City of Tacoma
Planning and Development Services

To:	Transportation Commission
From:	Wesley Rhodes, Planning Services Division
Subject:	**Pacific Avenue Subarea Plan and EIS – "Picture Pac Ave"**
Memo Date:	June 10, 2026
Meeting Date:	June 17, 2026

Action Requested:
Informational Briefing on the Land Use Alternatives and discussion regarding a Preferred Alternative.

Discussion:
Picture Pac Ave is a Subarea Plan and Programmatic Environmental Impact Statement (EIS) for a 4.5-mile-long portion of Pacific Avenue/State Route 7 (SR-7) (approximately, I-5 to south 96th Street) along Pierce County's first Enhanced Bus Service (EBS) (Stream: Community Line) and supports growth and development, future transit improvements, and other City priorities along the corridor.

Land Use Alternatives Worksheet:
Staff will walk the Commissioners through a Land Use Alternatives Worksheet. The Land Use Worksheet is designed to help the Commissioners better understand the differences between current and proposed land use along the corridor, including the land use Alternatives studied as part of the EIS. The worksheet will guide the Commissioners through a series of maps to help orient them and better evaluate the differences between the proposed Alternatives throughout the various character areas along the corridor. Commissioners may evaluate which of the Alternatives best support the Project Goals.

To assist in the evaluation of the land use designations Commissioners can reference the following zoning reference guides:

- UR-1 Tip Sheet
- UR-2 Tip Sheet
- UR-3 Tip Sheet
- Mixed-use Districts Zoning Guide
- Commercial and Mixed-use Districts (key similarities and differences)

Project Summary:
The "Picture Pac Ave" subarea planning process is intended to create a community-shaped long-term vision and coordinated approach to development, environmental review, and strategic capital investments along Pacific Avenue. Completion of the subarea plan will help leverage and support future transit improvements including the ongoing eligibility for, and prioritization of, funding for capital investments.

In recognition of the significance of Pacific Avenue as Pierce County's first Enhanced Bus Service (EBS) (Stream: Community Line) and the importance of continued transit improvements along the Corridor, the City of Tacoma,

Pierce Transit, and the State Department of Commerce have partnered to fund and develop a Pacific Avenue Subarea Plan for adoption by the City of Tacoma as part of the City's Comprehensive Plan.

Prior Transportation Commission Summary:
Staff has met with the Commission three previous times for this project:

- March 18, 2026 – Erin Dilworth from the Tacoma-Pierce County Health Department (TPCHD) provided an overview of the process, findings, and recommendations as part of the health impact assessment (HIA) for Picture Pac Ave.
- April 17, 2024 - Staff presented updates from partner agencies, a synopsis of activities and feedback from the community visioning process, and the preliminary draft Alternatives for the Planned Action EIS.
- September 21, 2022 - Staff presented an overview of the Picture Pac Ave project background, major project elements, and a general timeline.

Staff Contact:
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- Project webpage: https://tacoma.gov/picturepacave

c. Peter Huffman, Director