

Proctor Neighborhood Planning

Steering Group – Meeting #10

July 13, 2023

5:30 – 6:45p.m.

ATTENDEES

Alayna Linde
Billy Frederick
Felicity Devlin
Georgette Reuter
Jodi Cook
Karen Bowes
Karl Cunningham
Matt Evans
Susan Boegli

MINUTES

Program Updates, *Neighborhood Planning Staff*

Lauren walked through an update on the business district depave program, and Georgette shared that she is going to reach back out to students at WA Elementary and business stakeholders.

Lauren discussed plans for upcoming engagement to bring the draft Plan actions back to the full community, including:

- Mailer
- Online Engagement
- Focus Groups
- Proctor Arts Fest
- Farmers Market
- Cushman Pop-Up Event

Draft Actions List

Lauren shared that the NPP staff have been coordinating with internal stakeholders to assess feasibility after the most recent steering group workshop, and have incorporated feedback on the final draft of Plan actions:

Urban design:

- Jodi asked about whether Historic Tacoma will be engaged to support the nomination process for a multi-property listing of historic properties.
 - o Lauren clarified that a consultant team would be selected to build off of the Proctor Historic Property Survey performed by Historic Tacoma.
- Georgette asked if the Landmarks Commission has been engaged to identify specific properties.
 - o Lauren noted that the Historic Property Survey was completed by the Historic Preservation office and the Historic Preservation Office and Landmarks Commission would be involved in the nomination process.
- Georgette asked about which specific buildings would be included.
 - o Lauren noted several buildings that were highlighted during the Historic Walk, and final decisions would be made after the review by consultants.
- Jodi asked if we will consider residential buildings outside of the business district.
 - o Lauren noted that consultants could look at this to see if there are resources or recommendations in the Proctor Historic Property Survey.

- Felicity noted that she reviewed the community feedback and would like to see the main street feel in Proctor be retained.
 - o Lauren noted that the design review process is intended to help to accomplish this.
 - o Felicity suggested removing words like “administrative” from the title of draft actions before those go to people in the community.
- Billy asked if the landowner for historic properties will be able to decide if the building is listed.
 - o Lauren noted that Tacoma does allow anyone to nominate a building, but owners would be engaged and consulted.
 - o Billy clarified that his concern is the financial impact on owners who might plan to redevelop in the future as part of their retirement plan
 - o Lauren said that there are some other incentives that we are looking at, such as transfer of development rights, to minimize impact on owners.

Commercial and residential affordability:

- Georgette asked how the steering group will play a role in ensuring that there is more affordable housing, and is this a role that the steering group will play.
 - o Lauren: Noted that NPP staff are in discussion with the AHAS and HIT teams, but Proctor can make recommendations/offer support for specific policies and programs in the Plan.
- Karl is wondering if the previous goal (historic preservation) is at odds with the goal of more affordable housing.
 - o Lauren noted that there are several character-defining buildings that have been noted, but this isn’t about preservation of the whole neighborhood, it’s more balancing growth with protecting key character defining buildings that the community finds important.
 - o Karl asked if people are living in historic homes and if there are resources that exist for people who are wanting to maintain affordability.
 - o Lauren noted that there are existing financial incentives for low-income historic homeowners.
- Matt (Stevens) is wondering about the opportunity to retain small business owners even as redevelopment happens, as well as engagement of small and minority-owned businesses.
 - o Anneka clarified that this action will be included in the Plan, but wasn’t listed on the Powerpoint.
- Pastor Susan announced that the Mason United Methodist Church plans to redevelop their site and develop affordable housing. This will be a microcosm of addressing many of the goals of the plan, including green space, affordable housing, etc. The steering group expressed support of the development goals.
- Felicity noted that some of the questions are worded in a way that might be confusing, e.g. inclusionary zoning will need to be defined.
- Billy asked how the government determines affordability.
 - o Anneka provided clarification about inclusionary zoning as a way to include mandatory affordability, and how the federal government sets affordability level. Staff will define planning jargon in the final document.
- Pastor Susan added that there will be additional space for community use as part of the planned Mason United redevelopment.
 - o Georgette asked if the space will still include a church, and Pastor Susan clarified that there will be a small worship space included. Her house will also be included on the list. Pastor Susan mentioned potentially landmarking the parish house.

Pedestrian Safety and Comfort

- Karl asked about the meaning of hybrid zones and other parking management tools, and whether there’s been consideration of residential zoned parking.
 - o Anneka clarified that parking actions would be defined by the City’s parking management group, based on the data collected in Proctor.
- Felicity asked about whether actions are going to be vetted for feasibility before they go to the broader community.
 - o Lauren shared that this process is happening now internally
- Matt (Evans) shared that it would be helpful to clarify what actions might and might not impact parking in the district; this should be included when this goes out to the community.

- Anneka clarified possible impacts to parking in the business district for different proposed projects.
- Georgette asked if there will be focus groups for single-family homeowners in addition to tenant and business focus groups.
 - Lauren said that the focus is on the groups with special interests or needs, but we would be happy to meet with smaller groups.
- Felicity asked about getting a mailer sent to the community.
 - Lauren noted that the mailer has already been designed and will go out to advertise all opportunities to get feedback.

Outdoor Community Space

- Alayna and Felicity noted that the word woonerf will need to be defined.
- Karl asked about public restrooms.
 - Lauren noted that we are working with Metro Parks to consider if they could build restrooms at Puget Park.
- Georgette asked if Cushman should be noted on the list of actions for discussion.
 - Lauren said that Cushman has a separate city-wide engagement process, but any comments related to Cushman will be summarized in the final Plan document to be considered in the future and incorporated into that process.
- Felicity asked if people would be asking for outdoor community space if Cushman happens in the future , and Jodi asked if the Cushman project is not noted in the Plan if it would imply a lack of support for the project.
 - Billy noted that he wants to make sure the focus of discussion is on the Proctor plan, not Cushman.
 - Lauren clarified that Cushman will be referenced in the Plan, but will not be included as a specific action.
- Felicity suggested defining Business Improvement Area and what capacity support might need.
 - Staff will work with the Business District on identifying needs.

Sustainability and Climate Adaptation

- Jodi asked if there could be a study looking at the existing tree canopy and making recommendations for reforesting Proctor.
 - Georgette asked about having a side group to discuss tree efforts.
 - Anneka suggested that this would probably need to be volunteer-led due to funding availability, but is something staff will research.
- Karl asked if the addition of a bike lane can be added to the sustainability action. Staff will cross-reference this in the final Plan.

Community Booster Grant

- Jodi suggested funding for residential tree planting should be included as part of a booster project option.
- The group took a poll to identify top actions, and decided to remove: wall murals, BD event planning, covered area at Puget Park, and small business displacement funds.
- Jodi asked about whether there might be additional grants available that could be sought to support projects in Proctor.
 - Lauren said that we will work with CM Hines for possible funding, but noted that many of our funding partners have noted that Proctor may not be the highest priority due to equity purposes.

Next Steps

- The group decided to make a final decision about the number of community booster projects that go to the broader community by taking an online survey after the meeting.

DRAFT 2023 Calendar

Month	Topic	Speaker	Engagement
January	Topic Prioritization Part 2 - <i>Update on program/SG meeting timeline; revisit program values</i>		Targeted engagement meetings Library / UPS display Promotions Depave meeting
February	Affordable Housing & Displacement	Home in Tacoma/ Affordable Housing Action Strategy	Targeted engagement meetings
March	Ped Safety & Comfort Depave	Public Works Tacoma Public Schools Traffic Consultant	Door-to-door Online survey with 4 priorities
April	Human Scale Design	Urban Design Studio	Jr. Daffodil Parade, April 22nd Historic Preservation Walk, April 29 th TPL Earth Day Scavenger Hunt
May	Outdoor Community Space, Parks & Trails	Tacoma Public Schools	Tabling/Door to Door Parks Walk & Talk, May 20th
June	Project Prioritization 1;		Review Public Comments June 3 rd Open House Event
July	Review of draft actions and booster projects		End of July Mailer
August	Project ideas Implementation Discussion (Community Booster Project)		Draft Actions; Proctor Arts Fest; Farmers' Market table; Social Pinpoint;
September	Review Community Feedback		Sept. 9 th Cushman Block Party
October	Draft Plan		First Draft of Proctor Neighborhood Plan Review
Fall 2023	Review public feedback		Finalize Plan