#1A **Retain House + 3-Unit Backyard Building**

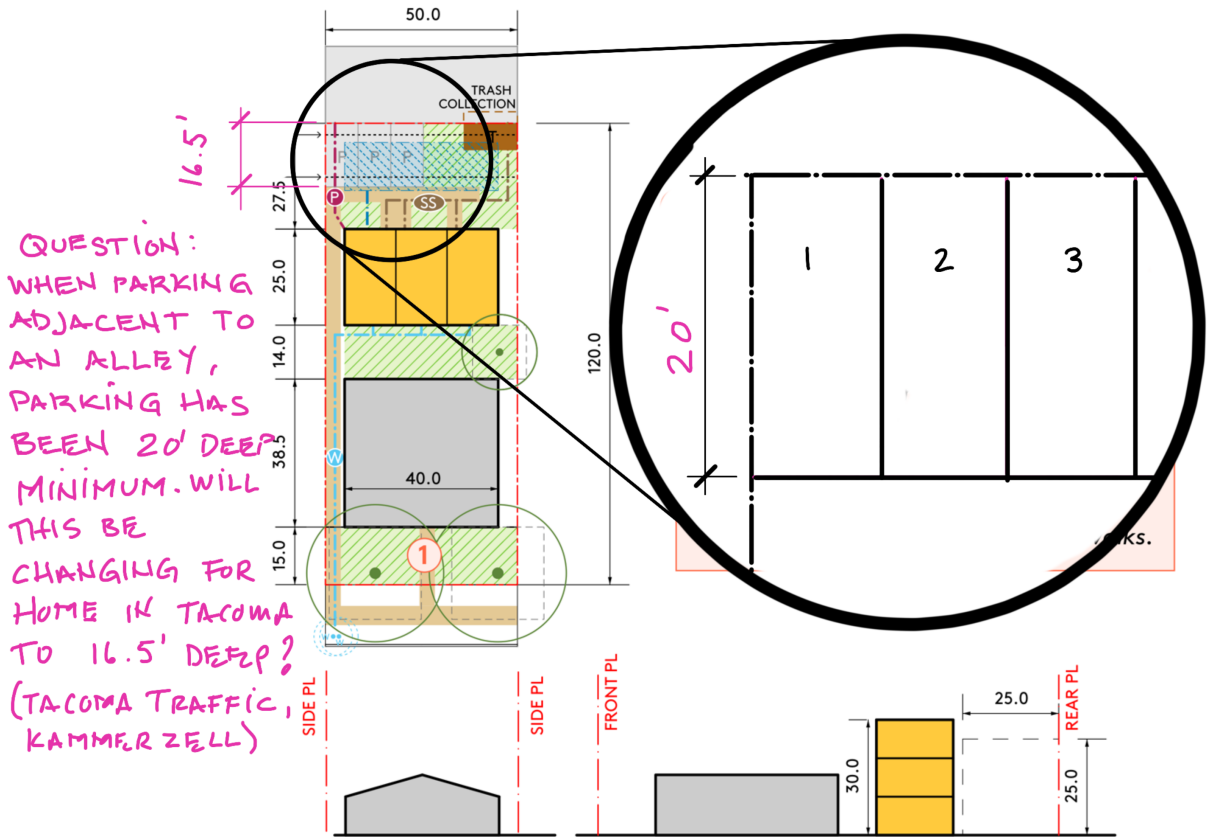
Building Data
- UR-1, 6000 sf lot
- FAR: 0.8, BYB* 3,000 GSF, 3 stories
- BYB unit size: 1,000 SF

Access & Parking
- Alley-loaded
- 3 surface parking stalls
- In-unit bike parking

*Note: * BYB = Backyard Building*

Amenity Space
- Ground level amenity space: 2,180 SF
- Amenity space min: 1,200

Tree Credits
- Tree credit shown: 2,200
- Tree credit min.: 2,100
- Can meet soil volume without SPS
  Greatest soil depth to meet volume requirements: 3.5'



#1B **Retain House + 3-Unit Backyard Building**

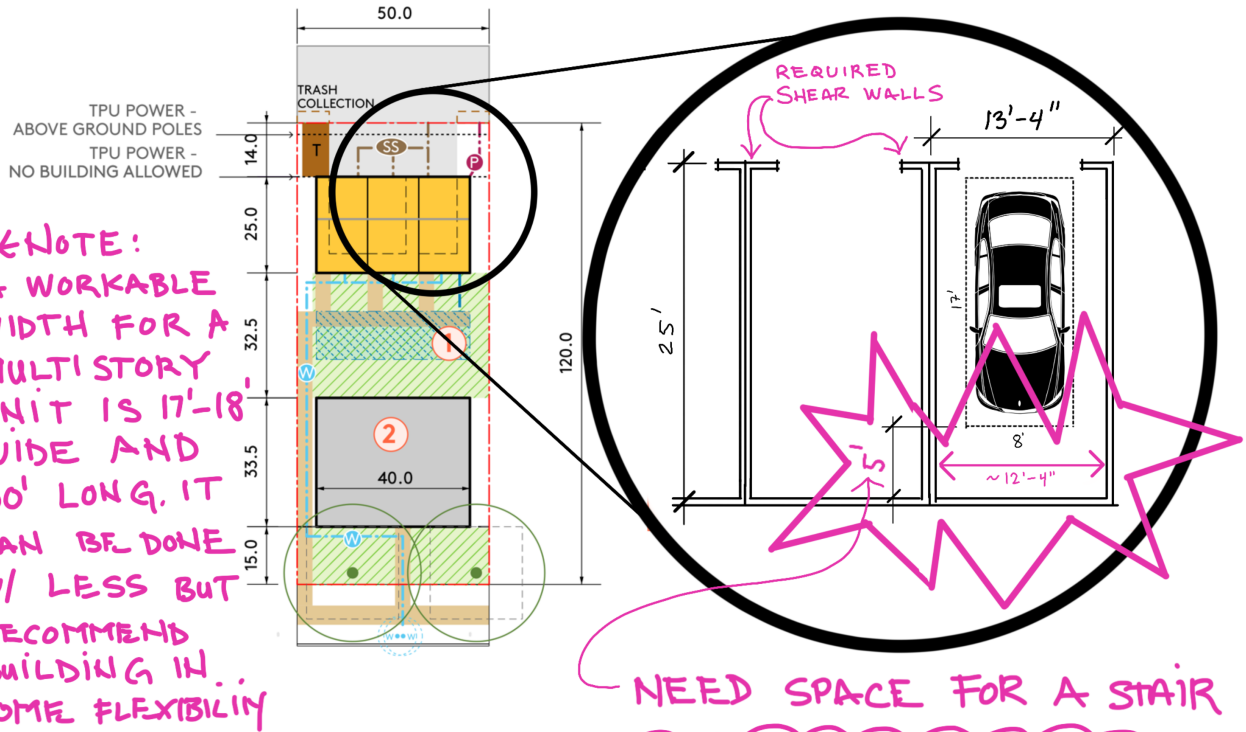
Building Data
- UR-1, 6000 sf lot
- FAR: 0.7, BYB* 2,560 GSF, 2.5 stories
- BYB unit size: 650 SF

Access & Parking
- Alley-loaded
- 3 parking spaces in garages
- In-unit bike parking

*Note: * BYB = Backyard Building*

Amenity Space
- Ground level amenity space: 2,180 SF
- Amenity space min: 1,200

Tree Credits
- Tree credit shown: 2,000
- Tree credit min.: 2,100
- Does not meet tree credits (1)



13' wide garage townhomes: 1B and 1C show 13'x30' units with a parking stall and "in-unit bike parking." Is it feasible to package a parking stall, bike parking, and a staircase (out of the garage up to 1st floor) all within a 13'x30' area?

T Trash storage
Trash collection area
Water meter and clearance
Underground stormwater facility
W Water connection
SS Wastewater connection
P Power connection
Tree (with clearance to building)
Amenity space
Pedestrian Path
Driveway

#1C **Retain House + 3-Unit Backyard Building**

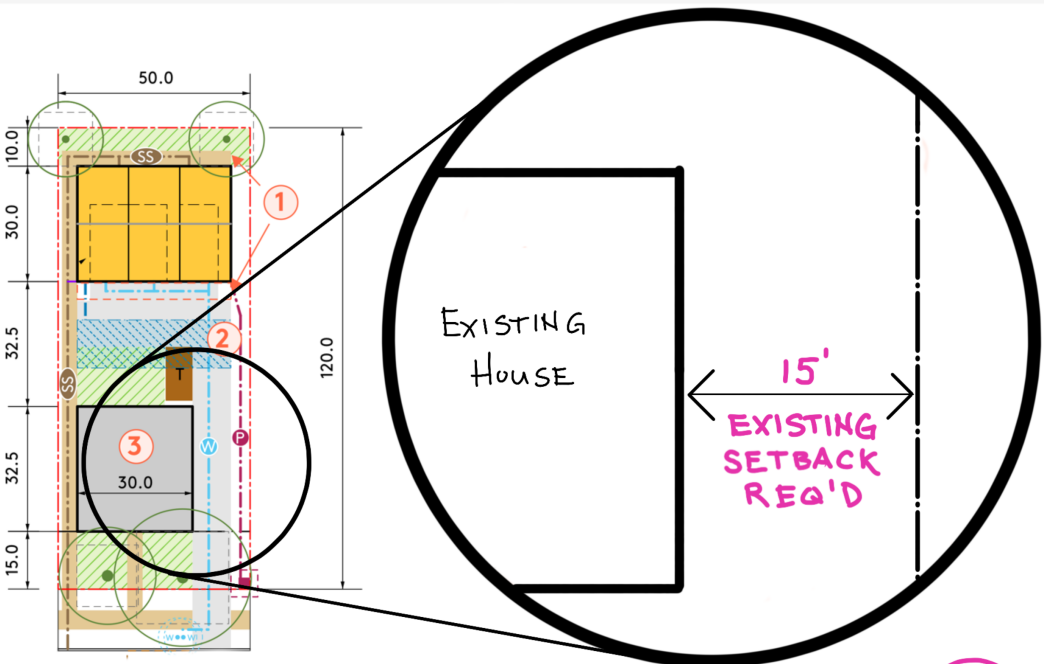
Building Data
- UR-1, 6000 sf lot
- FAR: 0.7, BYB* 3,000 GSF, 3 stories
- BYB unit size: 1,000 SF

Access & Parking
- Street-loaded
- 3 parking spaces in garages
- In-unit bike parking

*Note: * BYB = Backyard Building*

Amenity Space
- Ground level amenity space: 1,300 SF
- Amenity space min: 1,200

Tree Credits
- Tree credit shown: 1,900
- Tree credit min.: 2,100
- Does not meet tree credits (2)



Small existing homes: 1A, 1B, and 1C all picture small existing homes with very specific footprints/positions on the lot. 1C is the worst, as the existing home would need to be about 900 sf and must be positioned about 15' from one property line (to accommodate driveway and power) and 8' away from the other property line (for pedestrian egress). What proportion of existing homes fit these parameters? My guess is less than 5%--probably much less.

Forgotten sewer: 1A, 1B, and 1C don't show sewer from the existing home. How would this affect the drawings? In 1A, I believe it would wipe out a tree.

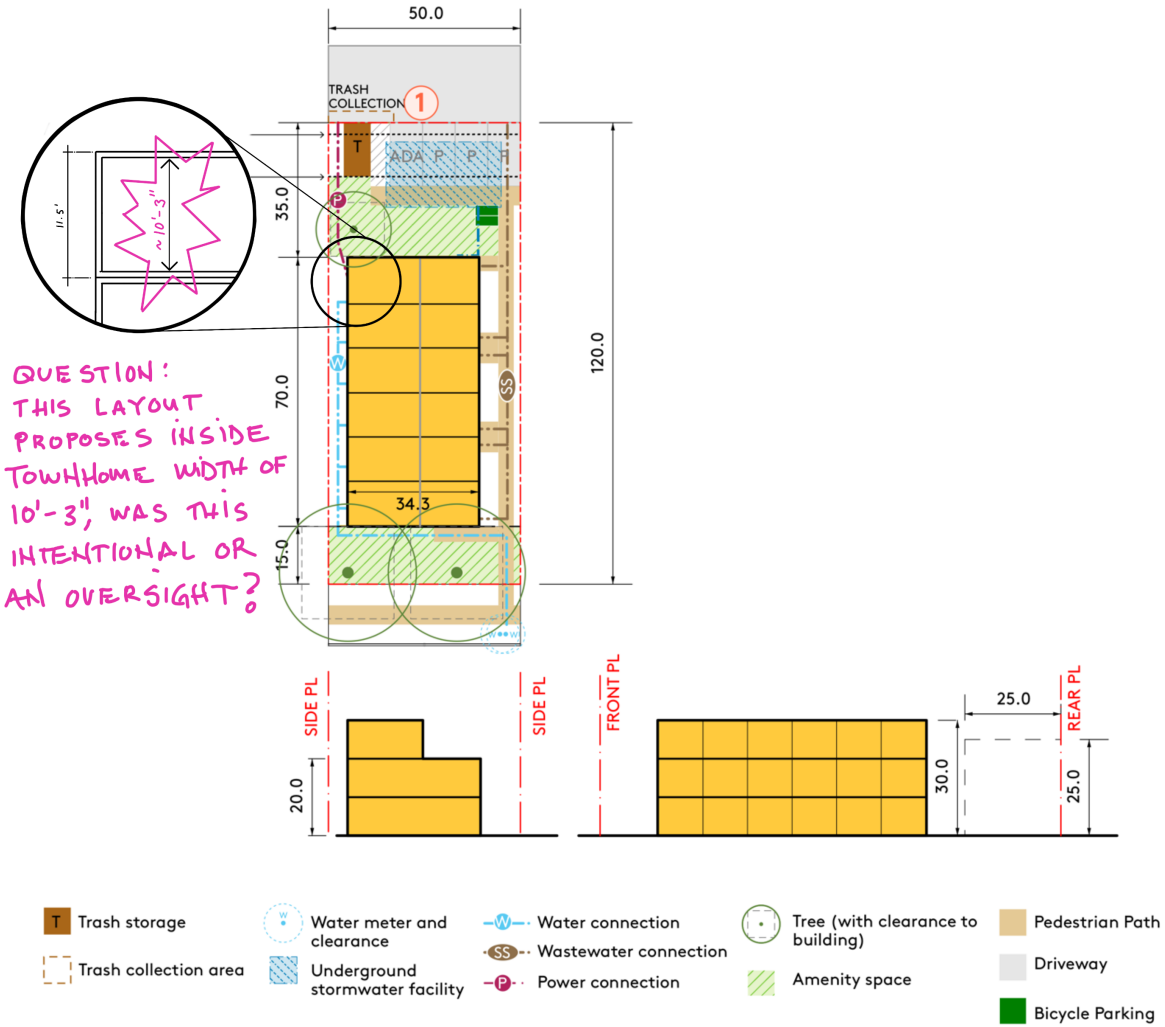
#3A **6-unit Houseplex (Deep Townhouses)**

Building Data
- UR-1 with bonus, 6000 sf lot
- FAR: 1.0, 6,000 GSF, 2.5 stories
- Unit size: 1,000 SF

Access & Parking
- Alley-loaded
- 4 surface parking stalls (including one accessible stall)
- 2 in-unit bike parking; 2 spaces in bike lockers

Amenity Space (2)
- Ground level amenity space: 1,570 SF
- Amenity space min: 1,800

Tree Credits
- Tree credit shown: 2,200
- Tree credit min.: 2,100
- Can meet soil volume without SPS
- Greatest soil depth to meet volume requirements: 2.6'



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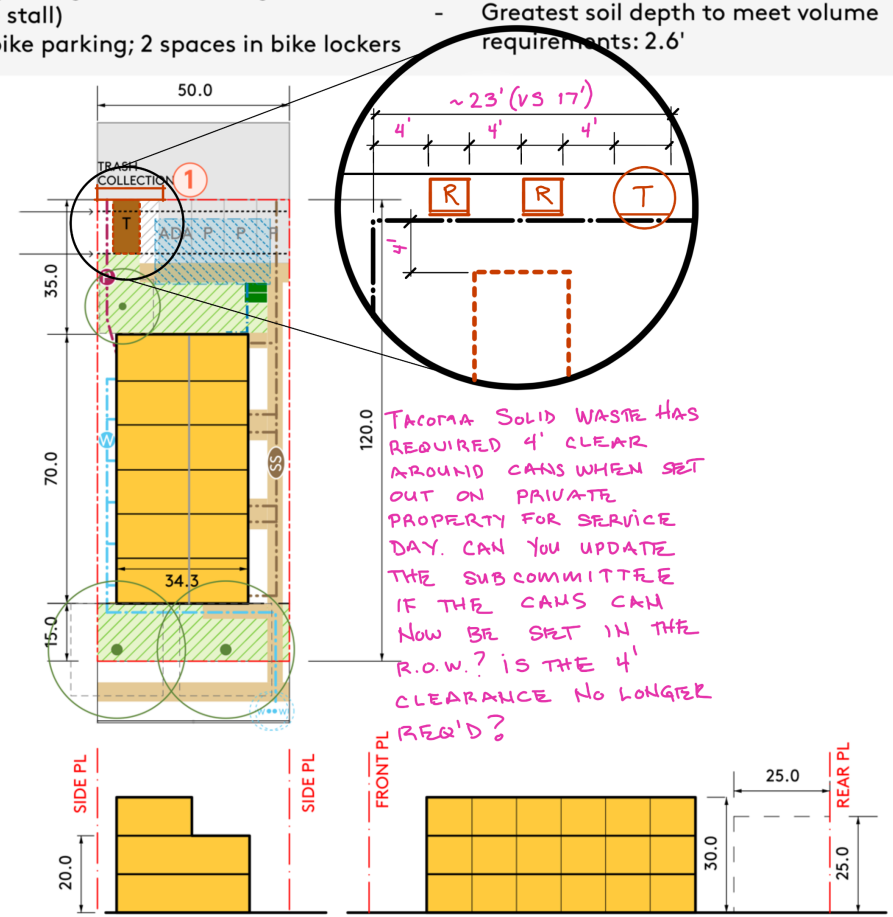

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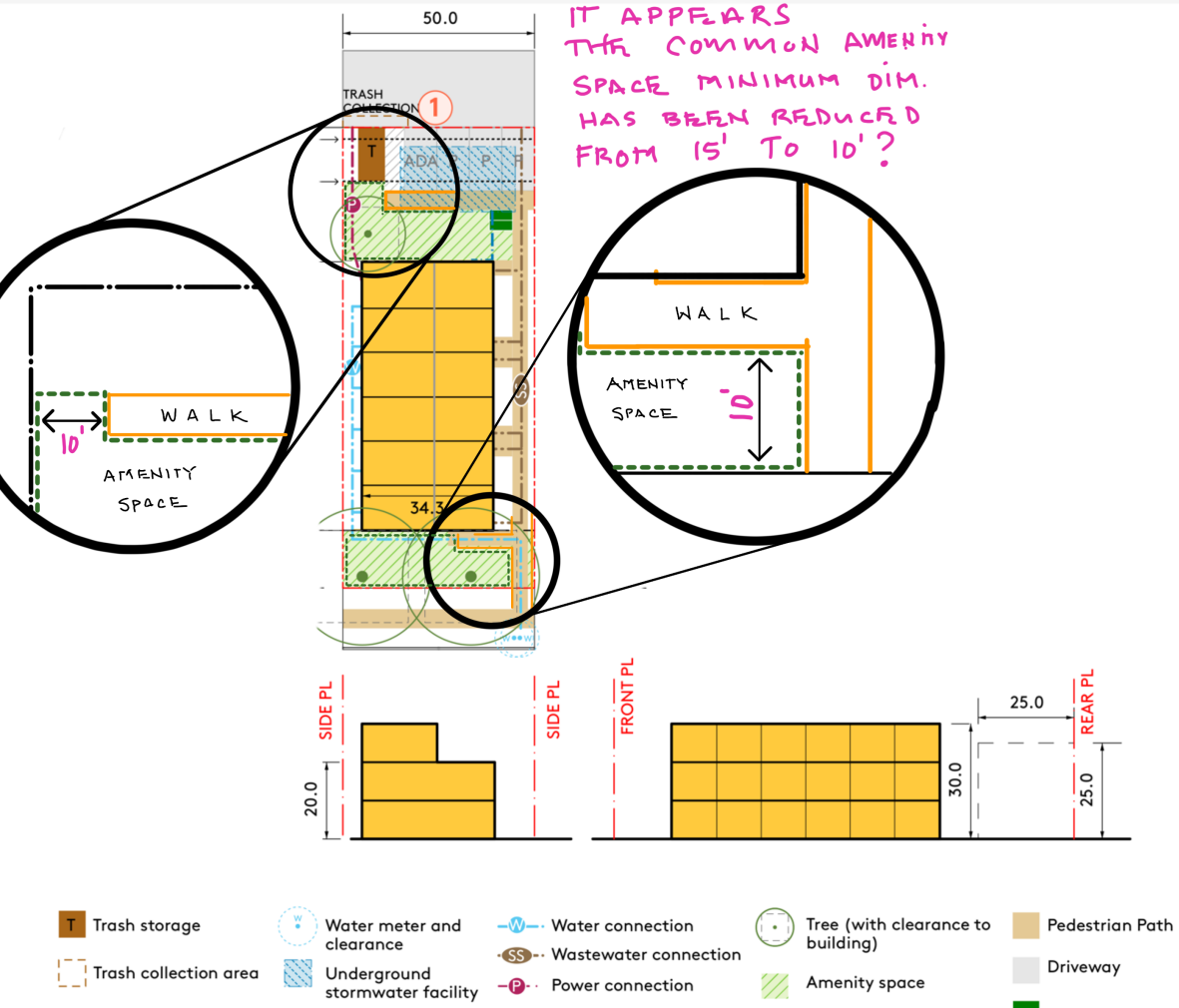

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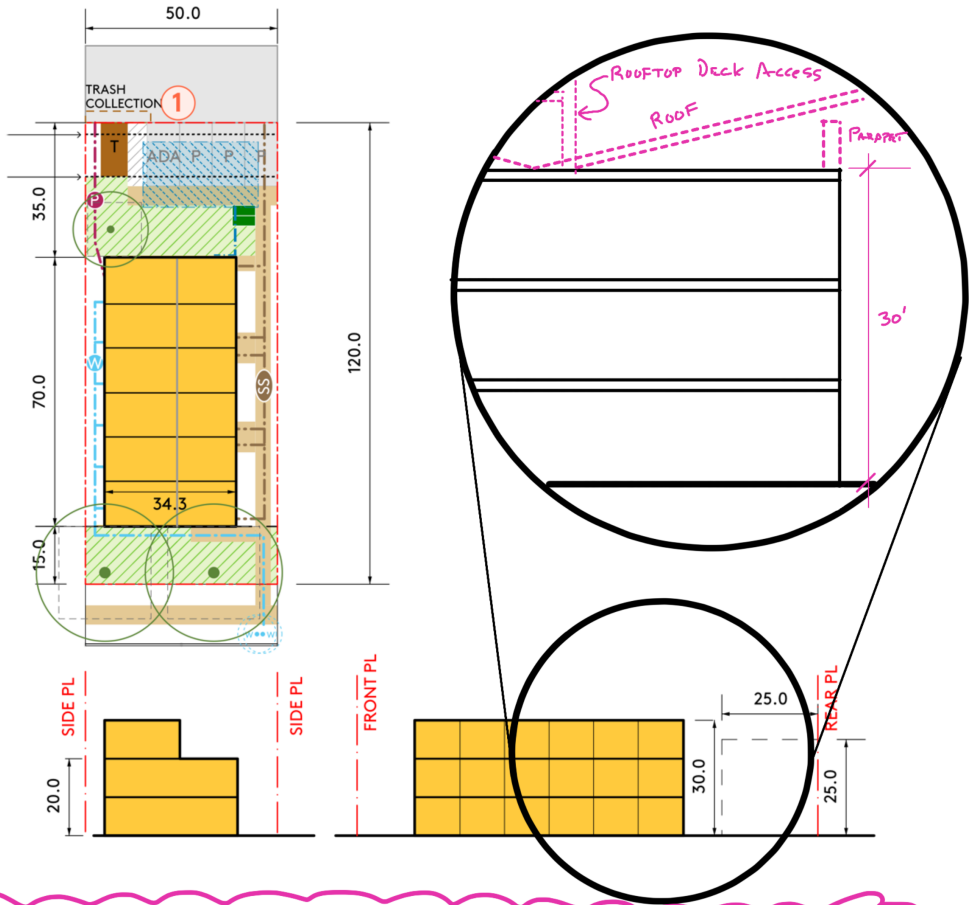

30' building heights: All buildings are shown to be 30' tall. Can rooftop features extend above the 30' height?

Rooftop amenity space: Does a rooftop deck count as a story under the IRC due to roof above access stairway?

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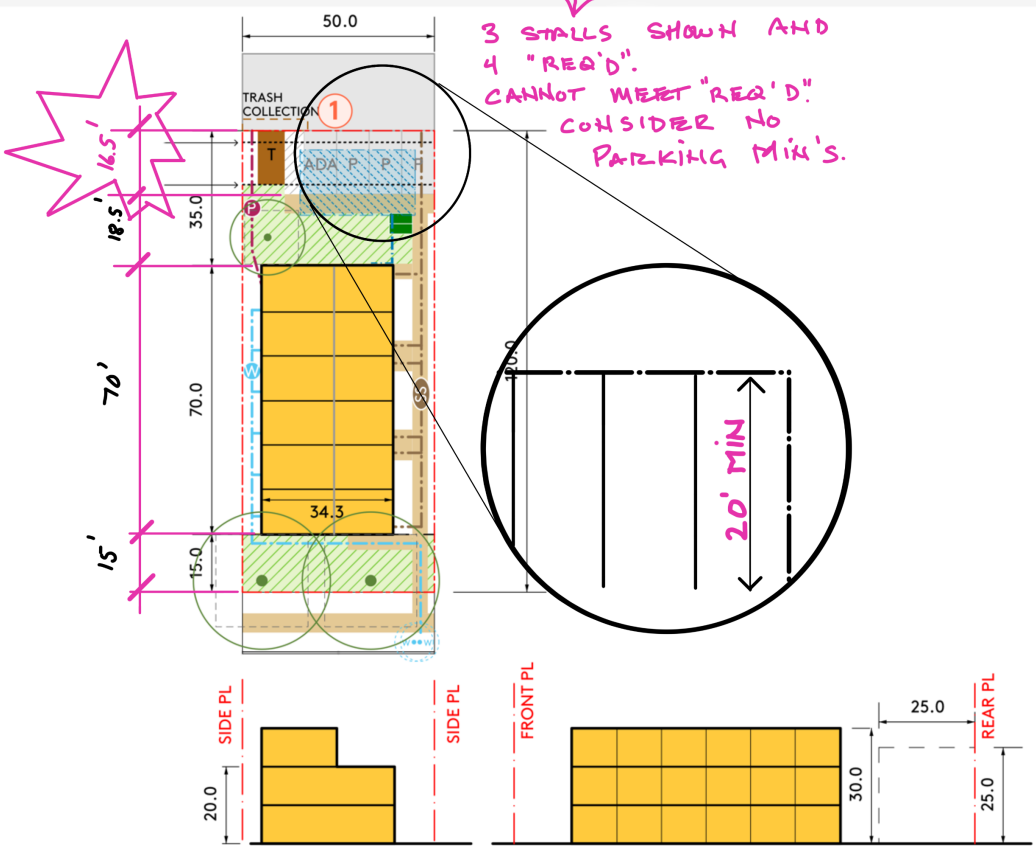

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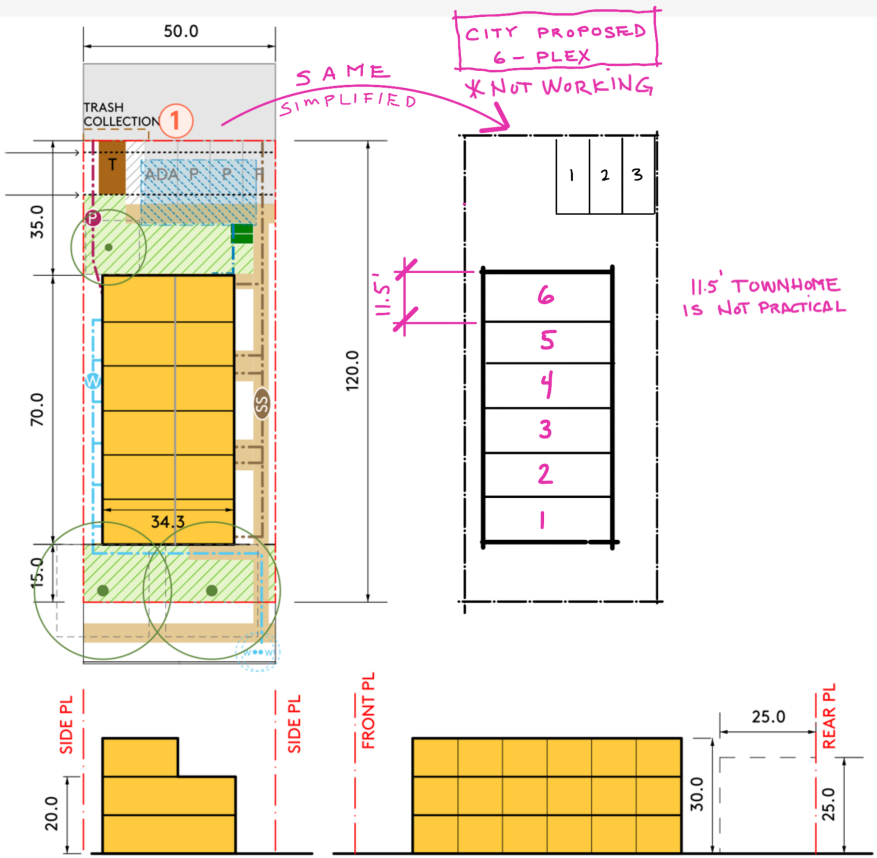

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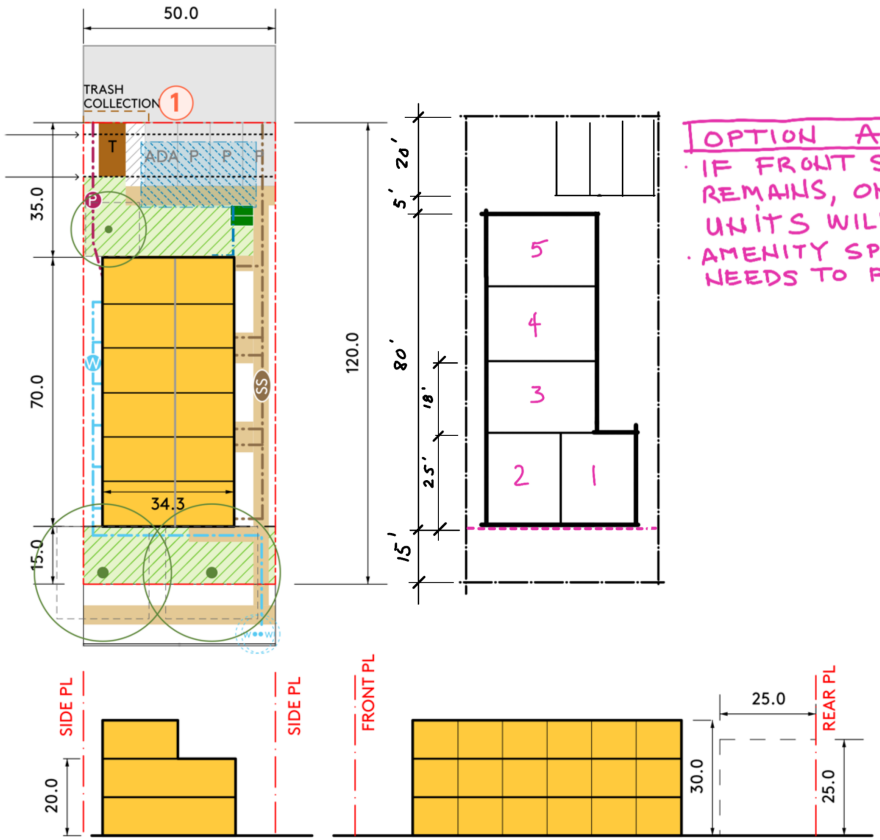

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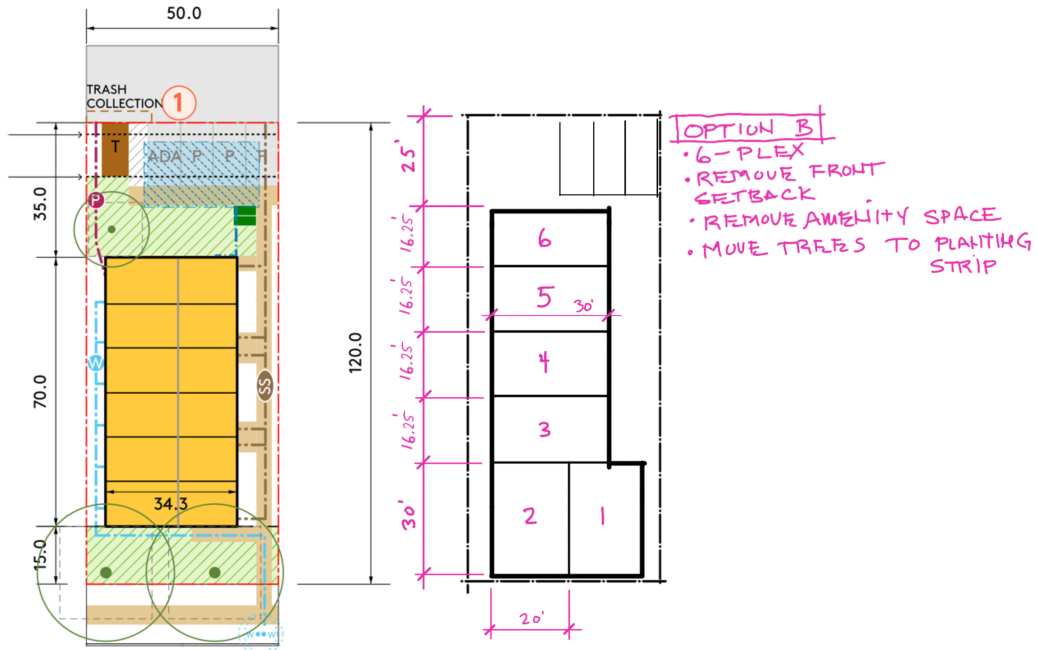

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TPAG Subcommittee Questions

Soil percolation: Corey said the city assumed sandy loam for the sake of laying out stormwater facilities, which we understand to be the best possible soil for percolation. Do we know what proportion of Tacoma's lots are sandy loam? Do the stormwater requirements work in clay soil as well? Will there be considerations?

Front-loaded six-plex: Has the city studied a front-loaded non-townhome six-plex under the proposed restrictions?

Unusual lots?: Has the city studied sites with slope issues, easement, existing trees, or unusual dimensions (e.g., 50'x100', 25'x100')? Where state law allows a fourplex or six-plex on an existing 2,500 sf lot, how will these rules accommodate it? Are we allowing these requirements to work on sites that aren't the gold standard?

Costs?: Has the city studied cost feasibility of units with rooftop amenity space, Silva Cells, tree coverage/retention, 10-13'w dimensions, and other unusual construction?

Overhead power?: In legacy neighborhoods where there's no plan to put power underground, what is the motivation for requiring underground power for new connections? It seems like an additional expense (often requiring tearing up an alley) with no aesthetic or reliability payoff (since the new underground connection will still connect to existing overhead power).

FAR: Please help us understand the purpose of FAR restrictions when where are already requirements for setback, height, density, building separation, design, amenity, tree coverage, and parking that accomplish the same thing?