



CITY OF TACOMA

SUSTAINABLE TACOMA COMMISSION

HYBRID MEETING

DRAFT AGENDA

THURSDAY, NOVEMBER 16TH, 2023
5:00 PM TO 7:00 PM

This meeting will be held both virtually and in-person. In person location is the Tacoma Municipal Building, 747 Market St, room 248.

The Tacoma Municipal Building is served by Pierce Transit bus routes 1, 2, 11, 16, 45, and 57. Visit www.tripplanner.piercetransit.org to find your route. The Tacoma Municipal Building also has bike racks at the Market Street and St. Helens Ave entrances. Visit www.cityoftacoma.org/mobility for a map of Tacoma bikeways.

Meeting phone line: (253) 215-8782

Meeting hyperlink: <https://us02web.zoom.us/j/84328083947?pwd=YXo2N1dURXJhRkxpSHNMMnZhRTIGQT09>

Meeting ID: 843-2808-3947

Meeting password: 253253

Microphones will be muted and cameras turned off for all meeting participants, except for the Commissioners and staff presenters. Public comments will be accepted in meeting during the time set aside by the agenda. In addition, the Commission encourages community members to submit written comments prior to the meeting by 4:00 p.m. on November 16th. Please e-mail your comments to lfarmer2@cityoftacoma.org put in the subject line "STC Meeting 11/16/23", and clearly indicate which agenda item(s), if any, you are addressing.

- I. CALL TO ORDER & ROLL CALL
- II. APPROVE NOVEMBER 16TH AGENDA AND OCTOBER 19TH MINUTES
- III. PUBLIC COMMENTS
- IV. STAFF UPDATES
- V. BUILDING DECARBONIZATION
PRESENTATION
- VI. HOME IN TACOMA PHASE 2 UPDATE
PRESENTATION
- VII. PUBLIC COMMENTS



VIII. OBJECTIVES FOR NEXT MEETING

IX. ADJOURNMENT



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 Sara at (253) 502.2244. TTY or speech-to-speech users please dial 711 to connect to Washington Relay Services.



City of Tacoma Sustainable Tacoma Commission Meeting Minutes

Date: October 19, 2023

Commission Members Present: Matthew Benedict (in-person), Evlondo Cooper (Co-Chair), Sheena Hewett, Tony Ivey, Casey Twiggs, Adam Reichenberger, Laura Svancarek, Lowell Wyse, Mike Chang (in-person), John Doherty (in-person), Margaret Schwertner (Co-Chair),

Commission Members Excused: Lexi Brewer

Others Present:

City of Tacoma Commission Support Staff: LaKecia Farmer (in-person), Jim Parvey (in-person), Kristin Lynett (in-person)– all from Office of Environmental Policy & Sustainability

Rochelle Gandour-Rood (in-person) from Tacoma Public Utilities

Kenny Coble, City of Tacoma Media & Communications Office

Call to Order & Roll Call

This meeting was called to order by Commission Co-Chairperson Evlondo Cooper at 5:01 pm, including an acknowledgement of the traditional indigenous lands this Commission conducts its business on. The Chair welcomed Commissioners, staff, and members of the public. Then, Evlondo administered a roll call, where Commissioners acknowledged their attendance.

Unanimous Approval of October 19th, 2023 Meeting Agenda

Unanimous Approval of September 21st, 2023 Meeting Minutes

Public Comment

No public comments were delivered verbally during this agenda item.

Staff Updates

OEPS Staff gave updates on:

- Sustainability Grants
 - awarded \$650k from the National Fish and Wildlife Federation (NFWF) for shoreline climate resilience and habitat restoration planning
- Urban Forestry Language Justice Pilot at Branch Out, Nov 4th
- Green Economy Strategy- for the kickoff, looking to get tours from businesses and companies expanding green buildings for educational and awareness purposes
- October 31st is the study session featuring ROW tree codes

Additional updates:

- Rochelle Gandour-Rood was introduced as the liaison from Tacoma Public Utilities temporarily replacing Latasha Wortham

Participatory Budgeting- Discussion

Kenny Coble gave an update on the Participatory Budgeting Project in Tacoma's District 4 (Lincoln District, East Tacoma). There were two specific projects related to sustainability picked for the voting round, but the winning project is cultural and after school programming for a year. Although not directly related to sustainability, staff and commissioners were interested in having sustainability tied to the educational programming. Commissioners asked what happens to the 2 sustainability projects that didn't win, Kenny responded that the City of Tacoma did get feedback on those projects. Additionally, Kenny presented on the upcoming project in District 2. They are looking for 10-20 people to join the leadership team. There is already interest and opportunities for beautification, climate justice, young people and the Port of Tacoma related interests. Finally, Kenny presented on the WA State funding, \$37 Million statewide, which is designated for participatory budgeting in "overburdened" communities affected by poor air quality. There will be approximately 3-7 areas of focus in the state, Kenny is hoping Tacoma is one of them since South and East Tacoma are considered "overburdened" by air pollution.

Climate Commitment Act Letter

The commission finalized a letter detailing their recommendations for City of Tacoma to advocate for during the legislative session regarding the Climate Commitment Act.

Public Comment

No further public comments were delivered verbally during this agenda item.

Commission Updates

STC Commissioner Mathew Benedict gave an update on the Environmental Services commission which he sits on behalf of STC, including an update on impact fees.

Tentative Objectives for the Next Meeting (October 19th, 2023)

Community and municipal building decarbonization

Adjournment

There being no further business, the Commission unanimous approved an adjourned at 7:00pm.

The next meeting of the Sustainable Tacoma Commission will be held hybrid on Thursday November 16th, 2023, at 5:00pm, on zoom and at Tacoma Municipal Building, room 248.

Evlondo Cooper and Margaret Schwertner, Co-Chairs

LaKecia Farmer and Carson Brock, Staff / Note Takers

Sustainable Tacoma Commission (STC)

11/16/2023 Hybrid Public Meeting

Welcome

Commissioners

Members of the public

Presenters and staff support:

City of Tacoma, Office of Environment Policy and Sustainability:

LaKecia Farmer, Kristi Lynett, Jim Parvey, Carson Brock, Beth Jarot, Mike
Carey

Poppy Storm, 2050 Institute

Elliott Barnett, Senior Planner, Planning and Development Services

Rochelle Gandour-Rood, Tacoma Public Utilities



Office of
Environmental Policy
and Sustainability

Call to Order



Land Acknowledgment

ʔuk'wədiid čət ʔuhigwəd txwəl tiit ʔa čət ʔal tə swatxwixwtxwəd ʔə tiit puyaləpabš. ʔa ti dxwʔa ti swatxwixwtxwəd ʔə tiit puyaləpabš ʔəstətətłil tul'al tudiʔ tuhaʔkw. didiʔt ʔa həlgwəʔ ʔal ti sləxłil. dxwəstətłils həlgwəʔ gwəl λ'uyayus həlgwəʔ gwəl λ'uλ'axwəd həlgwəʔ tiit bədədəʔs gwəl tixdxw həlgwəʔ tiit ʔiisəds həlgwəʔ gwəl λ'uʔalalus həlgwəʔ gwəl λ'utxwəlšucidəb. xwəla ···b ʔə tiit tuyəl'yələbs.

We gratefully honor and acknowledge that we rest on the traditional lands of the Puyallup People. The Puyallup people have lived on this land since the beginning of time. They are still here today. They live, work, raise their children, take care of their community, practice their traditional ways and speak the Twulshootseed language – just as their ancestors did.



Office of
Environmental Policy
and Sustainability

Roll Call

Commission Members

Matthew Benedict

Lexi Brewer

Mike Chang

Evlondo Cooper (Co-Chair)

John Doherty

Sheena Hewett

Tony Ivey

Casey Twiggs

Adam Reichenberger

Margaret Schwertner (Co-Chair)

Laura Svancarek

Lowell Wyse

Agenda – 11/16/2023

- I. **CALL TO ORDER & ROLL CALL**
- II. **APPROVE NOVEMBER 16TH AGENDA AND OCTOBER 19TH NOTES**
- III. **PUBLIC COMMENTS**
- IV. **STAFF UPDATES**
- V. **BUILDING DECARBONIZATION - PRESENTATION**
- VI. **HOME IN TACOMA PHASE 2 - PRESENTATION**
- VII. **PUBLIC COMMENTS**
- VIII. **OBJECTIVES FOR NEXT MEETING**
- IX. **ADJOURNMENT**

(Motion)



Office of
Environmental Policy
and Sustainability

10/19/2023 Meeting Minutes Approval

(Motion)



Office of
Environmental Policy
and Sustainability

Public Comments



Office of
Environmental Policy
and Sustainability

Staff Updates

- OEPS director position update



Office of
Environmental Policy
and Sustainability

Important Dates

- November 28, 2023 Study Session Decarbonization - joint session w/ TPU board
- November 28, Council Meeting – First reading of Tree Protection Ordinance



Office of
Environmental Policy
and Sustainability

Other Business Items

Building Decarbonization

Beth Jarot, Office of Environmental Policy and Sustainability
(OEPS)

Poppy Storm, 2050 Institute



Office of
Environmental Policy
and Sustainability

Other Business Items

Home in Tacoma Phase 2

Elliott Barnett, Planning and Development Services

Mike Carey, OEPS



Office of
Environmental Policy
and Sustainability

Public Comments



Office of
Environmental Policy
and Sustainability

Objectives for Next Meeting (Dec)

- December meeting poll update

Tentative Meeting items:

- Building Decarbonization updates – municipal
- Small Sustainability Grants



Adjournment

(Motion)



Office of
Environmental Policy
and Sustainability



Office of
Environmental Policy
and
Sustainability

Tacoma Community Building Decarbonization Strategy

November 16, 2023

Sustainable Tacoma Commission



Agenda

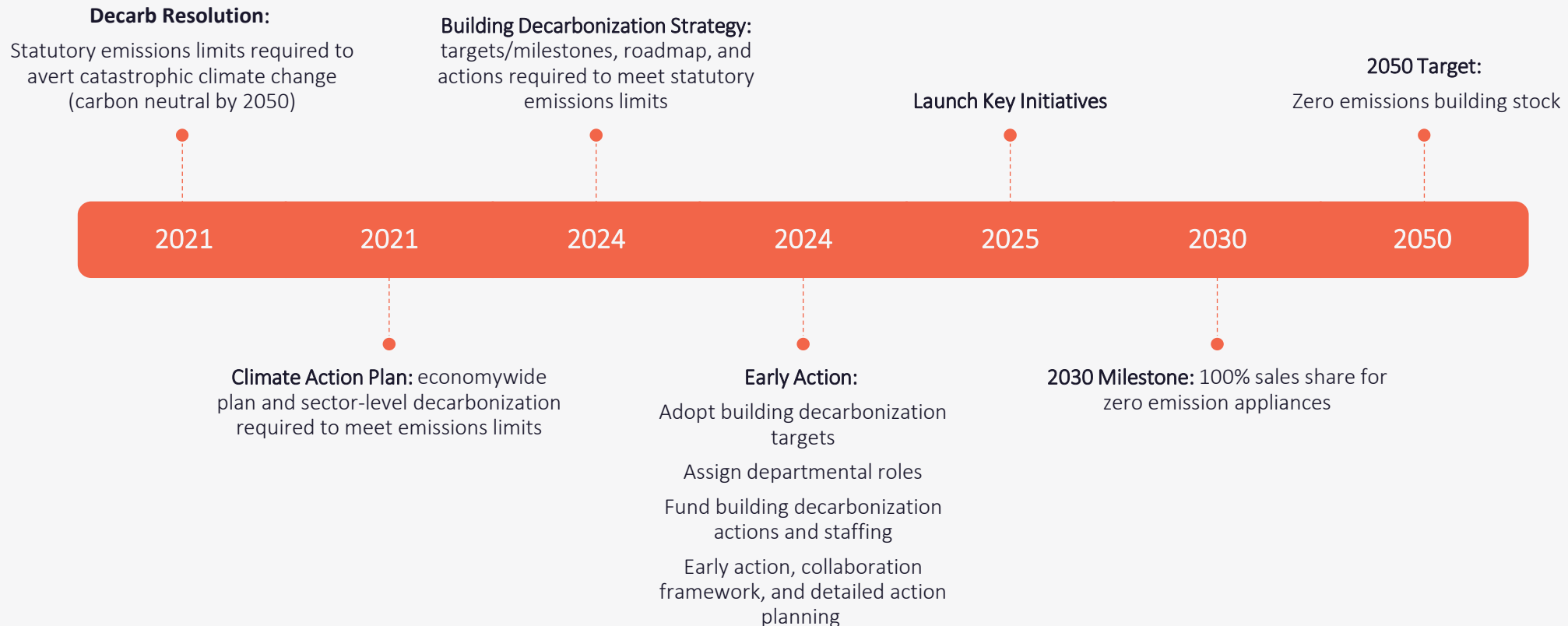


- ✔ Introduction & Goals
- ✔ Emissions Landscape
- ✔ Decarbonization Pathway
- ✔ Strategies & Actions
- ✔ Next Steps

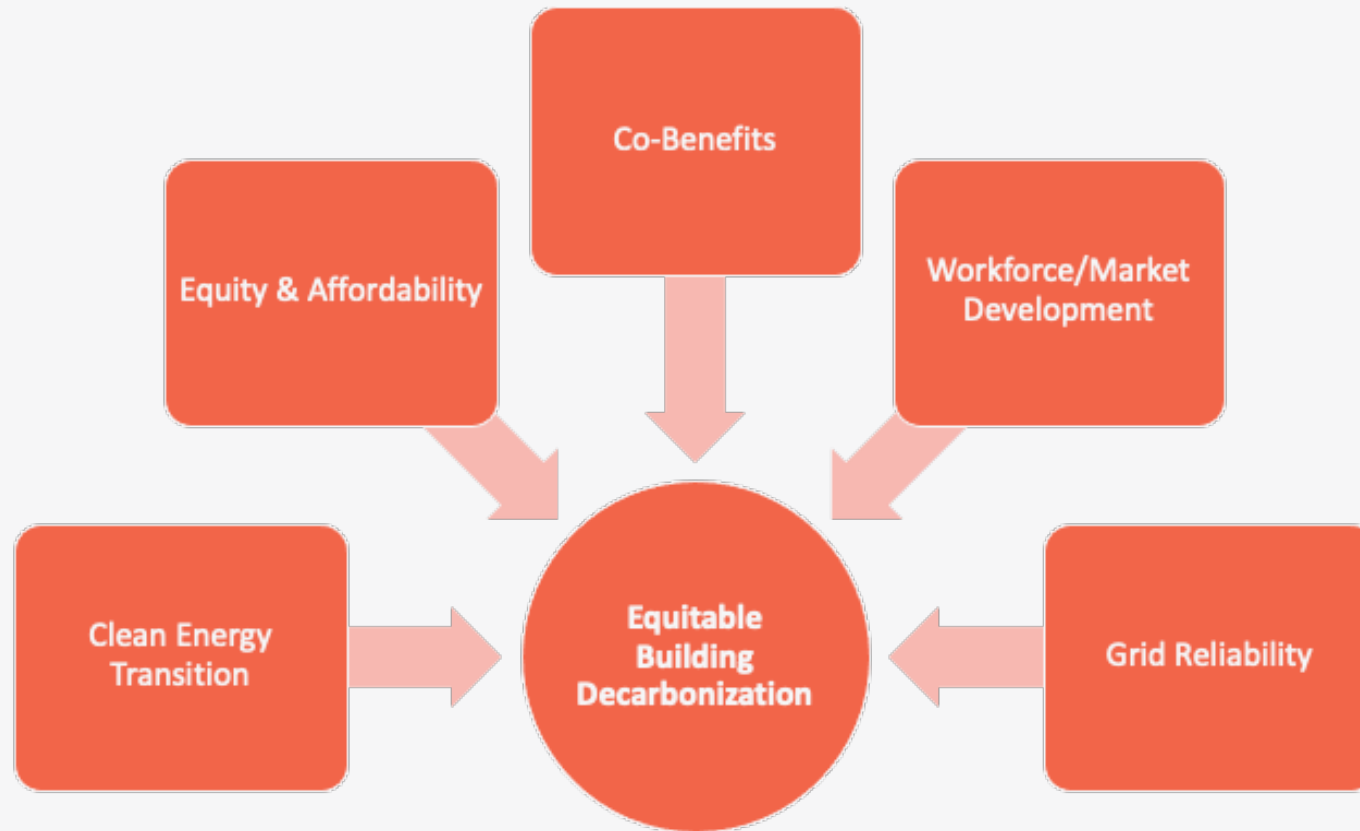
Introduction



Context for Building Decarbonization Strategy and Targets



Strategy Goals



Strategy Sequence



Impact Assessment Scenarios

Scenarios are Designed to Layer

1. NG Space/ Water Heat Electrify on Burnout
 - Understand the natural rate of replacement
 - Focuses on space heat and water heat only
 - Not designed to meet any specific goal
2. Optimized Natural Gas Replacement
 - Determine the optimal rate of replacement of space and water heat to meet goals
 - Using different “dials” to ensure and optimize the replacement rate
3. Optimized Replacement + Grid Stability & RNG
 - Incorporates demand-side strategies such as energy efficiency and DERs
 - Includes RNG for remaining natural gas equipment
 - Cost and co-benefits analysis

Key Findings

Electrify on Burnout

-
-
-



Optimized Replacement

-
-
-



Grid Stability & RNG

-
-
-

Decarbonization Pathway



Office of
Environmental Policy
and
Sustainability

Decarbonization Pathway

- Gradually increase the sales share of zero-emission appliances each year between 2024 and 2030
- Ramp up to 100% sales share of zero-emission appliances for new and replacement installations by 2030 and sustain this rate through 2050
- Build all new homes and commercial buildings with zero emission space and water heating by the 2024 energy code cycle and nearly all other end uses by the 2027 energy code cycle
- Provide an appliance replacement rate that can be used for policy and program design and to track progress
- Replace fossil-fuel appliances in existing residential and commercial buildings by 2050

Residential Targets and Milestones



Target/ Milestone	2030	2050
Residential Sector Emissions Reduction	19%	96%
New Residential Construction: Zero-Emissions Units	100%	100%
Residential Zero-Emissions Appliance Stock Share	16%	100%
Residential Zero-Emissions Appliance Sales Share	100%	100%
Residential Zero-Emissions Appliance Replacement Rate	1,185 households/ year	1,185 households/ year
Residential Zero-Emissions Appliance Replacement Rate in Low and Very Low Opportunity Areas	507 households/ year	507 households/ year

Commercial Targets and Milestones



Target/ Milestone	2030	2050
New Commercial Construction: Zero-Emissions Buildings	100%	100%
Commercial Zero-Emissions Appliance Stock Share	11%	100%
Commercial Zero-Emissions Appliance Sales Share	100%	100%
Commercial Zero-Emissions Appliance Replacement Rate	41 buildings/ year	41 buildings/ year

Critical Phases

2024-2025

- Build Policy and Rapid Market Transformation Platform



2026-2030

- Ramp Up Equitable Decarbonization



2031-2050

- Sustain Scale and Pace

Strategies & Actions



Core Strategies: Comprehensive & Human Centered with a Functional Focus



1. Adopt Comprehensive, Fast-Tracked Policies & Targets
2. Rapidly Transform the Market
3. Significantly Expand Funding and Financing
4. Develop a Community Collaboration Framework
5. Expand City of Tacoma Implementation Capacity
6. Support Collaborative Utility Transition Planning

Thank You.

Beth Jarot, *City of Tacoma*

BJarot@cityoftacoma.org

Poppy Storm, *2050 Institute*

Poppy.Storm@2050-Institute.org

Kelly Marrin, *AEG Project Director*

kmarrin@appliedenergygroup.com

Abigail Nguyen, *AEG Project Manager*

anguyen@appliedenergygroup.com

appliedenergygroup.com

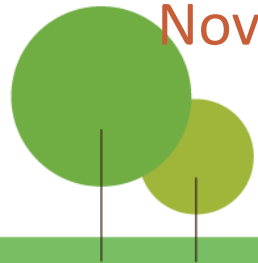


Office of
Environmental Policy
and
Sustainability

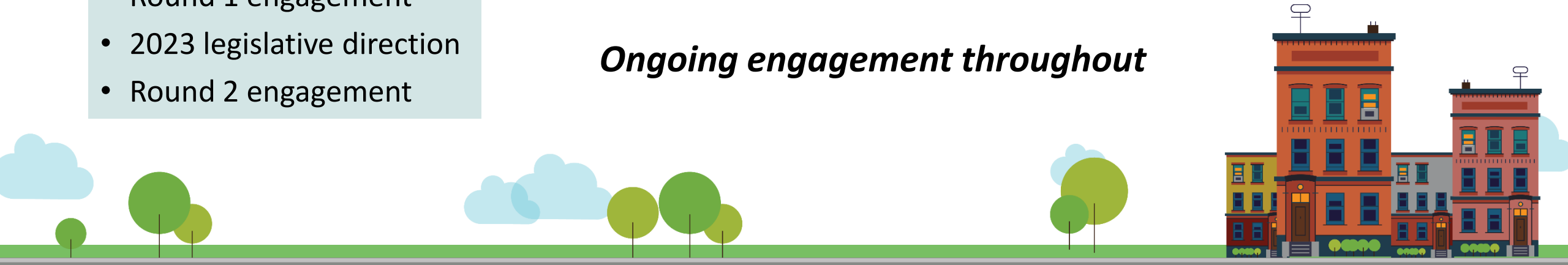
Affordable Housing

*Home In Tacoma Project
Sustainable Tacoma
Commission*

November 16, 2023



Revised project schedule



Agenda

Seeking input on the sustainability components of the HIT package

- Housing linked with complete neighborhoods
- Transportation choices (reducing parking, driveway requirements, bike standards updates)
- Landscaping (tree planting and retention, tree longevity, flexibility)
- Bonus program (bonuses offered, public benefits)
- Building Code and other supportive and/or future actions

How can we make the most progress in support of sustainability?

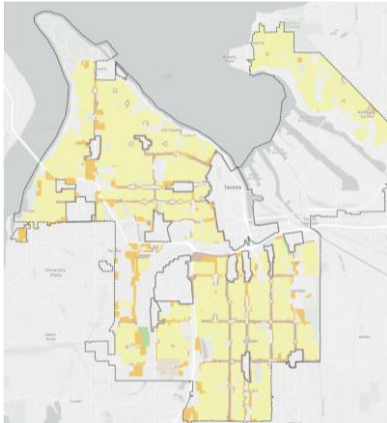


Topics - Zoning

Allow more housing in more “complete” neighborhoods



Council and Commission direction to date for zoning framework



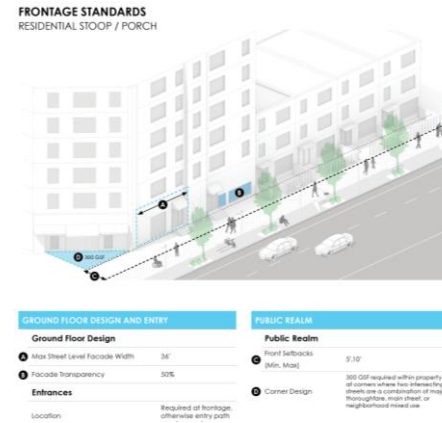
Meet Tacoma's newly adopted housing growth vision



Use development scale as organizing characteristic



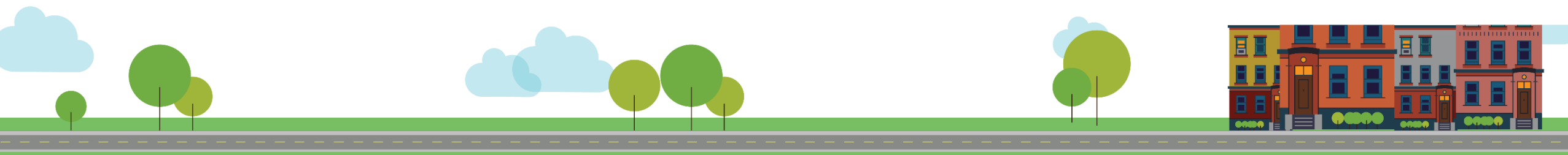
Prioritize walkability, transit, cycling and complete neighborhoods



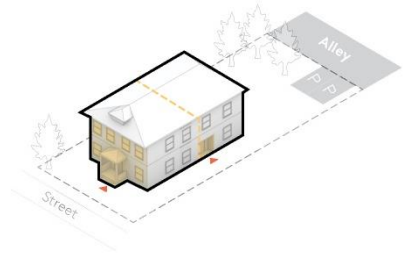
Create predictable, flexible regulations and requirements



Reflect neighborhood patterns such as yards, building scale, height



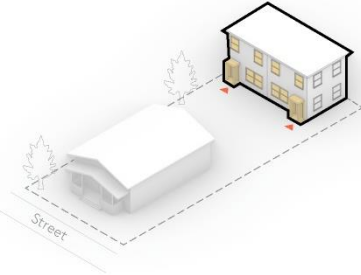
Housing Types



Houseplex*

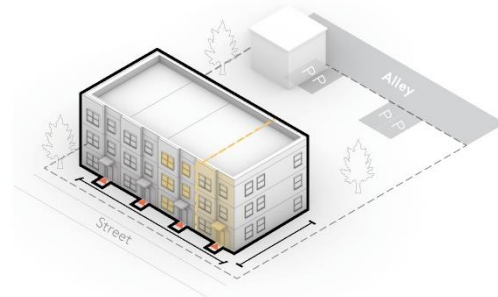
A single building with 1-6 units, which is generally the size of a single-family house and includes an entry from the street and a backyard.

* AKA "House, Duplex, Triplex, 4-plex, 5-plex, 6-plex (Houseplex)"



Backyard Building

A building located behind another structure at the rear of a lot. It is accessed from a shared or private path from the street. May contain 1-6 units.



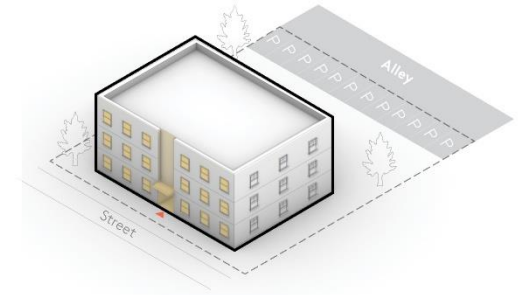
Rowhouse

A multi-story building with access to the street from its front door; it is always attached to 2 to 5 other Rowhouses, which together create a "Rowhouse Cluster".



Courtyard Housing

A group of detached or attached units arranged around a shared courtyard which is a shared social space which takes the place of private back yards.



Multiplex

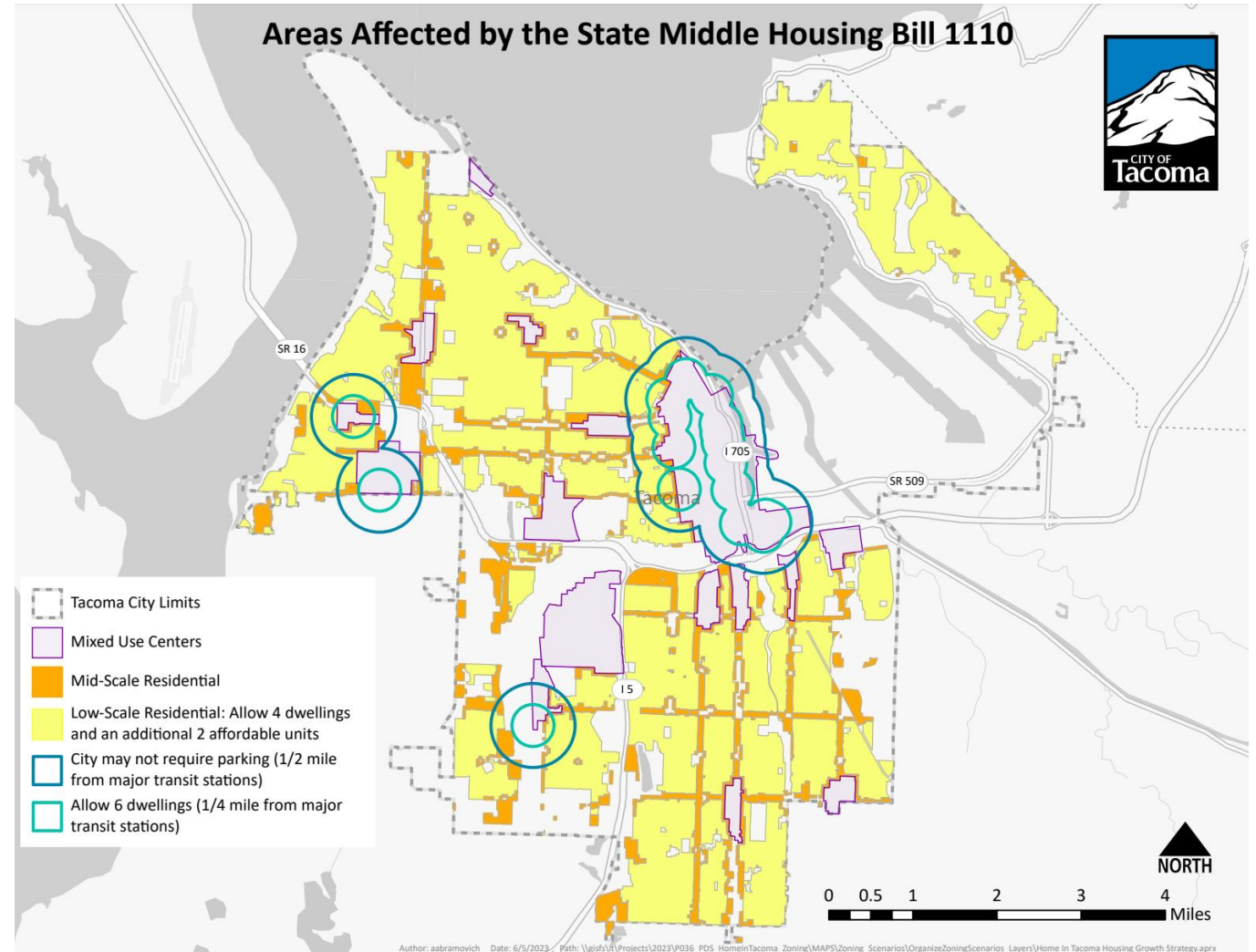
A medium building consisting of 7 or more stacked units with the appearance of a large house or a small apartment building.

Housing Types may be combined on a site

Key HB 1110 and Home In Tacoma

- Allow 4 dwellings per lot (2 more affordable)
- Allow 6 dwellings per lot (¼ mile of major transit stations)
- No parking requirements (½ mile of major transit stations)

ALSO: State Building Code changes



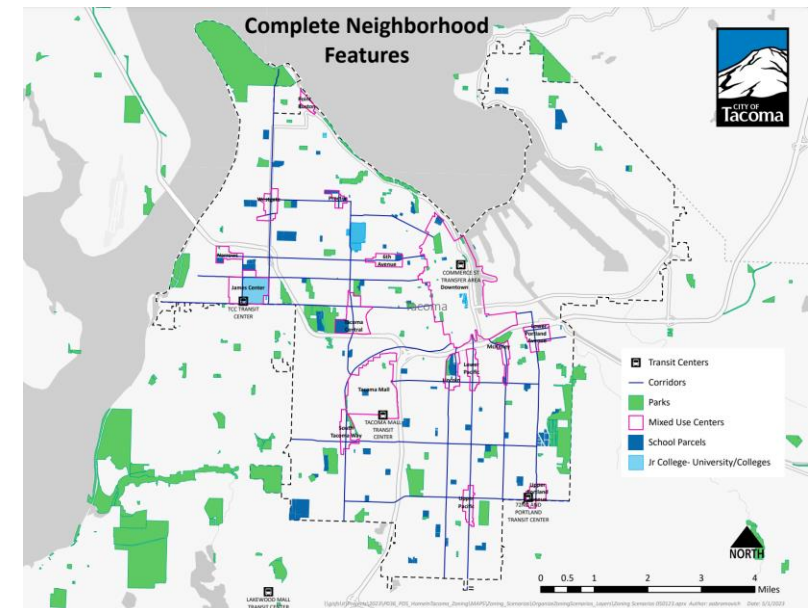
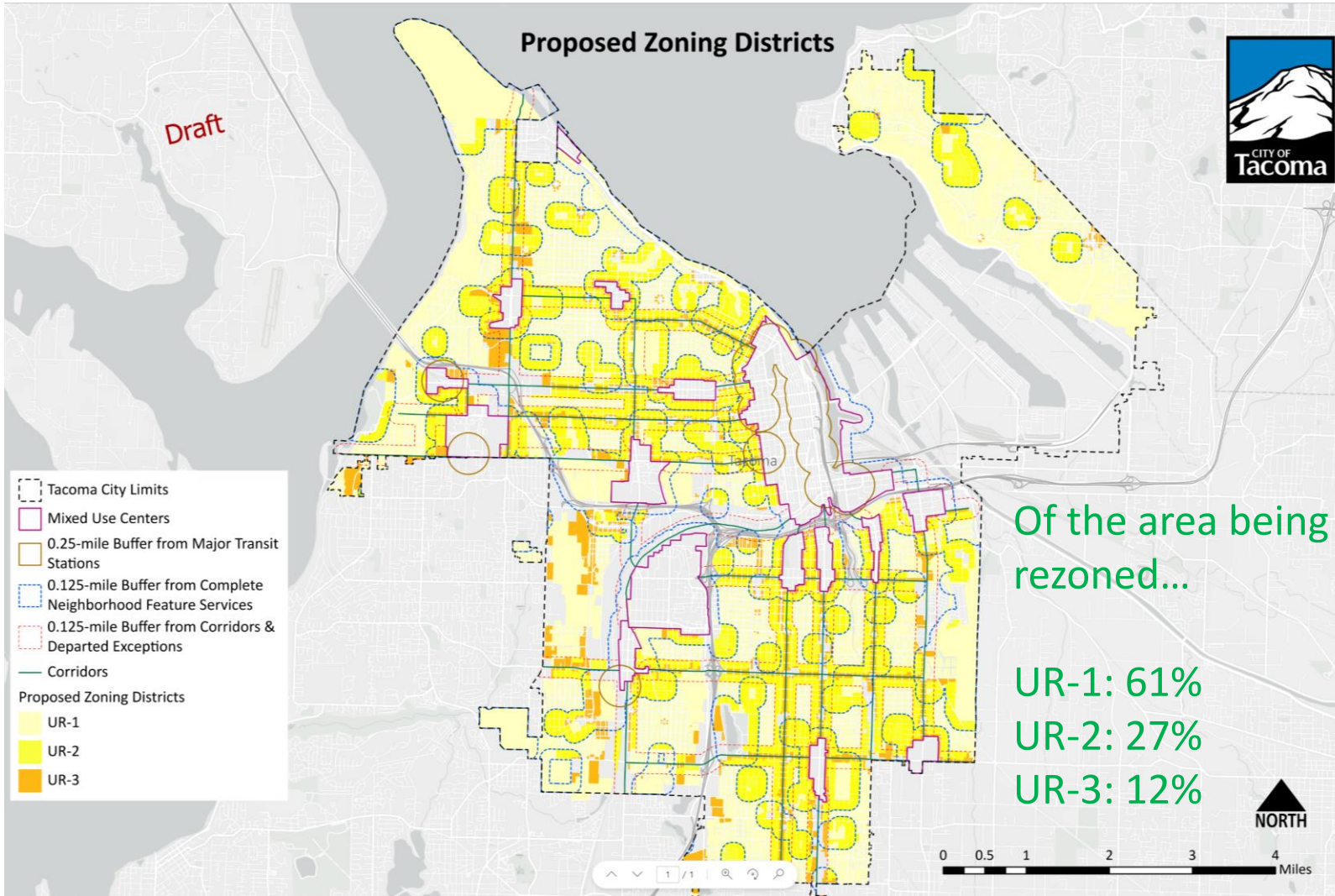
Proposed “Urban Residential” Zones

Follows Comp Plan, HIT 1 & HB 1110

- Low-scale = **UR-1** or **UR-2**
- Mid-scale = **UR-3**

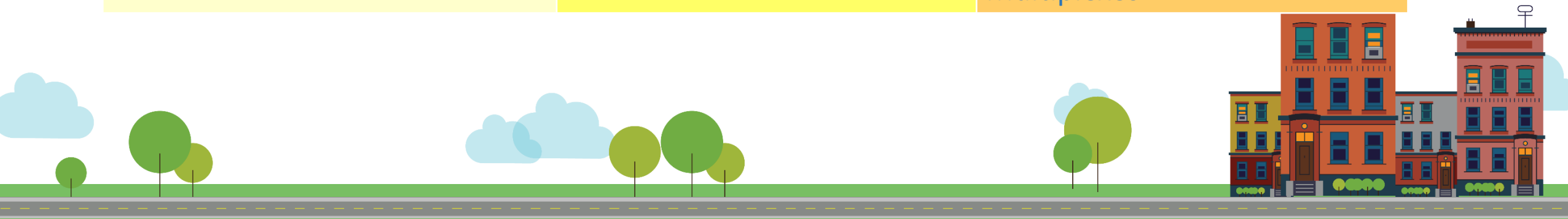
UR-2 in more walkable areas

- 1/8-mile of “complete neighborhood features”
- 1/4-mile of “major transit stations” (per HB 1110)



Draft zoning districts density & housing types

Urban Residential (UR-1) (Lowscale)	Urban Residential (UR-2) (Lowscale)	Urban Residential (UR-3) (Midscale)
DENSITY By right: 1/1500 sf (4 per lot) Density: 1/1000 sf (6 per lot)	By right: 1/1000 sf (6 per lot) Bonus: 1/750 sf (8 per lot)	By right: 1/750 sf (8 per lot) Bonus: 1/500 sf (12 per lot)
HOUSING TYPES Houseplexes Backyard Buildings Rowhouses Courtyard Housing (detached)	Houseplexes Backyard Buildings Rowhouses Courtyard Housing (all)	Houseplexes Backyard Buildings Rowhouses Courtyard Housing (all) Multiplexes



Topics – promote transportation choices

Reduce parking requirements

Expand Reduced Parking Area (no parking required)

Improve bike parking standards

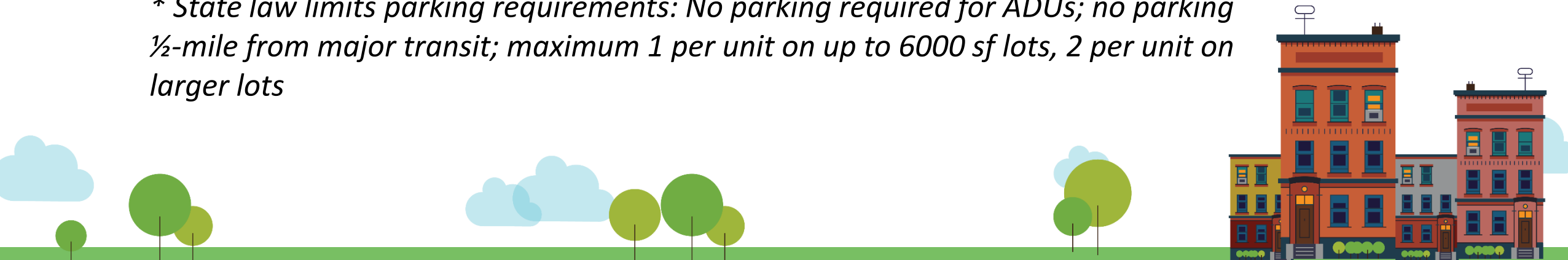


**Affordable
Housing**

Proposed parking standards

	UR-1	UR-2	UR-3
Parking quantity	1.0 per unit*	0.75 per unit	0.5 per unit
Accessory Dwelling Units	No parking required for up to 2 ADUs*		
Reduced Parking Area	No parking required, except Accessible and Loading*		
Bonus Program	Parking reduced through bonus program		
Parking improvements	Driveway widths reduced; up to 50% of stalls can be compact		
Bike parking	Allow long-term within unit; support E-bikes; required for smaller projects		

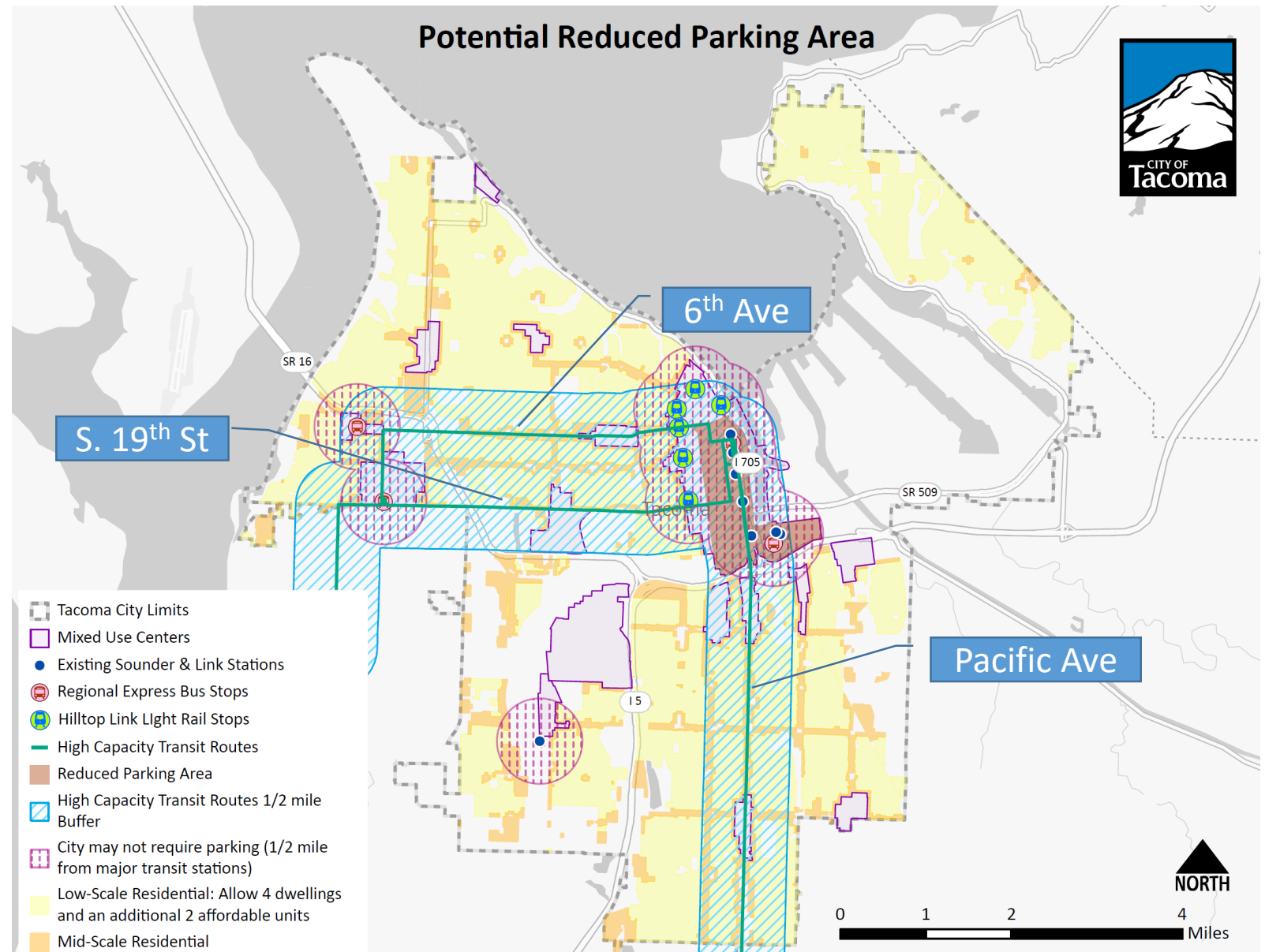
** State law limits parking requirements: No parking required for ADUs; no parking ½-mile from major transit; maximum 1 per unit on up to 6000 sf lots, 2 per unit on larger lots*



Reduced Parking Area

Intent: No parking required near major transit

- House Bill 1110 defines “major transit stations”
- Tacoma could include highest capacity transit routes (PT #1, 2, future LINK extension)
- Applies to residential zoning districts

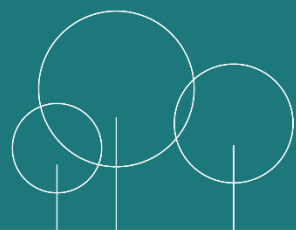


Topics – expand landscaping requirements

Require tree planting, retention and longevity standards with residential development



**Affordable
Housing**



Landscaping – High Community Priority

Objectives

- Balance trees and housing while density increases

Proposed Revisions

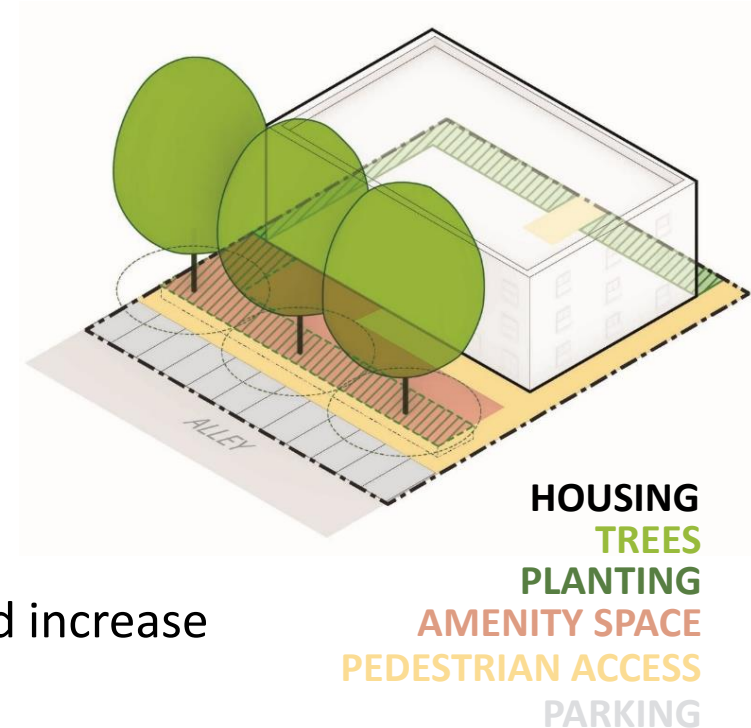
1. More large new trees (street trees, on site)
2. Retain existing trees
3. Improve conditions for tree longevity
4. Allow flexibility for balance with housing goals

Work Products

- Revisions to general landscaping standards (citywide)
- New landscaping standards for Urban Residential areas
- Beyond HIT: alignment with other zones

Anticipated Outcomes

- Urban forestry benefits (support citywide 30% tree canopy goal) and increase compatibility of new development
- Moderate increase in regulatory cost/staff time
- Minor impact on housing development cost, with potential development limitations on sites with valuable existing trees

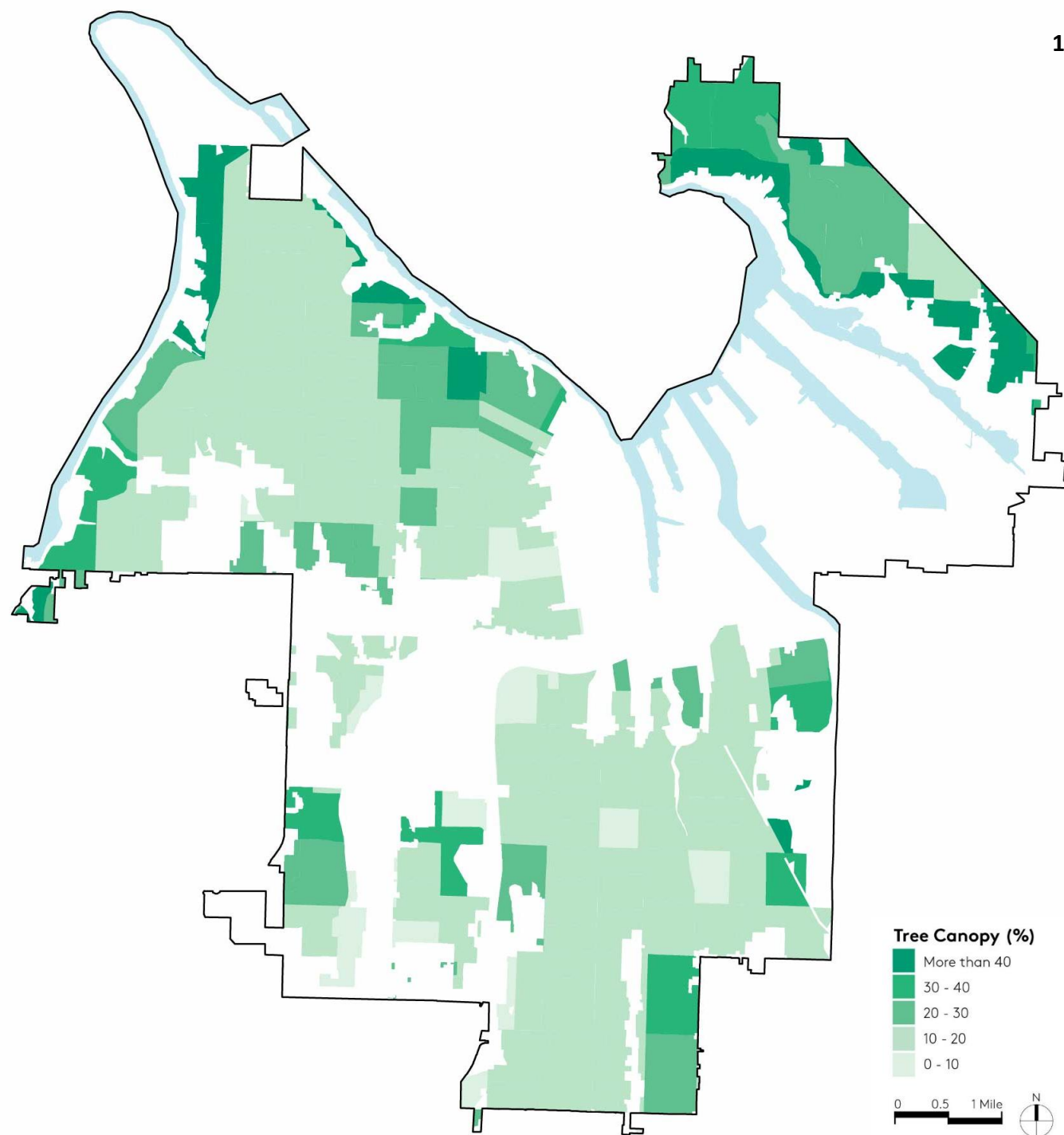


Residential Areas: Critical To Meeting Canopy Goal

Existing canopy in middle housing areas is **about 18%**

Middle housing areas are about 50% of city land area, rights-of-way are about 20%

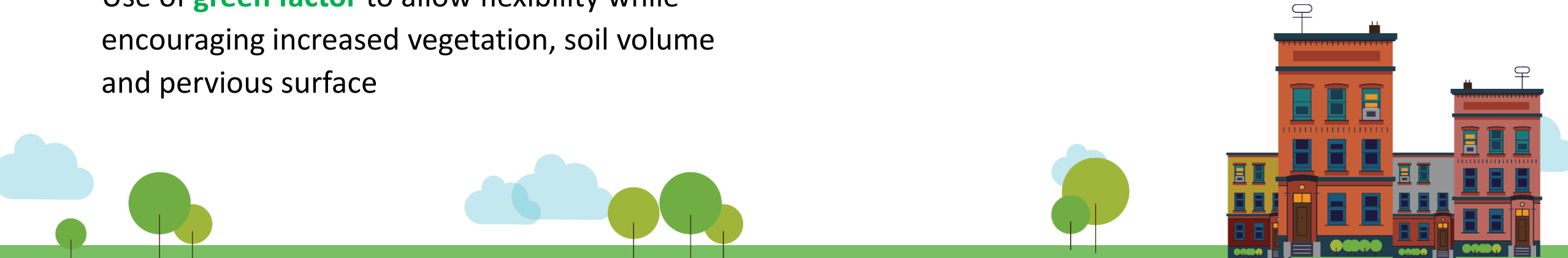
If both grew to about **32%** average, Tacoma would reach **30% canopy coverage citywide**



Benchmarking: What Other Cities are Doing

Cities are expanding housing options AND promoting urban forestry goals

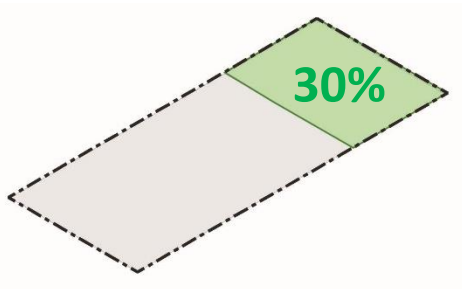
- **Tree preservation** via permits for tree removal on private property (associated with or without new development)
- **Flexibility and incentives for tree preservation** where tree preservation limits development capacity, flexibility of development standards (i.e. setback reduction, height increase, parking reduction, etc.)
- Use of **green factor** to allow flexibility while encouraging increased vegetation, soil volume and pervious surface
- Required **soil volume** in Tacoma is the lowest of any benchmarked city.
 - Seattle requires more than double the volume
 - Kirkland requires (and Eugene suggests) 7 times Tacoma's requirements
- All had smaller required **tree clearances** (how far apart trees must be planted) for large trees. Tacoma's larger clearances may be a factor in discouraging large tree planting



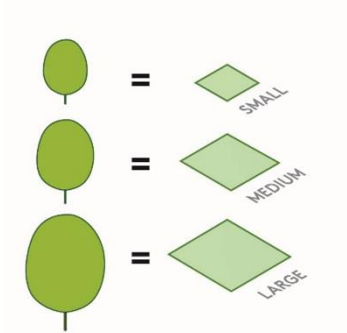
Tree "Credits" Concept

These recommendations propose tree "credits" as a concept to quantify the value of a given tree for the purposes of defining how many trees are required on a given site.

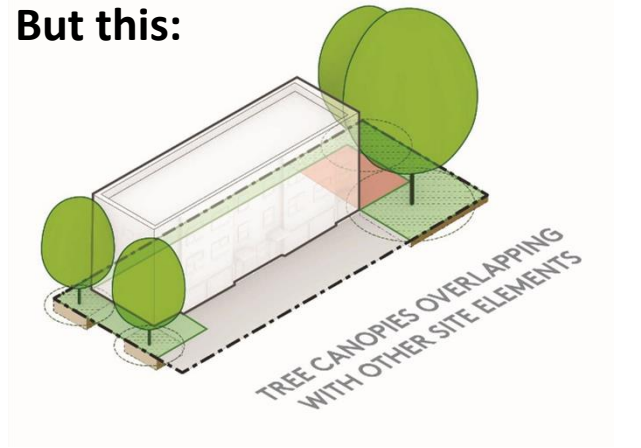
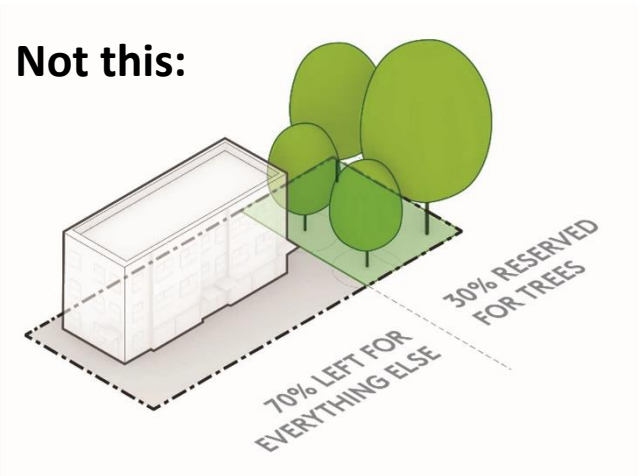
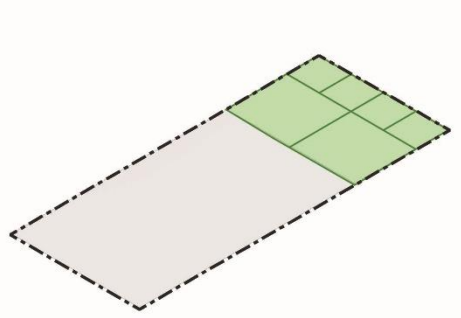
When 30% of the lot area is used to calculate tree requirements, what does this mean?



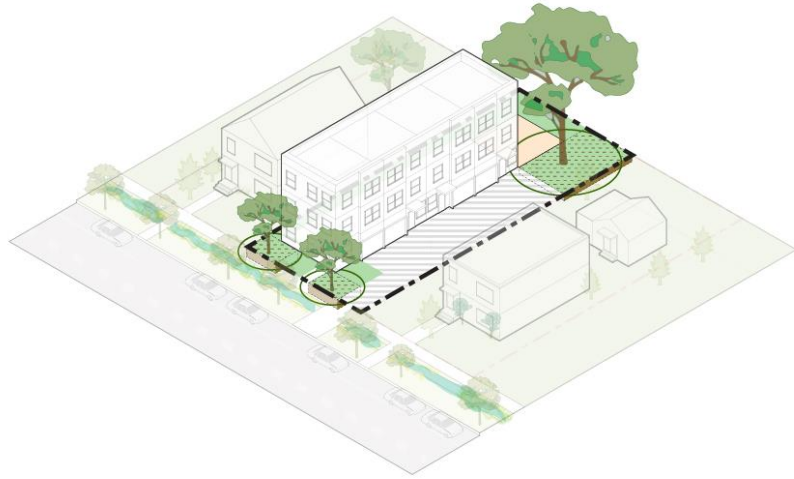
The percentage of lot area is used to determine how many trees or "tree credits" are required on a site.



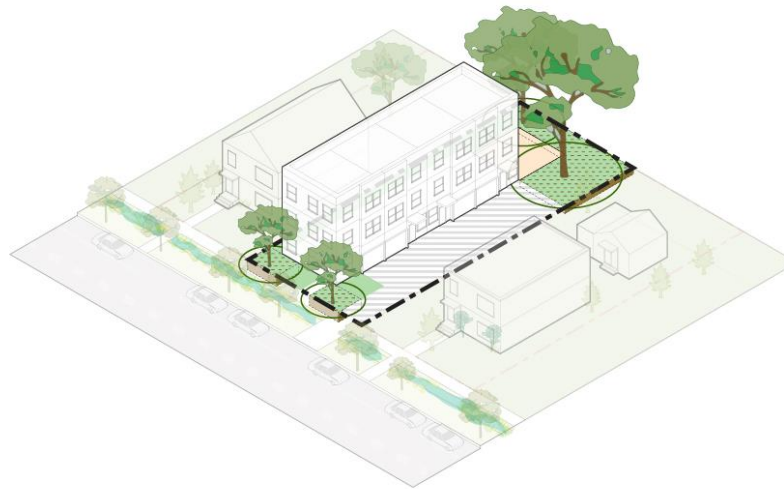
Both existing and new small, medium, and large trees are each worth a certain amount of credit toward this target area.



Tree Credits – Visual Comparison



Zone: UR-1, 2, 3
 Units: 4
 FAR: 1
 Height: 35'
 Parking: 1 stall/unit
 Amenity Space: 492 SF/unit
 Tree Credits: Equivalent to
25% lot area

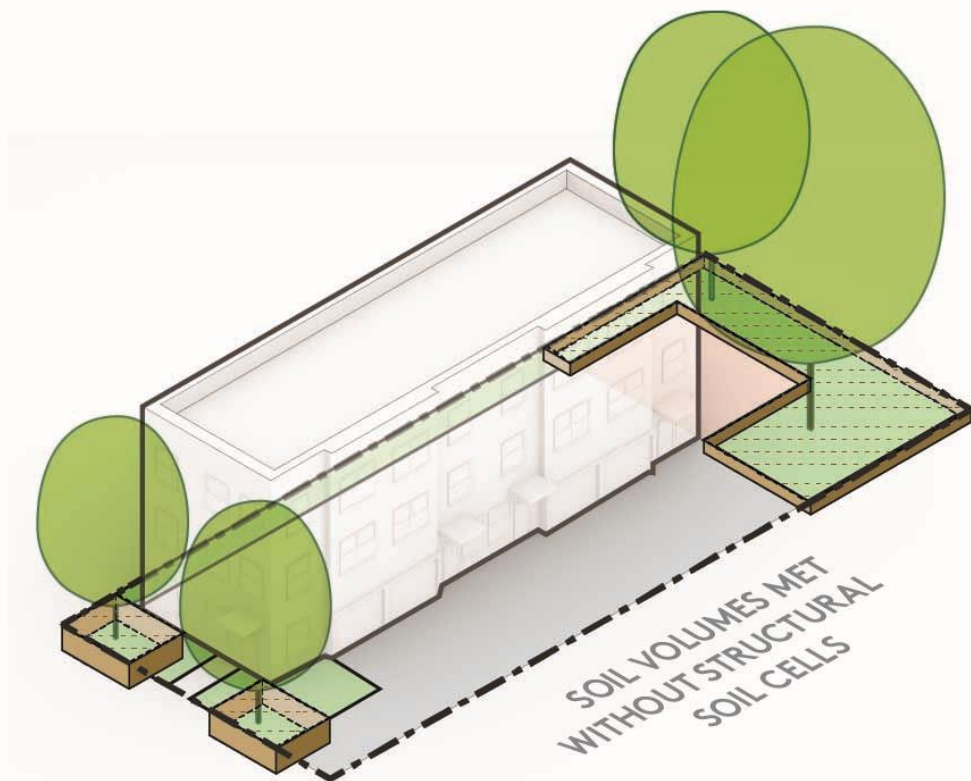


Zone: UR-1, 2, 3
 Units: 4
 FAR: 1
 Height: 35'
 Parking: 1 stall/unit
 Amenity Space: 492 SF/unit
 Tree Credits: Equivalent to
30% lot area

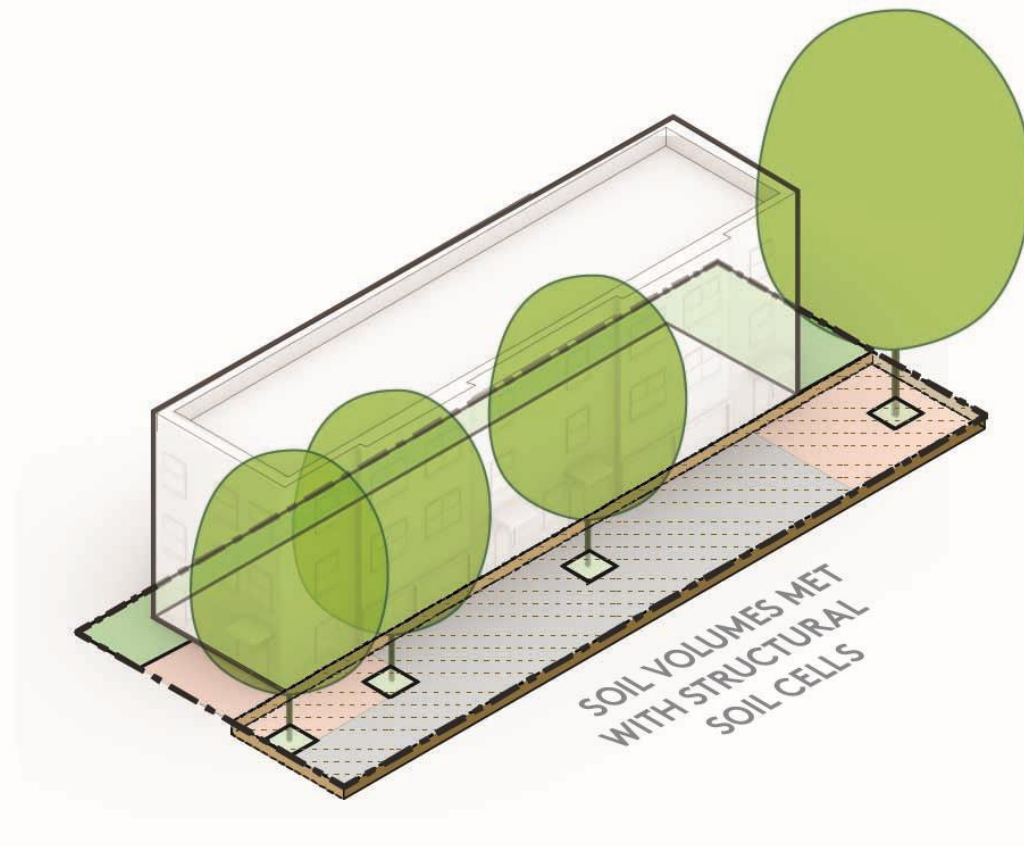


Zone: UR-1, 2, 3
 Units: 4
 FAR: 1
 Height: 35'
 Parking: 1 stall/unit
 Amenity Space: 492 SF/unit
 Tree Credits: Equivalent to
35% lot area

Increased Soil Volumes



On many lots, soil volume requirements can be attained with no use of structural soil cells.



On constrained sites, or where additional paving is desired, soil cells can provide required soil volume underground, while openings at the surface may be reduced as small as 5 feet x 5 feet as shown above.



Topics - Bonuses

***Promote 2 public benefits:
Affordability, and
Retention of existing structures with infill***



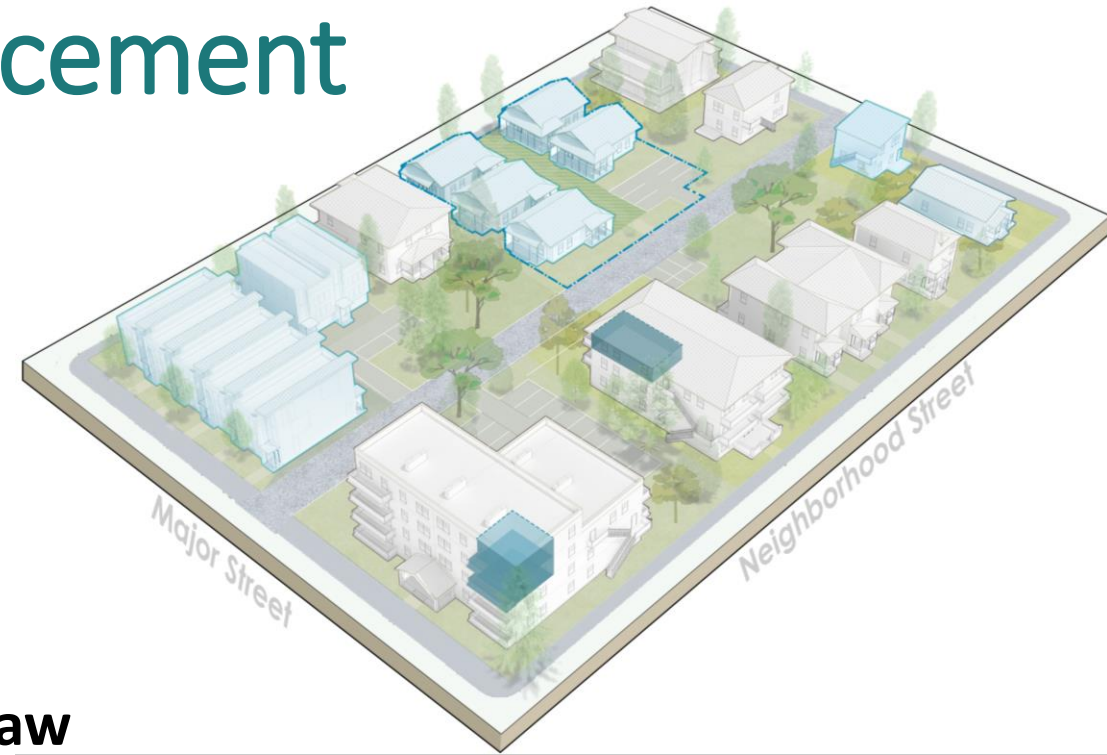
Affordability and Anti-displacement

Adopted policy direction

- Keep cost in mind for middle housing standards
- Strengthen regulatory affordable tools
- Expand Multifamily Tax Exemption Program
- Affordable Housing Action Strategy (AHAS) and Anti-displacement strategy

Key Decisions

- **Understanding the market** – promote affordability without slowing construction
- **Setting priorities** – location, households served, duration of affordable units
- What **incentives and bonuses** make sense



State law

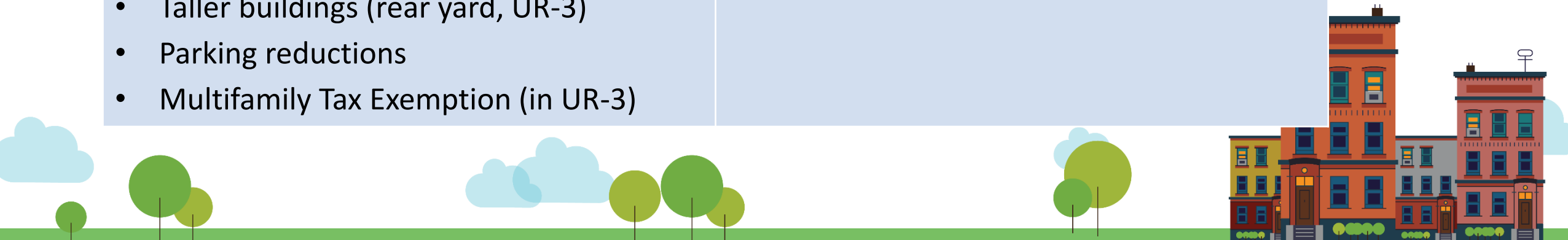
- Affordability bonus mandated (House Bill 1110)
- Affordability levels, duration (RCW 36.70A.540)



Bonuses program - Observations

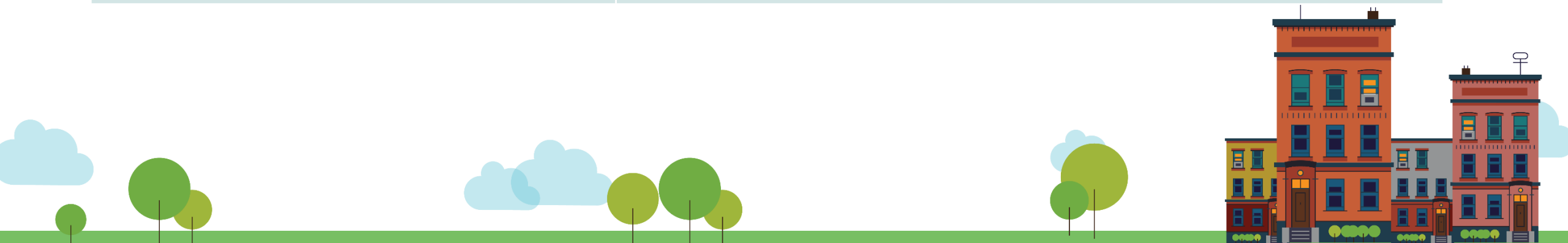
- **Middle Housing is financially feasible & will increase affordability and choice**— but **other actions needed** for moderate to low-income households
- Other City programs exist to create deeper affordability (could be expanded)
- Bonus Program can help meet that need (and support other goals)
 - Must make financial sense for developers (or nonprofits)
 - Administrative burdens should be low (for City and developers)

Bonuses offered (can be combined)	Public benefits
<ul style="list-style-type: none"> • More units (density) • Larger buildings (FAR) • Taller buildings (rear yard, UR-3) • Parking reductions • Multifamily Tax Exemption (in UR-3) 	<ol style="list-style-type: none"> 1. Affordability 2. Retention of existing buildings



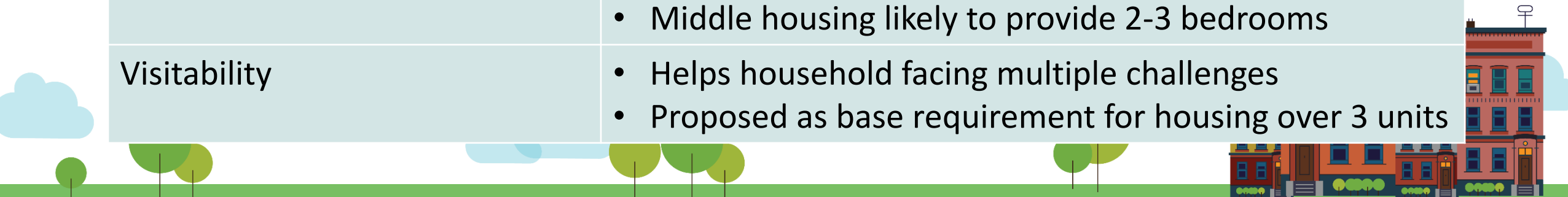
Recommended Public Benefits

Public benefits	Notes
AFFORDABLE HOUSING UNITS	<ul style="list-style-type: none">• Mandated by state, HIT 1 policies, primary project goal• Builds on existing affordability tools• Fee in lieu option
RETAIN EXISTING BUILDINGS WITH INFILL (+ upgrade existing building)	<ul style="list-style-type: none">• Promotes compatibility, sustainability, historic preservation• One of few policy options to address increased risk of demolitions



Other Public Benefits Considered

Public benefits	Pro/con
Green Building certification	<ul style="list-style-type: none"> • Promotes sustainability • Other sustainability actions are in the package • External certification makes implementation feasible
Transfer of Development Rights (TDR)	<ul style="list-style-type: none"> • Promotes conservation goals • TDR program would need to be recalibrated
Ownership	<ul style="list-style-type: none"> • Ownership is a primary project objective • Middle housing already a major ownership action • Affordable rental housing also needed • Difficult to implement and monitor
Family-sized units	<ul style="list-style-type: none"> • Helps meet housing needs • Middle housing likely to provide 2-3 bedrooms
Visitability	<ul style="list-style-type: none"> • Helps household facing multiple challenges • Proposed as base requirement for housing over 3 units



Agenda

Seeking input on the sustainability components of the HIT package

- Housing linked with complete neighborhoods
- Transportation choices (reducing parking, driveway requirements, bike standards updates)
- Landscaping (tree planting and retention, tree longevity, flexibility)
- Bonus program (bonuses offered, public benefits)
- Building Code and other supportive and/or future actions

How can we make the most progress in support of sustainability?



Affordable Housing

Home In Tacoma Project

Sustainable Tacoma Commission

Nov 16, 2023

