Dear Community,

It has been wonderful to see the expanding interest in making sure growth and development is done right. Through enhanced engagement and participation we are having great conversations and making progress on how we as a community can actively address and balance many important issues, such as growth, revitalization, affordability, equity, preservation and quality urban design.

Looking ahead to the ambitious and important work planned in 2020, I am excited to continue the focus on community priorities and the commitments of the City Council. This year, Long Range Planning is undertaking several projects related to affordable housing, subarea planning, design review, historic preservation and more.

In my experience the best answers and most effective outcomes will only come with broad collaboration and partnerships. So please check out what we’ve got going on, let us know what your thoughts are, and continue to stay active and engaged.

To a better Tacoma!

Brian Boudet, AICP
The impact of historic preservation is being celebrated in Tacoma. The City received the State Historic Preservations Officer’s Award for Outstanding Achievement in Historic Preservations Education and the Valerie Sivinski Award for Outstanding Historic rehabilitation for the Pantages Theater.

In 2019, private funders invested more than $47 million in historic adaptive reuse projects in Tacoma. Investment in historic buildings breathed life into the Elks McMenamins, Courthouse Square and the Brewery Blocks, all of which utilized the Special Tax Valuation Incentive making historic preservation a major economic development strategy in Tacoma.

The historic preservation office led a successful tour of Tacoma’s historic downtown during the State APA conference and was able to highlight the newly completed Prairie Line Trail interpretive art and signage. On the more technical side, the Landmarks Preservation Commission adopted design guidelines for the Old City Hall Historic District. Last fall, the City Council adopted new land use regulations that require review of development projects for impacts to historically significant resources and cultural sites, including review of demolition permits.

Beyond the recognition the City is receiving from other organizations, residents are getting more engaged too. Last year, hundreds of Tacoma community members joined the Historic Preservation Office at events and thousands engaged with us online. For more information, visit cityoftacoma.org/HPevents.

HISTORIC PRESERVATION CONFERENCE
This July the City is hosting the National Alliance of Preservation Commission’s Forum 2020 conference. This will be the first time the conference has been held on the West Coast, and we are excited to welcome around 700 nationwide attendees to Tacoma July 22-26.

MAY IS HISTORIC PRESERVATION MONTH
This May, celebrate Tacoma’s historic cultural landscapes and learning about our historic parks and gardens. The Historic Preservation Office, in partnership with several community organizations, has a full calendar of events planned to recognize the important role of historic preservation has on the city’s community, character and economy. Find a full list of events at cityoftacoma.org/HPevents.
Urban Design Builds in 2020

BUILDING EQUITY THROUGH LINKS TO OPPORTUNITY

Links to Opportunity is an effort to improve social and economic opportunity through multimodal mobility and economic development in communities along Sound Transit’s Hilltop Tacoma Link Extension route. As one of the most important projects advancing the City’s strategic priorities, Links to Opportunity include some significant components, such as transit-oriented and pedestrian friendly streetscape improvement, public WiFi installation, connecting Hilltop residents with workforce development and economic empowerment opportunities, and establishment and successful operation of the Hilltop Engagement Committee.

For more info visit cityoftacoma.org/Links.
Project Spotlight

GET INVOLVED

March 4th Open House
• 4-5pm in Council Chambers at the Tacoma Municipal Building
• Learn more about the Residential Infill Pilot Program

March 4th Planning Commission Public Hearing
• 5pm in Council Chambers at the Tacoma Municipal Building
• Provide input at the meeting or in writing prior to meeting

GET INVOLVED

February 19th Planning Commission Public Hearing
• Learn more about At Home in Tacoma
• Provide input at the meeting or in writing prior to meeting

THE MISSING MIDDLE IN OUR HOUSING

The Residential Infill Pilot Program, launched in 2015, is one approach for making housing more affordable and addressing the need for different types of dwelling structures so that people can live, grow, age and retire in Tacoma. Since the program began the City implemented Accessory Dwelling Unit (ADU) and Detached Accessory Dwelling Unit (DADU) codes to provide the opportunity for homeowners to contribute housing units throughout Tacoma. In 2020, the effort is continuing to adapt to the changing housing needs and encourage two-family, multifamily, cottage housing and density-based housing throughout the zoning categories. Planning and Development Services (PDS) continues to be at the forefront of moving the conversation about affordable housing forward.

AT HOME IN TACOMA

The South Sound region is rapidly growing, and limited housing supply has created rising prices making it difficult for people to afford to live in Tacoma. To address these challenges, Tacoma’s Affordable Housing Action Strategy calls for actions to increase housing supply, particularly housing that is affordable to lower-income households.

The At Home In Tacoma project focuses on how diverse housing types and inclusionary zoning options could best serve our whole community into the future. Through 2020, Tacoma’s Planning Commission is asking the community to join in a discussion about housing needs, zoning, and neighborhood change. Using community ideas and feedback, the Commission will make recommendations to the City Council for future Comprehensive Plan, Zoning, and Land Use Regulatory Code amendments. For more info visit cityoftacoma.org/planningforhousing.
Recent Projects

OPENING THE DOOR TO ADU’S

There is a lot of interest in ADU’s - second dwellings attached to or in the rear yard of a single-family house. Encouraging ADU’s is one way to increase the supply of affordable housing and provide more choices about where to live. In March 2019, the City Council adopted new ADU rules expanding where Detached (rear yard) ADUs are allowed, adding flexibility, and streamlining the permit process. Since the new rules went into effect in May 2019, there have been nearly 100 ADU building permit applications (more than the previous five years combined).

Planning and Development Services (PDS) is also supporting people interested in ADU’s with new design guidance and information about the construction process. PDS will be hosting an ADU “Clinic” at the March 14th Sustainability Expo and the March 28th T-Town event. For more info visit www.tacomapermits.org/accessory-dwelling-units.

FULLFILLING TACOMA’S DESTINY

The Manitou neighborhood is part of the County and City’s growth management plan. The Planning Services Division has been working on the potential annexation of the Manitou Area to the City through an interlocal agreement with Pierce County. In 2019, staff worked with the Planning Commission to establish the land use designations and zoning districts for the area, which have been approved by the City Council and will become effective when the annexation occurs (expected in 2020). For more info visit cityoftacoma.org/Manitou.

AIR SAFETY IN SOUTH TACOMA

In July of 2019 the City Council approved the creation of a 200 acre Airport Compatibility Overlay District (ACOD) to coincide with the existing Joint Base Lewis McChord Accident Potential Zone (APZ). The APZ program is in place around all United States military installations in order to help prevent land uses and activities that place large concentrations of people and/or hazardous materials within the takeoff and landing area around military airfields. The City’s adoption of the ACOD improves public safety and promotes regional economic development as maintaining this area is vital to the mission and viability of one of the South Sound’s most important economic engines.
Upcoming Projects

**CUSHMAN AND ADAMS STREETS SUBSTATIONS PROJECT GAINS STEAM**

We are partnering with the community to help the City Council and Tacoma Public Utility Board identify options for the future use of the Cushman and Adams substations. Located near N. 21st Street and N. Adams Street, the substations were built in the mid-1920s to bring electricity from Cushman Dam to Tacoma, serving as active parts of the electric system. In June 2017, the City Council placed both substations on the Tacoma Register of Historic Places and initiated community engagement efforts to inform decisions regarding the future use of the substations. For more info visit [cityoftacoma.org/Cushman](http://cityoftacoma.org/Cushman).

**PACIFIC AVENUE TRANSIT ORIENTED DEVELOPMENT CORRIDOR PLAN**

In order to meet the regions goals for resource protection, climate change, smart growth, and sustainability, the City of Tacoma, as Pierce County’s metropolitan city, must support approximately 8 percent of the regions total population and employment growth over the next 20 years. The City’s Comprehensive Plan – One Tacoma – calls for focusing population and employment growth in areas supported by high capacity/high frequency transit. The Pacific Avenue Bus Rapid Transit (BRT) proposal is poised to spur revitalization of a critical corridor within Tacoma that includes two designated mixed-use centers and a neighborhood business district.

In conjunction with the BRT process, the City and Pierce Transit are partnering to put together a unique transit-oriented development plan for the corridor. This effort will evaluate land use, urban design, streetscape, accessibility, connectivity, environmental, and infrastructure needs along this corridor and explore how the community can best capitalize on the significant transportation investment and enhancement the proposed BRT system represents. This project will be kicking off this summer, so keep a look out for more information and community meetings or contact us to get on the project’s mailing list.

To learn more visit [Piercetransit.org/brt](http://Piercetransit.org/brt).

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**“GREEN BUILDING” IN TACOMA**

In August 2019, the City hired a green building specialist to focus on increasing development using “green building” techniques and materials to help meet the City’s sustainability and environmental goals as outlined in the Sustainable Tacoma Plan, One Tacoma Comprehensive Plan and Tacoma 2025.

Contact bjarot@cityoftacoma.org | 253-208-4351

Upcoming Events:
- Feb. 19th: tour of Brewery Blocks project
- March 7th: Green Building Basics
- March 9th: tour of Eastside Community Center
- March 14th: Sustainability Expo
2020 AMENDMENT PACKAGE

We are working with the Planning Commission on the 2020 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use regulatory Code. This year’s amendments include:

- **View Sensitive Overlay District** – An application submitted by the West Slope Neighborhood Coalition, the proposal would decrease allowed building height from 25 feet to 20 feet in limited portions of the View Sensitive Overlay District, with the intention to preserve existing character of the areas.
- **Heidelberg Sports Complex** – An application from Metro Parks Tacoma, the proposal would change the land use designation for the current 16 acre Heidelberg-Davis softball/baseball complex (located at S. 19th Street and S. Tyler St.) from Parks and Open Space to Major Institutional Campus. The proposal is intend to better accommodate the possible development of the site as a regional professional soccer stadium, with a mixture of institutional, commercial and residential uses around the site.
- **Minor Amendments** – Involving minor amendments to the Transportation Master Plan and other elements of One Tacoma Pan and the Zoning Code.
- **The 2020 Amendment Process** is a year-long process that includes community engagement, a SEPA review and final consideration by the Tacoma City Council.

For more information, visit [cityoftacoma.org/2020Amendment](http://cityoftacoma.org/2020Amendment).

TIDEFLATS OUTREACH AND ENGAGEMENT

To support the long term planning and development of the Tideflats, the City, along with our partner governments, is initiating a subarea plan that will allow for a more coordinated approach to development, environmental review, and strategic capital investments.

The first milestone for the planning effort will be the development of a Community Engagement Plan to guide the planning process and ensure equitable and inclusive engagement.

Visit [www.cityoftacoma.org/tideflatsplan](http://www.cityoftacoma.org/tideflatsplan) to learn more about upcoming opportunities to get involved.

RECOGNIZING THE HISTORY OF EQUITY

The past is an important reminder of the history of race relations and how they have impacted the development and culture of Tacoma. In 2020, the Historic Preservation Office is looking at how it can start to address inequities through historic preservation efforts. Staff is looking for ways to serve residents more equitably and work with underrepresented communities - to that end, the Landmarks Preservation Commission formed a subcommittee on equity and diversity.
MEET THE PLANNING COMMISSION

Tacoma Planning Commission (January 2020). Front row (left to right): Anna Petersen (Chair), Ryan Givens, Chris Karnes, and David Horne; middle row: Alyssa Torrez, Carolyn Edmonds, and Brett Santhuff; back row: Jeff McInnis (Vice-Chair) and Andrew Strobel

Appointed by the City Council, the Planning Commission advises the Council on a broad range of planning issues to ensure that all plans, goals, policies and development regulations are promoting orderly and coordinated growth and development within the city. The Commission consists of nine members, representing the five Council districts and the expertise areas of development, environmental, transportation, and urban design. The Commission meets every first and third Wednesdays of the month. For more information visit cityoftacoma.org/CBC.