan consists of various policy elements and implementing programs. The Land Use Regulatory Code, i.e., Title 13 of the Tacoma Municipal Code, contains development regulations and is the key regulatory mechanism that supports the Comprehensive Plan. The Comprehensive Plan was first adopted in 1993 by Ordinance No. 25360, pursuant to the State Growth Management Act, and has been amended once every year thereafter. The Land Use Regulatory Code has also been amended on an as-needed basis – in most cases, concurrently with the annual amendments to the Comprehensive Plan.

- 2. Planning Mandates and Guidelines** – The Growth Management Act 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);
 - VISION 2040, the Growth Management, Environmental, Economic, and Transportation Strategy for the Central Puget Sound Region;
 - Tacoma 2025 Strategic Plan;
 - Transportation 2040, the action plan for transportation in the Central Puget Sound Region;
 - The Countywide Planning Policies for Pierce County;
 - TMC 13.02 concerning the procedures and criteria for amending the Comprehensive Plan and development regulations and for area-wide zoning reclassifications.

- 3. Capital Facilities Program (CFP) Updates** – In recent years, the CFP has been updated on a biennial basis to reflect the changing needs and status of capital projects and to better coordinate with the City's biennial budget process. The updates are prepared by the Office of Management & Budget in conjunction with the Planning & Development Services Department based on project information submitted by various City departments. The CFP updates are conducted in a manner consistent with the above-mentioned planning mandates and guiding principles; however, the CFP updates are adopted separate from other proposed amendments to the Comprehensive Plan, which is an exception allowed by the GMA because they occur concurrently with the adoption or amendment of the City’s budget [RCW 36.70A.130 (2)(a)(iv)].

- 4. The 2021-2026 CFP Document** – The following table illustrates how the draft 6-year CFP document is organized. The project list is sorted first by prioritization tier and then by location. The full Capital Facilities Program book will be completed over the course of the 2020 budget development process.

| DESCRIPTION OF PROPOSED AMENDMENT | |
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| 1. New Proposed Projects | There are 13 new projects proposed for addition to the Capital Facilities Program. This section identifies these new projects and the categories they are organized within, as well as the initial prioritization tier. |

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| 2. Proposed Project List | This attachment identifies the full proposed project list for the 2021-2026 CFP, including both new projects and projects carrying forward from the previous 2019-2024 Capital Facilities Program, sorted by prioritization tier and category. |
| 3. Tier 1 Project Information | This section provides detailed information on all projects ranked within Tier 1. It is located in Attachment 3. |
| 4. Tier 2 Project Information | This section provides detailed information on all projects ranked within Tier 2. It is located in Attachment 3. |
| 5. Tier 3 Project Information | This section provides detailed information on all projects ranked within Tier 3. This tier also includes utility projects, listed at the end of the section. Both are located in Attachment 3. |
| 6. Removed Projects List | This section identifies projects from the 2019-2024 CFP that are proposed to be removed from the 2021-2026 updated CFP and provides the reason for the removal. It is located in Attachment 3. |
| 7. Future Projects List | This section includes a list of desirable future projects for which funding has not yet been identified and which are not prioritized for the 2021-2026 CFP. It is located in Attachment 3. |
| 8. Proposed Projects by Location | This section includes two reports sorting proposed projects by Council District location. The first report is a list of the new proposed projects. The second report is a list of all proposed projects. |

5. **Public Hearing and Public Review Document** – The Planning Commission conducted a public hearing on the proposed 2021-2026 CFP on July 1, 2020. A Public Review Document was compiled and disseminated for public review prior to the public hearing. The Public Review Document included the document as described above (in Section C.4.), plus an executive summary, and the environmental review of the proposal.
6. **Environmental Review** – The City made a preliminary determination that the proposed 2021-2026 Capital Facilities Program update would not have a probable significant adverse impact on the environment and issued a preliminary Determination of Nonsignificance (DNS) on June 17, 2020 after review of an environmental checklist. The DNS and the environmental checklist report were also included in the Public Review Document distributed for public review and comment. The Planning Commission received no public comments and the DNS became final on July 8, 2020.
7. **Notification for the Public Hearing** – The public hearing notice was distributed to individuals and entities on the Planning Commission’s mailing list that included the City Council, Neighborhood Councils, business district associations, civic organizations, environmental groups, the development community, the Puyallup Tribal Nation, adjacent jurisdictions, major employers and institutions, City and State departments, and other interested parties. A City of Tacoma News Release was issued on June 17, 2020. An online advertisement was placed on The News Tribune, running from June 25 to June 30, 2020. A legal notice was published on the Tacoma Daily Index on June 17, 2020. 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 June 17, 2020. A similar notice was sent to Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on June 17, 2020, asking for comments within 60 days of receipt of the notice. A letter was sent to the chairman of the Puyallup Tribe of Indians on June 17,

2020 to formally invite the Tribe's consultation on the proposed CFP update. The proposal was posted on the website of the Planning Services Division at www.cityoftacoma.org/planning.

- 8. Public Hearing Comments and Responses** – No public comments or testimony were provided to the Planning Commission.

D. CONCLUSIONS AND RECOMMENDATIONS:

Consistency with the One Tacoma Comprehensive Plan. The Planning Commission concludes that the capital projects (new projects, in particular) included in the proposed Capital Facilities Program for 2021-2026 are consistent with the *One Tacoma* Comprehensive Plan (specifically the Public Facilities and Services Element, Policy PFS-4.10 concerning prioritization of capital improvements), are intended to enhance existing facilities (which is a primary goal of capital facility planning and programming), and where appropriate and applicable, are poised to leverage additional funds.

Growth, Level-of-service, and Equity. The One Tacoma Plan prioritizes investments in neighborhoods that: 1. Are experiencing growth pressures; 2. Have service and facility deficiencies; and 3. Where there has been historic underinvestment and/or inequitable access to community services and facilities. However, the lack of consistent mapping of proposed capital projects limits our ability to review the consistency of proposed projects with these specific goals as well as the cumulative impact of our investments over time. The Commission recommends that the City develop standard operating procedures for project mapping to ensure a more rigorous project evaluation and decision-making.

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 investing 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.

Recommendation to Adopt the 2021-2026 Capital Facilities Program. The Planning Commission recommends that the City Council adopt the proposed Capital Facilities Program for 2021-2026. The Commission acknowledged that the document is essentially a compilation of proposed capital projects, that it will be completed with additional, non-project information at the time of the City Council's consideration for adoption, and that upon adoption it will replace the existing capital facilities program element of the *One Tacoma* Comprehensive Plan.