



AGENDA

MEETING: Regular Meeting (Hybrid)
DATE/TIME: Wednesday, January 17, 2024, 5:00 p.m.
LOCATION: Council Chambers, 1st Floor of the Tacoma Municipal Building
747 Market Street, Tacoma, WA 98402
ZOOM INFO: Link: <https://www.zoom.us/j/84416624153>
Dial-in: +1 253 215 8782
ID: 844 1662 4153

A. Call to Order

- Quorum Call
- Land Acknowledgement

B. Approval of Agenda

C. Approval of Minutes

- November 1, 2023

D. Public Comments

This is the time set aside for public comment on Discussion Items on this agenda.

- Written comments on Discussion Items must be submitted to Planning@cityoftacoma.org by 12:00 noon prior to the meeting. Comments will be compiled, sent to the Commission, and posted on the Commission's webpage at www.cityoftacoma.org/PlanningCommissionAgendas.
- To comment virtually, join the meeting using Zoom. To comment in person, sign in at the back of the Council Chambers. Where necessary, the Chair may limit the allotted time for comment.

E. Disclosure of Contacts and Recusals

F. Discussion Items

1. Home In Tacoma – Phase 2

- Description: Consider authorizing the public release of the Home In Tacoma (HIT) Phase 2 zoning and standards package and setting March 6, 2024, as the date for a public hearing.
- Action: Consider Releasing for Public Review.
- Staff Contact: Elliott Barnett (EBarnett@cityoftacoma.org)

2. One Tacoma Comprehensive Plan Update – Scope and Budget

- Description: Review the inclusion of specific scope elements as part of the One Tacoma Plan update and prioritize optional elements.



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 the Planning and Development Services Department at (253) 905-4146 (voice) or 711 (TTY) before 5:00 p.m., on the Monday preceding the meeting.

¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

Нужна информация на русском? Потрібна інформація українською мовою? ☎ Contact TacomaFIRST 311 at (253) 591-5000.

- Action: Review and Comment.
- Staff Contact: Stephen Atkinson (SAtkinson@cityoftacoma.org)

G. Upcoming Meetings (Tentative Agendas)

- (1) February 7, 2024 - potential cancellation
- (2) Agenda for the February 21, 2024, meeting includes:
 - Pacific Avenue Subarea Plan & EIS (“Picture Pac Ave”)

H. Communication Items

- (1) **Status Reports by Commissioners** – Housing Equity Taskforce, Picture Pac Ave, Facility Advisory Committee, and the TOD Task Force.
- (1) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee’s next hybrid meeting is scheduled for Wednesday, January 24, 2024, at 4:30 p.m.; the agenda (tentatively) includes presentations on Urban Design Review and the Environmental Services “If it hits the ground, it hits the Sound” Campaign. (Held at 747 Market Street, Tacoma, WA 98402, Conference Room 248 or virtually at <http://www.zoom.us/j/87829056704>, passcode 614650)

I. Adjournment



MINUTES (draft)

MEETING: Regular Meeting (hybrid)

DATE/TIME: Wednesday, November 1, 2023, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo (departed at 7:06 p.m.), Matthew Martenson, Jordan Rash, Sandesh Sadalge, Brett Santhuff

ABSENT: N/A

A. Call to Order

Chair Karnes called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

Vice-Chair Steele moved to approve the agenda as submitted. Commissioner Sadalge seconded the motion. The motion passed unanimously.

C. Approval of Minutes

There were no meeting minutes to approve.

D. Public Comments

Stephen Atkinson, Principal Planner, reported that no written comments were received.

No individuals addressed the Planning Commission.

Public Comment ended at 5:02 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Items

1. Neighborhood Planning Program – Proctor Neighborhood Plan

Lauren Hoogkamer, Principal Planner, and Anneka Olson, Senior Planner, provided updates on the McKinley Neighborhood Plan, noting the intersection enhancement and mural, and the Proctor neighborhood plan, including a process summary, engagement summary, an overview of the plan document, Proctor neighborhood priorities, survey results, actions for each of the priorities, and Booster Project information. They provided a timeline, key topics, and stakeholders for the South Tacoma Way Neighborhood Plan and the proposed next steps for the McKinley, Proctor, and South Tacoma Way Neighborhood Plans.

Discussion ensued regarding how the neighborhood plans come together; how the external steering group members are identified; resource retention in Proctor; a continuation of the rigorous community engagement moving forward; historic resources; Urban Design Studio standards; workshops; commuter patronage and how it affects local residents and parking in Proctor; coordination between community, City

staff, and others; asset mapping; active parking management; advocacy of multimodal transportation; improved transit connections; attainable versus affordable housing; and preserving housing.

2. Home In Tacoma – Phase 2

Elliott Barnett, Senior Planner, and Shirley Schultz, Principal Planner, outlined the revised project schedule and objectives and presented land uses (LU), noting the issues and proposals for the LU list, special needs housing, short-term rentals, non-residential in urban residential (UR) zones, and accessory dwelling units.

The Commission provided feedback regarding potential options for short-term rentals, non-residential in UR zones, accessory dwelling units, and special needs housing.

The Planning Commission recessed at 6:42 p.m. and reconvened at 6:48 p.m.

Barnett and Schultz presented the issues and proposals for unit lot subdivisions.

The Commission requested clarification on the unit lot subdivision approach.

Commissioner Marlo departed here at 7:06 p.m.

Schultz presented the issues and proposals of the State Environmental Policy Act (SEPA) code changes.

The Commission provided feedback regarding the proposed unit threshold.

Barnett presented issues and proposals for visitability.

The Commission provided feedback on a visitability requirement.

Barnett outlined the correction of the reduced parking area map and the intent of the reduced parking area.

Discussion ensued regarding the current law of parking requirements in proximity to transit stations.

Vice-Chair Steele expressed the importance of being transparent and adding a street overlay to the maps.

Discussion ensued regarding online interactive maps, including only city limits on the maps and if the visitability section has any parking requirements.

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the November 15, 2023, meeting includes:

- Planning Commission Annual Report and Work Program
- Historic District Moratorium – Recommendation

(2) Agenda for the December 6, 2023, meeting includes:

- Neighborhood Planning Program – Proctor Neighborhood Plan
- Home In Tacoma – Phase 2

Vice-Chair Steele moved to cancel the January 3, 2024, Planning Commission meeting. Commissioner Santhuff seconded the motion. The motion passed unanimously.

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Atkinson expressed appreciation for Chair Karnes, noting that he provided a presentation to the Infrastructure, Planning, and Sustainability Committee in October on the background, role, work being done, and priorities of the Commission.

J. Adjournment

The meeting was adjourned at 7:47 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/



To: Planning Commission
From: Elliott Barnett, Planning Services Division
Subject: Home In Tacoma Project – Phase 2
Memo Date: January 10, 2024
Meeting Date: January 17, 2024

Action Requested:

Authorization to release the HIT public review package, set 03/06/24 Public Hearing date

Discussion:

At the January 17, 2024, meeting, the Planning Commission will consider authorizing the public release of the Home In Tacoma (HIT) Phase 2 zoning and standards package and setting March 6, 2024, as the Public Hearing date. On December 6, 2023, the Commission directed staff to cue up a final discussion to confirm the contents of the package, pursuant to releasing it for public review. Staff will present a summary of the HIT package and seek the Commission’s direction on any final changes prior to release. Included in the Commission’s packet are several documents intended to summarize the proposals (see Attachment 1 – HIT summaries, Attachment 2 – Maps, and Attachment 3 – Zoning and Standards Changes Guide). Staff are seeking confirmation regarding the substance of the package, as well as input on the effectiveness of the materials in communicating the proposals to the public.

To inform the Commission’s discussion, staff will also present the outcomes of a site planning exercise that evaluated the feasibility of developing middle housing under the proposed zoning and standards, along with the necessary site access, utilities, and infrastructure (see Attachment 4). Overall, the exercise demonstrates that it is generally feasible to develop the intended housing types and densities, provided adjustments are made to infrastructure, access, and utility standards (a package of changes is being developed on a parallel track to the zoning and land use standards). The exercise also highlighted minor adjustments to the proposed HIT standards related to landscaping and amenity space.

In addition, staff will present key findings of the Draft Environmental Impact Statement (DEIS) which evaluates anticipated potential impacts of housing development as a result of adoption of the HIT package and identifies actions that the City can take to reduce those impacts while supporting project goals (see Attachment 5).

Finally, staff will seek the Commission’s guidance on how to ensure the upcoming engagement effort will be broad, equitable, and effective. The efforts will include citywide notice via a postcard mailer, email, and social media (see Attachment 6); online engagement including an interactive zoning map and a dedicated online engagement platform; four informational meetings hosted by the City; and staff presentations to City Commissions, housing and development stakeholders, and community groups.



Background:

Tacoma residents face increasing challenges in accessing housing they can afford that meets their needs. For many years, Tacoma’s housing rules for most neighborhoods have primarily allowed just one housing type—detached houses. On December 7, 2021, the City Council adopted Amended Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package.

The Council’s action established a new housing growth vision for Tacoma, supporting Missing Middle Housing options, designated Low-scale and Mid-scale Residential areas, and strengthened policies on infill design, affordability, anti-displacement, and other goals. The action also initiated Home In Tacoma – Phase 2 to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals. The adopted package is available at www.cityoftacoma.org/homeintacoma.

Phase 2 began in 2022, with intensive planning and public engagement starting in January 2023. Following extensive community engagement and adjustments to the initial Home In Tacoma package to accommodate for state legislation, the Commission has focused over the past 6 months on making the detailed decisions regarding zoning, standards, bonuses, and other components of the HIT package.

Prior Council, Commission, and Taskforce Actions:

- City Council Study Session (02/22/22, 12/06/22, 05/16/23, 06/20/23, 09/26/23, 11/21/23)
- City Council IPS Committee (04/13/22, 05/25/22, 10/12/22, 01/25/23, 03/22/23, 10/25/23)
- Planning Commission (06/15/22, 09/21/22, 10/19/22, 01/04/23, 02/01/23, 03/15/23, 04/19/23, 05/17/23, 6/21/23, 9/6/23, 10/04/23, 10/18/23, 11/01/23, 12/06/23)
- Planning Commission comments debrief (06/01/22)
- Planning Commission Public Hearing (04/20/22)
- Planning Commission initial discussion (02/02/22)
- Housing Equity Taskforce (02/10/22, 03/10/22, 09/28/23, 10/26/23)

Project Information:

- Elliott Barnett, Senior Planner, ebarnett@cityoftacoma.org, (253) 312-4909
- Alyssa Torrez, Senior Planner, atorrez@cityoftacoma.org, (253) 878-3767
- Webpage: www.cityoftacoma.org/homeintacoma - *sign up for email updates!*
- Project email: homeintacoma@cityoftacoma.org

Attachments:

- Attachment 1: Summary Of The Proposed HIT Package
- Attachment 2: Proposed Zoning, Parking, And Multifamily Tax Exemption Areas
- Attachment 3: HIT Zoning And Standards Changes Guide
- Attachment 4: Site Planning Exercise Report
- Attachment 5: Draft EIS Summary
- Attachment 6: Draft Public Notice Mailer

c. Peter Huffman, Director

PUBLIC COMMENT PERIOD JANUARY-MARCH 2024

As part of Tacoma's **Affordable Housing Action Strategy**, Home In Tacoma (HIT)–Phase 1 was adopted by the City Council in December 2021 (**Ordinance 28793**). This enacted changes to Tacoma's housing growth strategy by directing that Middle Housing be supported citywide, along with actions to ensure that housing growth meets multiple community goals. Additionally, changes to **Tacoma's Comprehensive Plan**–the City's blueprint for community growth–set the City on the path to establish new residential zoning, development standards, and affordability and anti-displacement actions.

In 2023, the City conducted an intensive period of HIT Phase 2 planning and engagement, guided by Phase 1 policies. Meanwhile, the State Legislature adopted numerous housing-related bills which impacted Home In Tacoma–particularly **House Bill 1110** (Middle Housing), **House Bill 1337** (Accessory Dwelling Unit Support) and **Senate Bill 5412** (SEPA Exemptions). While the Legislature's overall direction was consistent with Home In Tacoma policies, Tacoma adjusted the initial standards package, summarized in this and accompanying documents, to bring it into full consistency with the state's direction.

This Project Summary presents a complete list of actions in the Home In Tacoma package and summarizes recommendations for Tacoma's **1.Middle Housing Zoning Framework, 2.Middle Housing Standards, and 3.Affordable Housing Regulatory Tools.**

One-page summaries of noteworthy changes are also available that provide additional details and standards on topics. The one-page summaries include:

- **Zoning**
- **Housing Types**
- **Parking**
- **Landscaping Code & Amenities**
- **Unit Lot Subdivision** (ownership opportunities)
- **Affordability Bonuses** (& retention of existing buildings)

Additionally, the City has prepared an Environmental Impact Statement (EIS) evaluates the environmental impact of the proposed growth. Overall, this study found no significant negative impact. Read executive summary of the **EIS** here.

1. MIDDLE HOUSING ZONING FRAMEWORK

Policy Direction

- **Missing Middle Housing** – Single-family zoning will be replaced by new Urban Residential (UR) zoning that enables missing middle housing.
- **Housing growth scenario** – Set geography, building scale, and density targets for development.
- **Housing types** – New housing types, number of dwellings, and framework for permitting.

Zoning framework

- **Middle Housing zoning districts:** Establishes new Urban Residential (UR) Zones
 1. Urban Residential 1 (low scale) - 4 units per lot baseline
 2. Urban Residential 2 (low scale) - 6 units per lot baseline
 3. Urban Residential 3 (midscale) – 8 units per lot baseline
- **Zoning framework:** Updated standards integrate density, scale, and housing types; includes two levels of density and scale bonuses.
- **Zoning map:** Higher density & scale near walkable features, including other areas zoned single-family but not intended for substantial housing (UR-1).

Home In Tacoma Project Summary

Middle Housing Zoning Districts

Updated standards include:

- Revised **District Development Standards** controlling density (number of units allowed by lot size), allowed uses and housing types, scale (building area, height and setbacks), and amenity space. Density and scale increase with each zone, and through bonuses.
- New “form-based” (graphic) **Building Design Standards** with five Housing Types. These standards control building placement on a lot, access and parking locations, and building size & articulation, as well as related physical standards for large or corner sites and non-residential uses. They do not dictate architectural style.
- Revised **Site Development Standards** including updated parking and landscaping (and tree) standards. Density and scale increase with each zone, and through bonuses.

	Urban Residential (UR-1) (Low Scale)	Urban Residential (UR-2) (Low Scale)	Urban Residential (UR-3) (Mid Scale)
Density (Units per 6000 sf lot)	<ul style="list-style-type: none"> • By right: 1/1500 sf (4 per lot) • Bonus 1: 1/1000 sf (6 per lot) • Bonus 2: 1/750 sf (8 per lot) 	<ul style="list-style-type: none"> • By right: 1/1000 sf (6 per lot) • Bonus 1: 1/750 sf (8 per lot) • Bonus 2: 1/500 sf (12 per lot) 	<ul style="list-style-type: none"> • By right: 1/750 sf (8 per lot) • Bonus 1: 1/500 sf (12 per lot) • Bonus 2: 1/375 sf (16 per lot)
Housing types	<ul style="list-style-type: none"> • Houseplexes • Backyard Buildings • Rowhouses • Courtyard Housing (detached) 	<ul style="list-style-type: none"> • Houseplexes • Backyard Buildings • Rowhouses • Courtyard Housing (all) 	<ul style="list-style-type: none"> • Houseplexes • Backyard Buildings • Rowhouses • Courtyard Housing (all) • Multiplexes

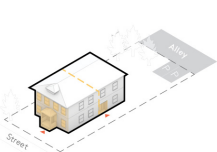
See [Zoning Summary Sheet](#) for more information and details connected to new Urban Residential zones.

See [Parking Summary Sheet](#) for details on parking requirements, including bicycle parking.

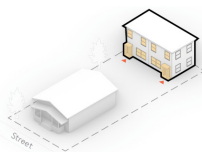
See [Landscaping Code & Amenities Summary Sheet](#) for details on expanded tree planting and protections, as well as amenity space.

Housing Types

Houseplex	Backyard Building	Courtyard Housing	Rowhouses	Multiplex
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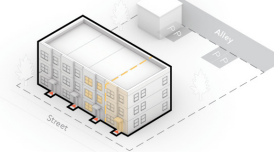
A single building with up to 6 units which is generally the size of a single family house, includes an entry from the street and a backyard. Allowed in UR-1/2/3.



A building located behind another structure at the rear of a lot, which may contain a garage. Allowed in UR-1/2/3.



A group of detached or attached units arranged around a shared courtyard which is a shared social space taking the place of private back yards. Detached Courtyard Housing is allowed in UR-1/2/3. Attached is allowed in UR-2/3.

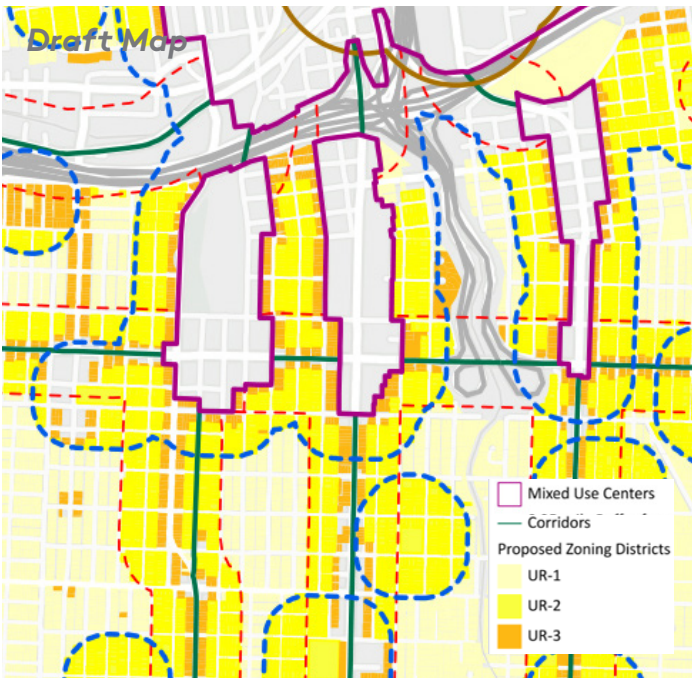


A multi-story building with access to the street from a front door; it is always attached to 2 to 5 other Rowhouses, which together create a “Rowhouse Cluster”. Allowed in UR-1/2/3.



A medium building consisting of 7 or more stacked units with the appearance of a large house or a small apartment building. Allowed only in UR-3.

Home In Tacoma Project Summary



Map showing zoning districts

More housing choices in complete neighborhoods

New Urban Residential Zoning allows additional housing close to walkable features and amenities.

Urban Residential (UR) 1 is applied to low-scale designations and will allow a mix of housing types, but excludes multiplexes

Urban Residential (UR) 2 designates Middle Housing in areas within 1/8-mile of "Complete Neighborhood features" like parks, centers, schools, and colleges and 1/4-mile of "major transit" (per HB 1110)

Urban Residential (UR) 3 is applied in mid-scale designations and will allow a mix of housing types including multiplexes

Full interactive maps available at
[Home in Tacoma Project: AHAS Planning Actions - City of Tacoma](#)

2. MIDDLE HOUSING STANDARDS

Policy Direction

- **Compatible growth:** Middle Housing is reasonably compatible with residential patterns and enhances the quality, character, and function of residential neighborhoods.
- **Residential patterns:** Standards focus on residential patterns including building form and scale, yards, and pedestrian access, rather than on architectural style.
- **Meet multiple goals:** Standards support housing affordability and choice, design, sustainability, accessibility, pedestrian-orientation, walkability, adaptive reuse of existing buildings.

Standards actions

- **Height:** 35 feet (45 feet in UR-3)
- **Scale:** Building area, building width/depth, and height
- **Lot standards:** Allow lots down to 2,500 square feet; smaller "child" lots can be sold separately
- **Setbacks:** Front setbacks reduced from 20 to 15 feet in UR-1 & 2, 10 in UR-3
- **Pedestrian and vehicular access:** Pedestrian-oriented features face street, cars in rear
- **Parking:** Reduced from 2 per dwelling to 1-to-0.5 per dwelling (depending on zone), with reductions for transportation choices (see Parking Summary Sheet)
- **Trees/landscaping:** Street trees and onsite tree canopy required. Tree retention of some existing trees is required (see Landscaping Code & Amenities Summary Sheet)
- **Housing types:** Houseplexes, Backyard Buildings, Courtyard Housing, Rowhouses, and Multiplexes (see Housing Types Summary Sheet)
- **Building orientation and design features:** Promote compatibility and pedestrian orientation
- **Adaptive reuse/historic preservation, Physical accessibility, Green building:** Promote with bonuses
- **Definitions, discretionary permits, Special Needs Housing, Short-term Rentals:** Integrate the new zoning framework, remove housing barriers

Home In Tacoma Project Summary

3. AFFORDABLE HOUSING REGULATORY TOOLS

Policy Direction

- **Calibrate standards to promote affordability:** Standards support housing supply, choice, and affordability as well as ownership opportunities.
- **Strengthen affordable housing regulatory tools:** Expansion of the City's inclusionary housing provisions to target unmet need and align with market conditions.
- **Anti-displacement Strategy:** Developed anti-displacement strategy that coordinates zoning, standards, regulatory affordability tools, Affordable Housing Action Strategy actions, and other targeted actions.

Affordability and bonus actions

- **General guidance and objectives**
 1. Affordability is a top priority, and other public goals are also supported
 2. Value of bonuses are commensurate with the cost of the public benefit (or fee in lieu)
 3. Reduction of "by-right" scale for detached single-family houses makes bonuses more viable
 4. Provide bonuses to non-profit and for-profit developers
- **Development bonuses offered:** Increased density, area, and height; reduced setbacks, parking, amenities, and tree credits.
- **Promote Public Benefits:** Affordable housing units and retention of existing buildings.
- **Structure of bonus program:**
 1. User friendly
 2. Evaluation and preparation for administrative burden
 3. Set parameters for income targets, term of affordability, number of units, voluntary participation
- **Relation to Multifamily Tax Exemption Program:** MFTE will be offered in UR-3

RESPONDING TO COMMUNITY

Engagement Objectives

- **Broad participation:** In-person and virtual events throughout the city, broad promotion through presentations, newsletters, mailers web, email, community tabling events, and social media.
- **Multiple methods of input:** Community shared thoughts and feedback through surveys, online ideas wall and events
- **Equity focus:** Materials and information shared in multiple languages- Spanish, Vietnamese and Korean; utilized Language Ambassadors and Housing Equity Champions to share information to reach under-represented communities.

Actions

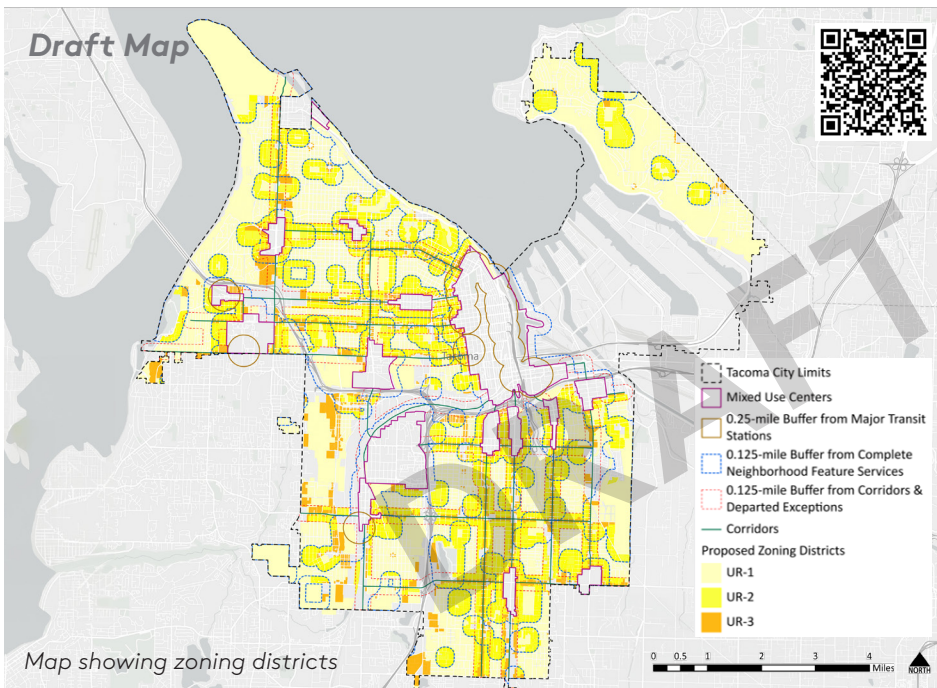
- **Identify recurring themes:** most comments on topics including parking, affordability, housing size and style, and tree requirements and retention.
- **Incorporate feedback into packet:** reduced parking requirements, set affordability bonuses, developed new tree and landscaping requirements, retain existing housing and neighborhood character, address amenities and infrastructure to support growth.
- **Address top questions:** **FAQ document** created from engagement.

Zoning Summary Sheet

Overview

Single-family zoning will be replaced Citywide by new zoning and standards that allow for a greater range of housing types and more units per lot.

- New Urban Residential (UR) zones will support “**missing middle housing**”, establishing two low-scale zones (UR-1 & UR-2) and one mid-scale zone (UR-3). Scale and density increase nearer to walkable features.
- District Standards for each zone establish housing types, uses, density, and scale (maximum height, minimum setbacks, and maximum area).
- The proposed zoning brings **Home In Tacoma** into full consistency with House Bill 1110 (4 dwellings per lot + 2 affordable, and higher density near major transit).



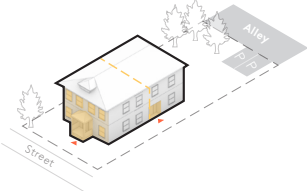



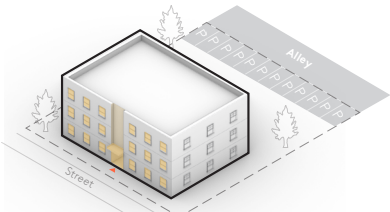
	UR-1	UR-2	UR-3
Density (Units per 6000 sf lot)	<ul style="list-style-type: none"> • By right: 1/1500 sf (4 per lot) • Bonus 1: 1/1000 sf (6 per lot) • Bonus 2: 1/750 sf (8 per lot) 	<ul style="list-style-type: none"> • By right: 1/1000 sf (6 per lot) • Bonus 1: 1/750 sf (8 per lot) • Bonus 2: 1/500 sf (12 per lot) 	<ul style="list-style-type: none"> • By right: 1/750 sf (8 per lot) • Bonus 1: 1/500 sf (12 per lot) • Bonus 2: 1/375 sf (16 per lot)
FAR	<ul style="list-style-type: none"> • By right (1-2 units): 0.6, 3+ units: 0.8 • Bonus 1: 1.0 • Bonus 2: 1.2 	<ul style="list-style-type: none"> • By right (1-2 units): 0.8, 3+ units: 1.0 • Bonus 1: 1.2 • Bonus 2: 1.6 	<ul style="list-style-type: none"> • By right (1-2 units): 1.0, 3+ units: 1.2 • Bonus 1: 1.6 • Bonus 2: 2.0
Height	<ul style="list-style-type: none"> • By right: 35 ft (25 ft rear yard) • Bonus 1: 35 ft rear yard • Bonus 2: Same 	<ul style="list-style-type: none"> • By right: 35 ft (25 ft rear yard) • Bonus 1: 35 ft rear yard • Bonus 2: Same 	<ul style="list-style-type: none"> • By right: 35 ft • Bonus 1: 45 ft (4 stories) • Bonus 2: 45 ft (5 stories)
Front & Rear Setbacks	<ul style="list-style-type: none"> • By right: 15 ft • Bonus 1: 10 ft • Bonus 2: 5 ft 	<ul style="list-style-type: none"> • By right: 15 ft • Bonus 1: 10 ft • Bonus 2: 5 ft 	<ul style="list-style-type: none"> • By right: 10 ft • Bonus 1: 7.5 ft • Bonus 2: 5 ft

Housing Types Summary Sheet

Overview

Building Design Standards include housing types that promote compatible growth, fit in with residential patterns, and enhance the quality, character, and function of residential neighborhoods.

- The housing types focus primarily on residential patterns rather than on architectural style. Standards include building placement, orientation, and a requirement for habitable space along sidewalks; building size; building articulation, transparency, and covered entries; and pedestrian and auto access.
- Additional standards include physical guidelines for non-residential uses, corner lots, large sites, prohibited materials, fencing and walls, utilities, and mechanical screening.
- Accessory Dwelling Units (ADU's) are no longer a housing type but could occur within any of the five new housing types.

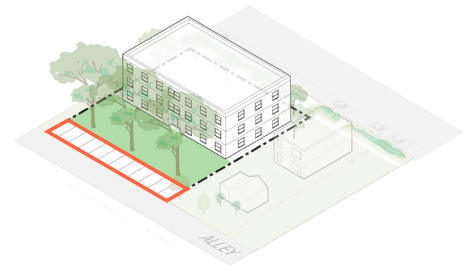
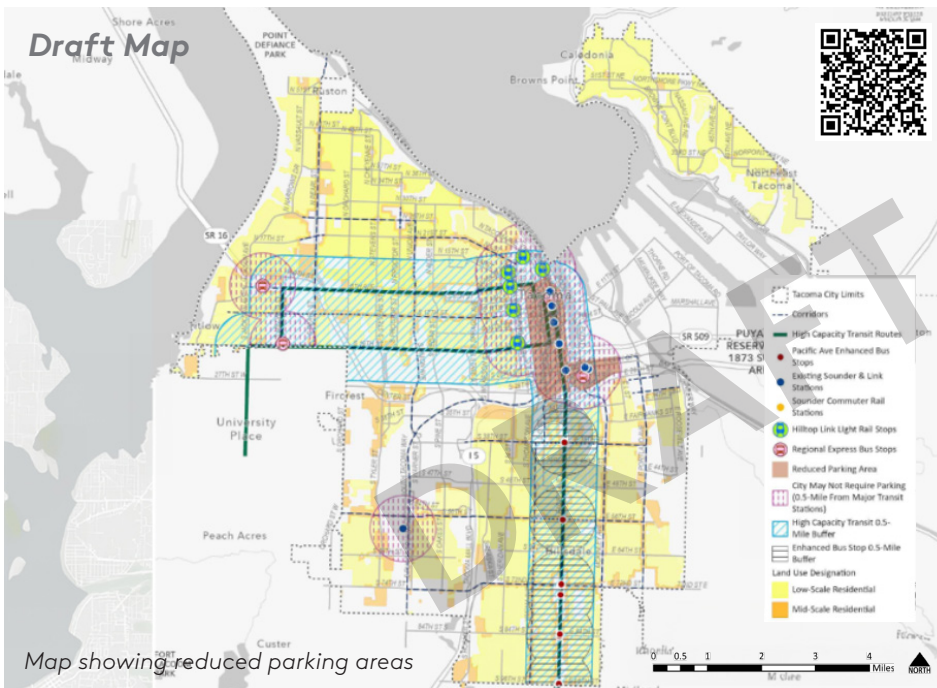
Housing Type	Description
Houseplex	 <p>A single building with up to 6 units which is generally the size of a single family house, includes an entry from the street and a backyard. Allowed in UR-1/2/3.</p>
Backyard Building	 <p>A building located behind another structure at the rear of a lot, which may contain a garage. Allowed in UR-1/2/3.</p>
Courtyard Housing	 <p>A group of detached or attached units arranged around a shared courtyard which is a shared social space taking the place of private back yards. Detached Courtyard Housing is allowed in UR-1/2/3. Attached is allowed in UR-2/3.</p>
Rowhouses	 <p>A multi-story building with access to the street from a front door; it is always attached to 2 to 5 other Rowhouses, which together create a "Rowhouse Cluster". Allowed in UR-1/2/3.</p>
Multiplex	 <p>A medium building consisting of 7 or more stacked units with the appearance of a large house or a small apartment building. Allowed only in UR-3.</p>

Parking Summary Sheet

Overview

Home in Tacoma includes reduced parking requirements for new housing, making it easier to fit multiple elements on to a lot, encourage walkable neighborhoods, promote transportation choices, allow flexibility for developers, and lower construction costs.

- Depending on the zone, parking requirements will be relaxed from 2 required parking spaces per dwelling to 1 to 0.5 spaces per dwelling. No parking will be required near transit, consistent with new state legislation.
- No parking maximums are included, so developers can build more parking than minimum requirements.
- A covered bike parking space will be required for every unit, as well as some short-term bike parking for visitors.



Illustrative diagram showing parking area

◀ Parking will be reduced through the Reduced Parking Area Expansion - 1/2 mile from major transit stations. Includes Pac Ave, transit lines #1, 2 and future LINK extension. Applies only to residential zoning districts.

Full interactive maps available at [Home in Tacoma Project: AHAS Planning Actions - City of Tacoma](#)

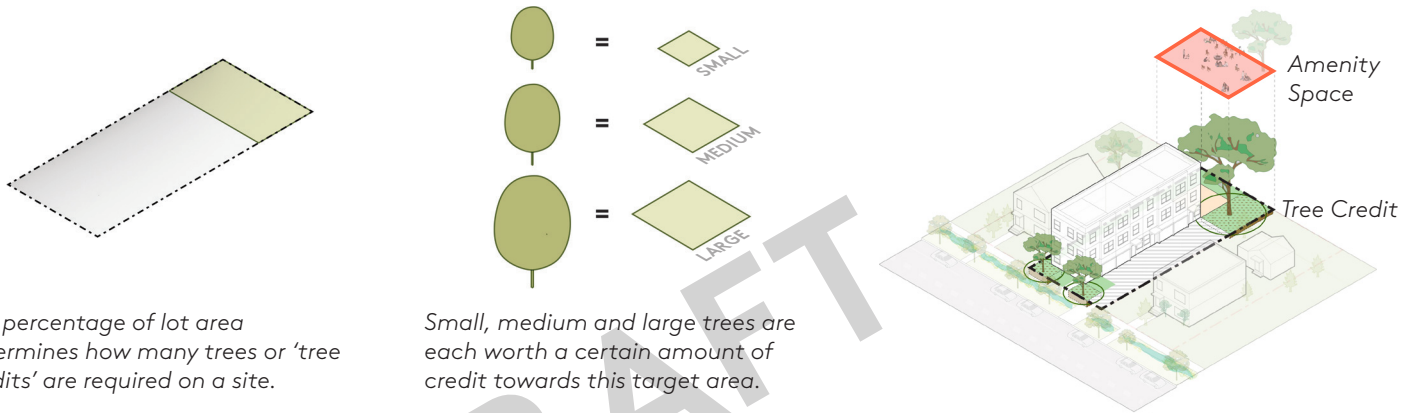
	UR-1	UR-2	UR-3
Automobile Parking	<ul style="list-style-type: none"> • By right: 1 stall per unit • Bonus 1: None for bonus units • Bonus 2: None 	<ul style="list-style-type: none"> • By right: 0.75 per unit • Bonus 1: None for bonus units • Bonus 2: None 	<ul style="list-style-type: none"> • By right: 0.5 per unit • Bonus 1: None for bonus units • Bonus 2: None
Parking Reductions	<ul style="list-style-type: none"> • None required in Reduced Parking Areas (1/2-mile from major transit stations) 		
Existing Automobile Parking (for reference)	<ul style="list-style-type: none"> • 2.0 stalls per single-family dwelling • 1.25 per multifamily dwelling unit • Some reductions available • No parking required for ADUs 		
Bike Parking	<ul style="list-style-type: none"> • 1 long-term stall per unit • 1 short-term U-rack (2 stalls) per site (existing is 1 per 20 units) • Allow long-term bike parking within dwelling units 		

Landscaping Code & Amenities Summary Sheet

Overview

Based on public priorities, landscaping code updates were developed in a collaborative effort alongside zoning and standards updates to promote both middle housing development and tree canopy.

- Trees (in the form of “tree credits”) will be required for all new middle housing to support the Citywide 30% tree canopy goal, and to foster multiple urban forestry benefits such as shading, habitat and livability.
- Requirements for tree planting space and soil volume will be increased to promote tree longevity and health.
- Existing tree retention will be incentivized through relaxation of development standards.
- Amenity/yard space will be restructured to be based on the number of units per site.

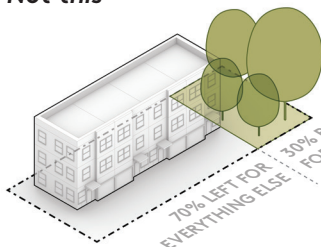


The percentage of lot area determines how many trees or 'tree credits' are required on a site.

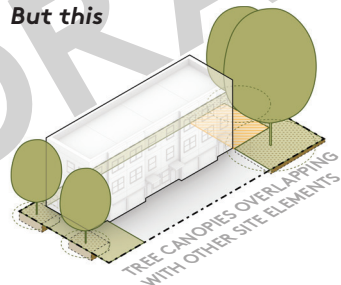
Small, medium and large trees are each worth a certain amount of credit towards this target area.

Illustrative diagram showing amenity space and tree credit

Not this



But this



However, these tree canopies can overlap with paving, buildings, and extend beyond the lot. Structural soil cells can be used in constrained sites to provide soil for trees in the same place as driveways, parking, and paths.

	UR-1	UR-2	UR-3
Amenity Space	<ul style="list-style-type: none"> • By right: 300 sf per unit • Bonus 1: 250 sf per unit • Bonus 2: 200 sf per unit multifamily dwelling unit 	<ul style="list-style-type: none"> • By right: 200 sf per unit • Bonus 1: 150 sf per unit • Bonus 2: 100 sf per unit 	<ul style="list-style-type: none"> • By right: 100 sf per unit • Bonus 1: 75 sf per unit • Bonus 2: 50 sf per unit
Tree credits (canopy equivalent)	<ul style="list-style-type: none"> • By right: 35% • Bonus 1: 30% • Bonus 2: 25% 	<ul style="list-style-type: none"> • By right: 30% • Bonus 1: 25% • Bonus 2: 20% 	<ul style="list-style-type: none"> • By right: 25% • Bonus 1: 20% • Bonus 2: 15%

Unit Lot Subdivision Summary Sheet

Overview

- Home In Tacoma Phase 1 and HB 1110 allow lot flexibility and separate ownership of individual units in new UR (Urban Residential) zones to encourage and promote more homeownership opportunities.
- Unit Lot Subdivisions are a way to divide property for separate ownership, potentially with shared access and infrastructure.
- Minimum site size for a Unit Lot Subdivision (or minimum “parent lot”) is laid out in the district standards table.
- Unit lots can be created from the parent lot provided the overall lot area/density standards for the district are met. Parent lot must meet all standards but unit lots do not have to meet standards.

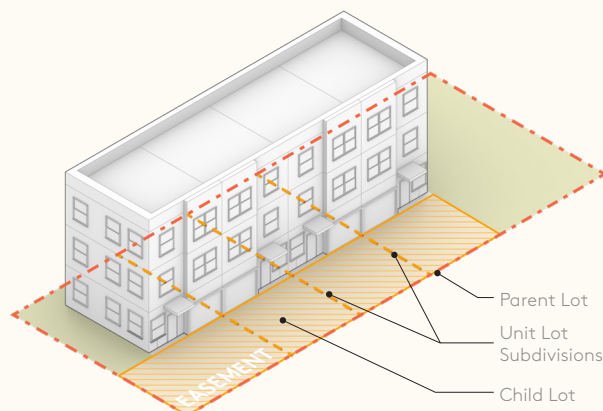
Example:

6,000 square foot parcel in UR-1.
Maximum density is 1 unit per 1,500 sf of site area.

$$6,000 / 1,500 = 4 \text{ units}$$

Four child parcels could be created. Not all units would have to be on 1,500 square feet of land, but all development standards are required to be met for the site as a whole.

Easements could be provided for pedestrian or automobile access, and some amenities (e.g. open space for some types of development) could be owned in common, often through HOA's).



Illustrative diagram showing unit lot subdivisions.

ULS - Unit Lot Subdivision

“Lot, parent” - legal lot which establishes the exterior boundary of a unit lot subdivision

“Lot, unit/child” - portion of a parent lot, the fee of which may be independently transferred upon recording of a unit lot subdivision.

Affordability Bonuses Summary Sheet

Overview

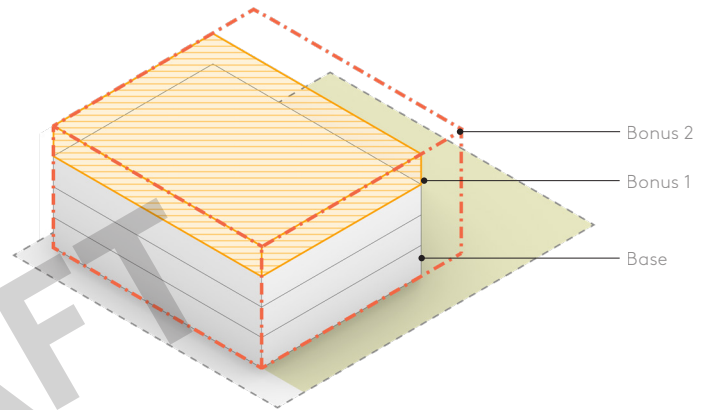
- The proposed Home In Tacoma (HIT) affordability bonuses are intended to support the construction of housing affordable to households earning 60% to 80% AMI (area median income) for rentals, and up to 100% AMI for ownership.
- The HIT market feasibility analysis shows middle housing is financially feasible & will increase affordability and choice—but other actions are needed for moderate to low-income households. The HIT Bonus Program can help meet that need and support other goals. (see chart below)
- Other City programs exist (see the **Affordable Housing Action Strategy**) and could be expanded to create deeper affordability.

Bonuses offered (can be combined)

- More units (density)
- Larger Buildings (floor area or “FAR”)
- Taller Buildings (Rear Yard in UR 1/2, entire building in UR-3)
- Parking reductions
- Multi Family Tax Exemption (in UR-3)
- Relaxed Setbacks (front and rear)
- Reduced Amenity Space & Tree Canopy

Public Benefits

- Affordability
- Retention of existing buildings



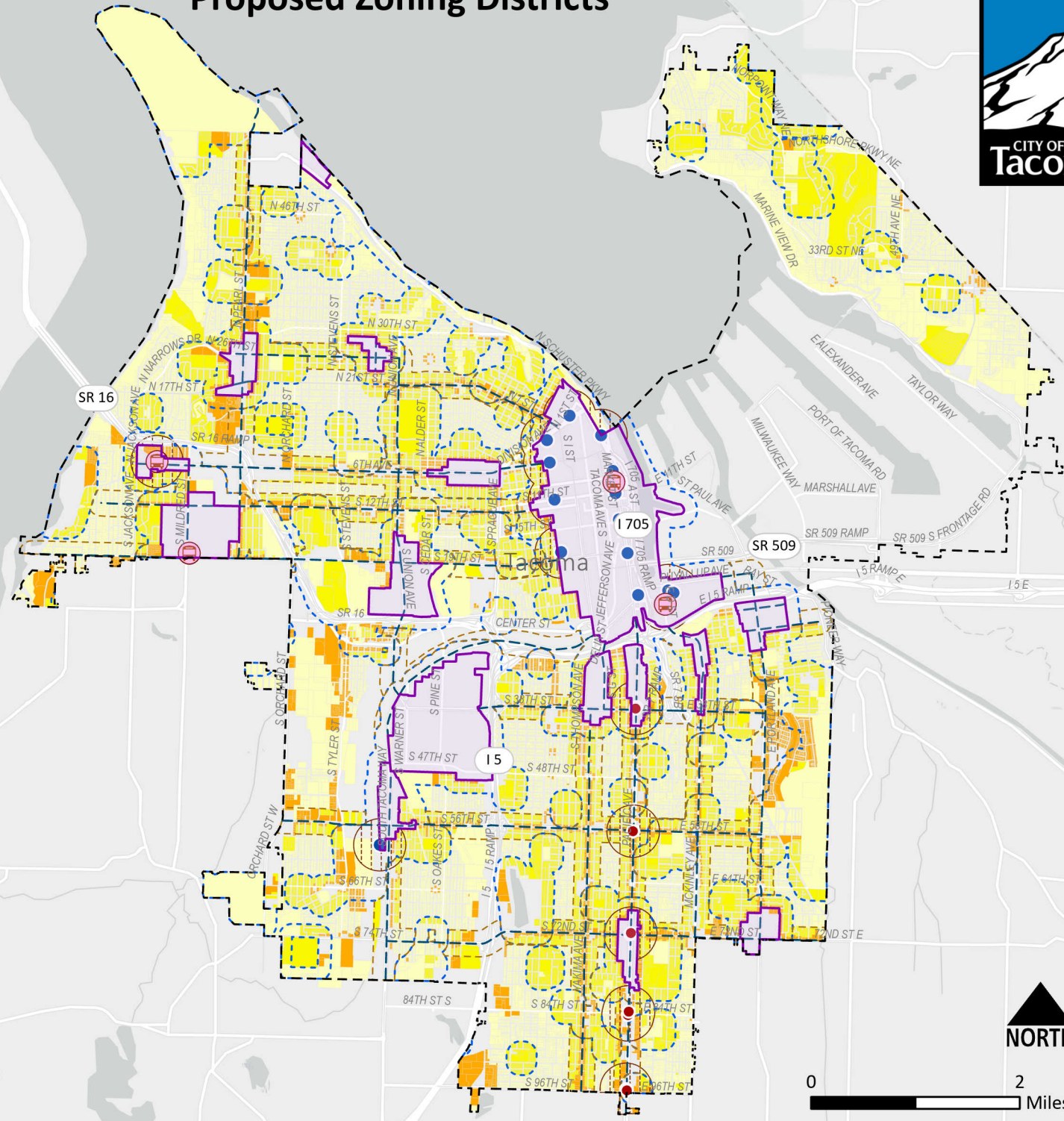
Illustrative diagram showing bonuses

	UR-1	UR-2	UR-3
Voluntary or Mandatory?	Voluntary		
Length of Affordability	50 years		
Fee in lieu (currently \$10000 per bonus unit) *Fee goes to the Housing Trust Fund	\$62000 per unit	\$62000 per unit	\$72000 per unit
Offsite provision of affordable housing	Permitted		
Regular updates	Program to be reviewed on a regular basis (3 to 5 years)		
Number of Units	2 bonus units (or 20%)	2 bonus units (or 20%)	20% of total units
Affordability requirement: State authorizes (50% to 80% AMI for rentals, 80% to 100% AMI for ownership)	80% AMI rental, 100% AMI ownership	80% AMI rental, 100% AMI ownership	70% AMI rental, 100% AMI ownership
Layer with MFTE (Multi Family Tax Exemption)	n/a	n/a	MFTE and bonuses can be combined Extend MFTE to all Mid-scale Residential areas and Multifamily High-density areas
Density, FAR, Height & Parking Bonuses	Refer to Zoning Summary Sheet		

Proposed Zoning Districts



Draft
01/08/24



- Tacoma City Limits
- Mixed Use Centers
- Regional Express Bus Stops
- Transit Stop Location
- Pacific Ave Enhanced Bus Stop
- Corridors
- Buffers from Major Transit Centers and Enhanced Bus Stop
- 0.125-Mile Buffer from Corridors
- 0.125 Mile from Complete Neighborhood Features Services

Proposed Zoning

Base Zone

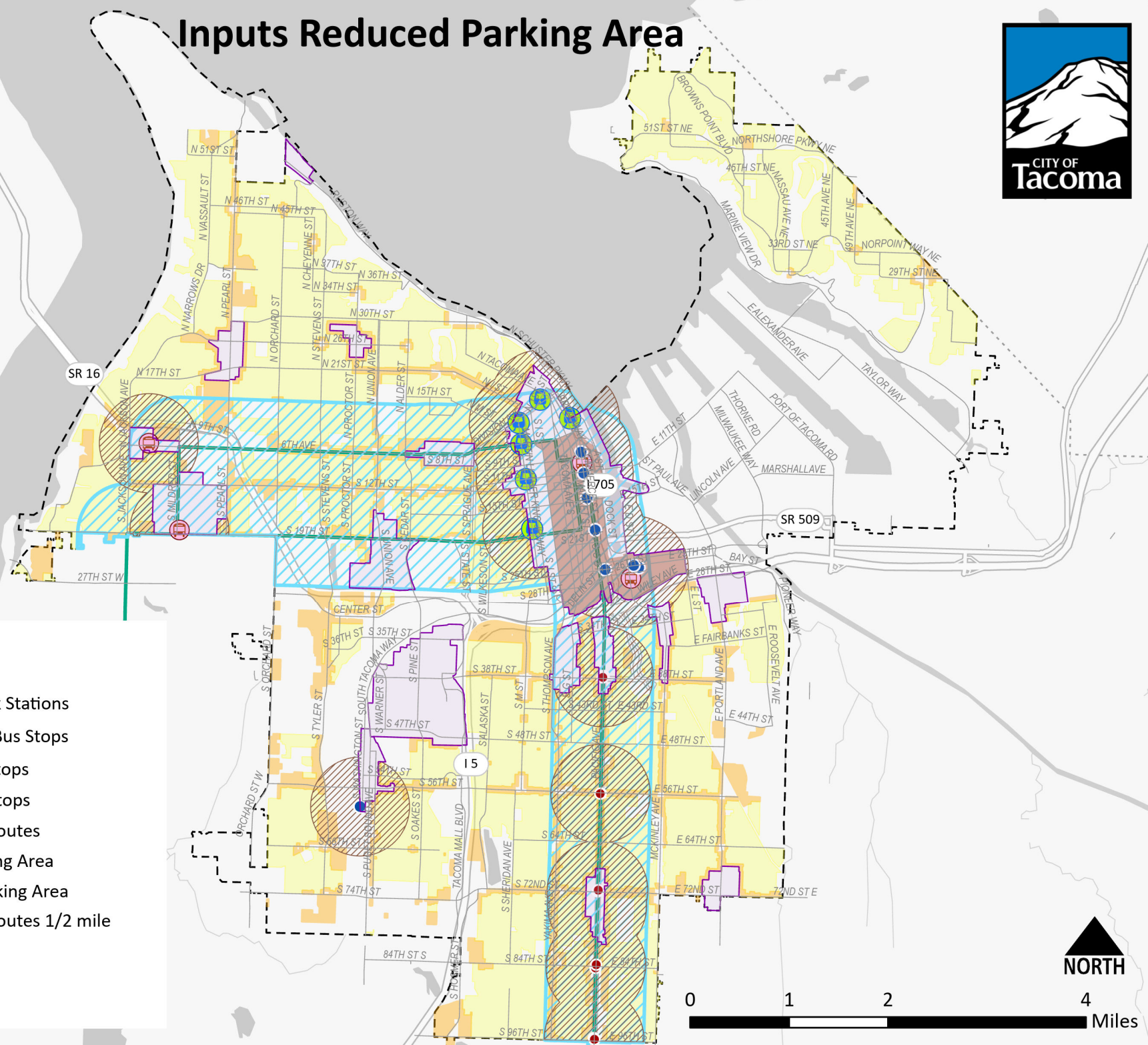
- UR-1
- UR-2
- UR-3



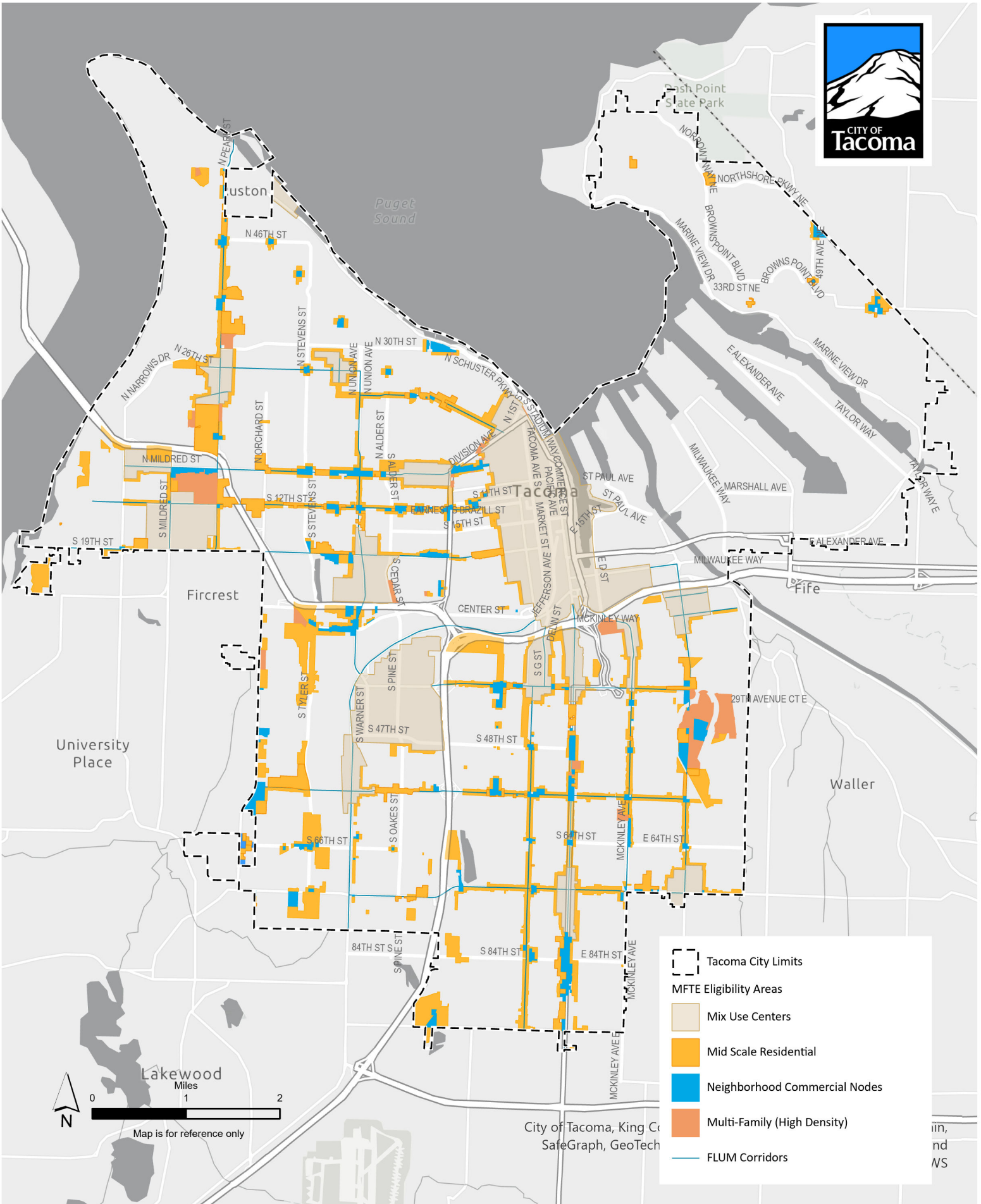
Inputs Reduced Parking Area



- Tacoma City Limits
- Mixed Use Centers
- Existing Sounder & Link Stations
- Pacific Ave Enhanced Bus Stops
- Regional Express Bus Stops
- Hilltop Link Light Rail Stops
- High Capacity Transit Routes
- Current Reduced Parking Area
- Proposed Reduced Parking Area
- High Capacity Transit Routes 1/2 mile Buffer
- Low-Scale Residential
- Mid-Scale Residential



Residential Target Areas - Proposed



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SafeGraph, GeoTech

Map is for reference only



Home In Tacoma Zoning and Standards Changes Guide

January 17, 2024

This document is a guide to the proposed changes to the Tacoma Municipal Code (TMC) that would be made to implement the Home In Tacoma (HIT) project. The HIT package involves changes to multiple TMC titles, chapters and sections which work together to guide development activities within the City of Tacoma.

This guide is intended to supplement the HIT project overview, topic summaries and maps which together summarize the proposals, clarify where zoning districts apply, and provide relevant background.

TOPIC SUMMARIES

- HIT Project Summary
- Zoning
- Parking
- Housing types
- Landscaping Code and Amenities
- Unit Lot Subdivisions
- Affordability Bonuses

MAPS

- Urban Residential Zoning Districts
- Reduced Parking Area
- Residential Target Area



Proposed Tacoma Municipal Code (TMC) Changes by section

This summary includes all changes proposed to the TMC, with the following exceptions.

1. Terminology changes being made throughout the code, including
 - a. Updating references to the proposed Urban Residential zones
 - b. Adding references to new defined middle housing types
 - c. Replacing the term “family” with “household” or “unit”
2. Non-substantive text clarifications and updated code references

Key:

Grey font = no changes proposed

Black font = Changes proposed, as summarized in *blue italicized font*

1.37 Transfer of Development Rights Program Administrative Code

- 1.37.010 Purpose.
- 1.37.020 Definitions.
- 1.37.030 Sending Areas.
- 1.37.040 Sending Area Development Limitations.
- 1.37.050 Sending Area TDR Allocation. *For Tacoma Habitat sending areas, change method used to determine number of TDR Credits from one per forgone dwelling to one per forgone parent lot.*
- 1.37.060 Receiving Area Baselines, Maximum Development and Exchange Ratios for Receiving Areas Where Bonus Development Is Allowed By TDR.
- 1.37.070 Sending Area Process / TDR Certification.
- 1.37.080 Receiving Area Process.
- 1.37.090 TDR Manager Responsibilities.

1.39 Affordable Housing Bonuses Administrative Code

- 1.39.010 Purpose. *Reference 2023 State Legislative direction and evaluation of local affordability needs.*
- 1.39.020 Definitions. *Updates to make terms easier to understand.*
- 1.39.030 Applicability. *Updates to reflect Urban Residential zones and bonus structure.*
- 1.39.040 Program Requirements. *Reflect Urban Residential zones affordability levels; require affirmative marketing to lower and moderate-income residents.*
- 1.39.050 Financial Incentives.
- 1.39.060 Development Incentives. *Remove Planned Residential Districts which are not part of proposed zoning; add Urban Residential bonuses (affordability, retention of existing buildings with infill).*
- 1.39.070 Residential Upzones. *Update methodology for determining number of affordable units required.*
- 1.39.080 Incorporation of Affordable Housing Units. *Remove Planned Residential Districts which are not part of proposed zoning; add Urban Residential bonuses; update fee in lieu calculation and amounts.*
- 1.39.090 Procedures.
- 1.39.100 Affordable Housing Inclusionary Development Requirements. *Incorporate proposed fee in lieu amount.*



13.01.010 Definitions

- 13.01.010 Purpose.
- 13.01.020 Planning Commission Definitions.
- 13.01.040 **Platting and Subdivisions Definitions.** *Add definitions to support Unit Lot Subdivisions.*
- 13.01.050 Land Use Permits and Procedures Definitions.
- 13.01.060 **Zoning Definitions.** *Clarifications of definitions related to housing including households, housing types, special needs housing, Accessory Dwelling Units, habitable space, residential businesses, and “major transit stops”; adds “heritage buildings.”*
- 13.01.070 Landmarks and Historic Special Review Districts Definitions.
- 13.01.090 South Tacoma Groundwater Protection District Definitions.
- 13.01.100 Shoreline Master Program Definitions.
- 13.01.110 Critical Areas Preservation Definitions.
- 13.01.120 **Environmental Code Definitions.** *Update “major transit stop” definition.*
- 13.01.150 Commute Trip Reduction Definitions.
- 13.01.160 Concurrency Management System Definitions.
- 13.01.170 **Mixed-Use Center Development Definitions.** *Update definitions including “household”; update reference to Residential Target Areas.*

13.04 Platting and Subdivisions

- 13.04.010 Title
- 13.04.020 Intent and authority
- 13.04.030 Policy
- 13.04.040 Repealed
- 13.04.050 Jurisdiction
- 13.04.055 Platting on shorelines
- 13.04.060 Exclusions
- 13.04.070 Alteration
- 13.04.075 Vacation
- 13.04.085 Boundary line adjustment
- 13.04.088 Binding site plan approval
- 13.04.090 Short plat/short subdivisions procedures
- 13.04.093 **Unit Lot Subdivisions.** *New section describing the process and standards for separate ownership of individual “unit” lots below what would otherwise be the minimum lot sizes.*
- 13.04.095 Appeals
- 13.04.100 Plat/subdivision procedures
- 13.04.105 Replat or redivision of platted lots
- 13.04.110 General requirements and minimum standards for subdivisions and short subdivisions
- 13.04.120 Conformity to the Comprehensive Plan and applicable ordinances, manuals, design specifications, plans, and guidelines
- 13.04.130 Relation to adjoining street system
- 13.04.140 Access
- 13.04.150 Conformity to topography
- 13.04.160 Public or private streets or ways, or permanent access easement widths
- 13.04.165 Streetlights
- 13.04.170 Roadways
- 13.04.180 Public or private streets or ways, or permanent access easement design
- 13.04.190 Dead-end/cul-de-sac public or private streets or ways, or permanent access easements
- 13.04.200 Alleys
- 13.04.210 Easements



- 13.04.220 Blocks
- 13.04.230 Lots
- 13.04.240 **Plats within Planned Residential Development Districts (PRD Districts).** *Updates to reflect that no new PRD's will be allowed, while existing PRD's can be modified.*
- 13.04.250 Duplication of names
- 13.04.260 Public open space
- 13.04.270 Checking by the City Engineer – Charges
- 13.04.290 *Repealed*
- 13.04.300 Model home
- 13.04.305 Temporary rental or sales offices, contractors' offices, and signs
- 13.04.310 Subdivisions and Critical Areas
- 13.04.315 *Repealed*

13.05.010 Land Use Permits and Procedures

- 13.05.010 **Land use permits.** *Delete conditional use permit (CUP) process for Special Review Districts, infill pilot program; update CUPs for Special Needs Housing, reuse of Historic Structures, and Affordable housing bonus; add new CUPs Residential Businesses 2 and for reuse of "heritage buildings" as non-residential in residential zones.*
- 13.05.020 Application requirements for land use permits.
- 13.05.030 **Zoning and land use regulatory code amendments.** *Update requirement for evaluation of affordable housing needs with residential upzones.*
- 13.05.040 Historic preservation land use decisions.
- 13.05.050 **Development regulation agreements.** *Updates to require 50 years of affordability and modify affordability levels for consistency with HIT and state law.*
- 13.05.060 **Residential infill pilot program.** *Repeal the residential infill pilot program.*
- 13.05.070 Notice process.
- 13.05.080 Director decision making authority.
- 13.05.090 Decision of the director.
- 13.05.100 Appeals of administrative decisions.
- 13.05.105 Repealed.
- 13.05.110 Applications considered by the Hearing Examiner.
- 13.05.120 Expiration of permits.
- 13.05.130 **Modification/revision to permits.** *Update process for PRD District Modifications.*
- 13.05.140 Director approval authority.
- 13.05.150 Enforcement

13.06.010 General Provisions

- A. Applicability.
- B. Zoning code administration—General purposes. *Update intent statement to reflect HIT housing growth strategy.*
- C. Official Zoning Map. *Replace current residential zones with proposed Urban Residential zones.*
- D. Pedestrian streets designated.
- E. General Administrative Provisions.
- F. Height restrictions.
- G. Lot area restrictions. *Update lot area restrictions and exceptions; update projections into required setback areas.*
- H. Setbacks and yard areas. *Update setback and yard area standards and exceptions to reference Unit Lot Subdivisions.*
- I. Annexed land. *Change default zoning district from R-1 to UR-1.*
- J. Split zoning.
- K. Shoreline zoning.



- L. Nonconforming parcels/uses/structures. *Nonconforming structure and nonconforming residential use—add reference Binding Site Plan, PRD and Unit Lot Subdivision processes.*

13.06.020 Residential Districts

- A. Applicability.
- B. Purpose. *Update to reflect HIT growth strategy accommodating housing supply, choice and affordability; to de-emphasize the objective to “protect” established neighborhoods; and to recognize a range of uses in residential zones.*
- C. Districts established. *Delete the R-1, R-2, R2-SRD, HMR-SRD, R-3 and R-4-L Districts; add the proposed UR-1, UR-2 and UR-3 Districts; rename the R-4 and R-5 Multiple-Family Dwelling District to Multiple-Unit Dwelling District.*
- D. Pedestrian streets designated.
- E. District use restrictions. *Update to allow middle housing in all UR zones and integrate proposed housing types, to simplify residential land uses, to remove barriers to congregate and group housing and to expand options for non-residential uses.*
- F. District development standards. *Increase flexibility for lot area and measurements and setbacks; introduce new standards to increase compatibility with residential neighborhoods (including Floor Area Ratio and Amenity Space); add baseline and bonus densities and Floor Area Ratios.*
- G. Accessory building standards. *Remove ADUs from this section since they will be allowed within any housing type.*
- H. Townhouse standards. *Update to apply only outside of the UR Zones.*
- I. References to other common requirements.
- J. Small lot single-family residential development. *Delete section.*

13.06.030 Commercial Districts

- E. District use restrictions, 4. District use table – Commercial Districts. *Update residential land use definitions.*
- F. District development standards. *Update terminology for consistency (e.g., amenity space, tree credits).*

13.06.040 Mixed-Use Centers

- E. District use restrictions. 3. District use table – Mixed-Use Center Districts. *Update residential land use definitions.*
- F. District development standards. *Update terminology for consistency (e.g., amenity space, tree credits).*

13.06.060 Industrial

- E. District use restrictions. 3. District use table – Mixed-Use Center Districts. *Update residential land use definitions.*
- F. District development standards. *Update terminology for consistency (e.g., amenity space, tree credits).*

13.06.070 Overlay Districts

- A. View-Sensitive Overlay District.
- B. South Tacoma Manufacturing/Industrial Overlay District.
- C. PRD Planned Residential Development District. *Update to reflect no new PRDs allowed; update provisions for modifications to existing PRDs.*
- D. South Tacoma Groundwater Protection District (STGPD).
- E. Historic Special Review Overlay District.
- F. Joint Base Lewis McChord Airport Compatibility Overlay District (ACD). *Update to allow creation of 2,500 square foot parent lots.*
- G. Port of Tacoma Transition Overlay District (PTD).



13.06.080 Special Use Standards

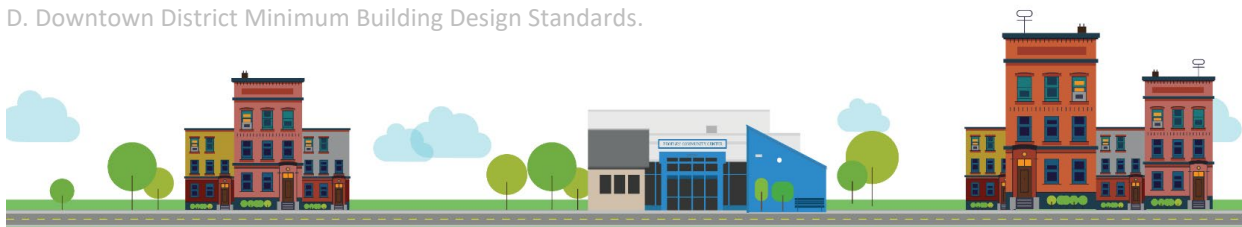
- A. Accessory dwelling units. *Update to allow two per parent lot which may be integrated within any housing type; modify development standards.*
- B. Adult uses.
- C. Cottage housing. *Delete section.*
- D. Craft Production.
- E. Day care centers.
- F. Fuel Facilities.
- G. Home Occupation. *Change to “Residential Business”; update to add flexibility for non-residential uses.*
- H. Juvenile community facilities.
- I. Live/Work and Work/Live.
- J. Marijuana Uses.
- K. Mineral resource lands.
- L. Parks, recreation and open space.
- M. Short-term rental. *Update to integrate new UR zones and residential definitions.*
- N. Special needs housing. *Update to reflect new UR zones; integrate middle housing types; remove occupant limits.*
- O. Surface mining.
- P. Temporary use.
- Q. Wireless communication facilities.
- R. Work release centers.
- S. Vehicle service and repair; and vehicle service and repair, industrial.

13.06.090 Site Development Standards

- A. Drive-throughs.
- B. Landscaping standards. *Update to require tree planting with middle housing development; to require tree retention in UR zones; and to increase tree health and longevity.*
- C. Off-street parking areas. *Update to integrate middle housing types; reduce quantity requirements for UR zones; change parking standards; reduce required driveway widths; and, expand Reduced Parking Area to UR zoned areas within ½ mile of major transit stations and transit corridors.*
- D. Loading spaces.
- E. Storage areas and vehicle storage areas.
- F. Pedestrian and bicycle support standards. *Update to reduce minimum required walkway widths for ADUs and some middle housing types.*
- G. Short and Long term Bicycle parking. *Update to require long-term bike parking for all residential development; modify bike parking standards to allow long-term bike parking within dwellings and to reflect best practices.*
- H. Transit support facilities. *Update to a more consistent approach for residential uses.*
- I. Sign Standards. *Update to reflect new UR zones and to use a consistent approach for residential uses.*
- J. Residential transition standards. *Simplify Upper Story Step-back requirement; remove Landscaping Buffer requirement when the site is separated from the residential district by a street.*
- K. Fences and Retaining Walls. *Update to require planting area for taller fences.*
- L. Utilities. *Update to reference UR District standards.*
- M. Street Level Building Transitions.

13.06.100 Building Design Standards

- A. Commercial District Minimum Design Standards.
- B. Mixed-Use District Minimum Design Standards.
- C. Multi-family Residential Minimum Design Standards. *Rename Multi-unit; add reference to the UR Districts form-based code.*
- D. Downtown District Minimum Building Design Standards.



- E. Single, Two and Three-Family Dwelling Minimum Design Standards. *Update to apply only outside of UR Districts.*
- F. Small Lot Single-Family Residential Development Minimum Design Standards. *Delete the Small Lot Single-Family Standards; replace them with the proposed Urban Residential Design Standards (including middle housing form-based Housing Types and Additional Standards).*
- G. Accessory Dwelling Unit Minimum Design Standards. *Delete section.*
- H. Townhouse Minimum Design Standards. *Update to apply only outside of UR Districts.*
- I. Cottage Housing Minimum Design Standards. *Delete section.*

13.12 Environmental Code

Part Three – Categorical Exemptions

- 13.12.300 Purpose of this part and adoption by reference.
- 13.12.310 Flexible thresholds for categorical exemptions.
- 13.12.320 Emergencies.

Part Five – Environmental Impact Statement (EIS)

- 13.12.500 Purpose of this part and adoption by reference.
- 13.12.510 Scoping.
- 13.12.520 Expanded scoping (optional).
- 13.12.530 EIS preparation.
- 13.12.540 Issuance of final environmental impact statement (FEIS).
- 13.12.550 SEPA Planned Action EIS.
- 13.12.560 **Optional Plan Elements and Development Regulations.** *Increase the threshold for SEPA review for residential development within UR Districts from 20 to 40 dwellings; update standards to require soil testing within the Asarco Plume for residential developments with 20 to 40 units located within UR Districts.*
- 13.12.570 **Archaeological, Cultural, and Historic Resources.** *Update SEPA to describe citywide archaeological, cultural, and Historic Resources protections; update standards to require archaeological, cultural and historic review for residential developments with 20 to 40 units located within UR Districts.*
- 13.12.580 **Traffic Impact Assessment.** *Update standards to require a limited TIA for residential development from 20 to 40 units located within UR Districts, under certain circumstances.*

13.17 Residential Target Areas

- 13.17.020 Residential target area designation and standards. *Add Comprehensive Plan Multifamily High-density designations and remaining Midscale Residential areas to the RTA (authorizing use of the Multifamily Tax Exemption Program).*
- 13.17.030 Tax exemptions for multi-family housing in residential target areas.

END





HIT Site Planning Study Key Findings

01/17/24

Background and Summary

In 2021, City Council adopted a new housing growth vision and updated policies to enable Missing Middle Housing in Tacoma’s neighborhoods and increase housing supply, affordability, and choice for current and future residents, through Home In Tacoma Phase 1. Now, the City is proposing to adopt new zoning designations, development standards, and other actions, together referred to as Home in Tacoma Phase 2. This includes addressing recent requirements from the HB1110 state legislation, which increased Middle Housing density requirements for Tacoma as compared to the previous policy direction.

Supporting the feasibility of Middle Housing development is essential to meet project goals including getting housing growth right, meeting multiple goals, and making housing more affordable. An important aspect of development feasibility is considering the spatial demands of all site requirements. These include buildings, required setbacks, amenity space, trees, vehicular and pedestrian access, car and bicycle parking, and infrastructure and utilities including solid waste, water, power, sewer, and stormwater management.

Planning and Development Services (PDS) staff collaborated with Mithun (lead consultants on the HIT Project) on Middle Housing site testing analysis to inform upcoming decisions as part of the proposed standards in the new UR-1, UR-2, and UR-3 zones. The analysis consisted of testing six scenarios for a range of middle housing types, along with a set of site assumptions for lot dimensions and access representing typical Tacoma lots. The development scenarios were intentionally chosen to represent the most constrained or highest-intensity scenarios, knowing that less intensive scenarios would be feasible on typical sites if these six scenarios could fit. Throughout the exercise, PDS staff sought input from members of the Tacoma Permit Advisory Group as well as from other departments and collaborated with our partner utility and public service providers.

Overall, the exercise demonstrates that it is generally feasible to develop the intended housing types and densities, provided adjustments are made to infrastructure, access and utility standards. As a result of the analysis and stakeholder discussion, three categories of recommendations were identified to improve Middle Housing feasibility.

Middle Housing Site Testing Analysis

PDS lead an analysis and site testing exercise to evaluate the feasibility of developing the increased density allowed in the new UR-1, UR-2, and UR-3 zones. PDS made assumptions for draft land use standards based on staff and public feedback. The goal of the exercise was to determine if there were conflicts with the proposed standards and the constructability of the new Missing Middle Housing types. The attached site plans depict the scenarios and assumptions analyzed through this exercise.



As part of this effort, PDS coordinated with members of the Tacoma Permit Advisory Group, other departments, and partner utility and public service providers. This included better understanding current requirements and needs, as well as discussing barriers and potential opportunities for changes that might better achieve overall project and City goals. Utility and public service providers agreed on the need to modify and/or adopt new practices, procedures, or policies to enable the development of this Missing Middle Housing.

Results and Recommendations

Overall, the site testing analysis concludes that it is generally feasible to develop the six highest-intensity scenarios studied while meeting the zoning and land use standards as proposed in the HIT package, **provided that a set of recommended changes to infrastructure, access and utilities standards are enacted**. Without the recommended changes, Middle Housing feasibility is diminished, and realizing project objectives may be limited.

The analysis found that in the six (highest-intensity) scenarios studied, space is limited and it can be challenging to develop at or near the number of units proposed to be permitted under the zoning package. In addition, the team recognizes that there are numerous variables that could be encountered in any future Middle Housing project (such as topography, lack of infrastructure, soil conditions, and critical areas) which would impact development potential irrespective of zoning and standards. Given these realities and the City's policy objectives to promote housing development, it will be helpful for the City to introduce flexibility into the standards and requirements—both as part of the HIT Project and subsequent to adoption as lessons are learned through implementation.

PDS staff have three categories of recommendations intended to address feasibility limitations stemming from spatial demands:

1. Minor changes to the HIT zoning and land use standards package.
2. Infrastructure, access and utilities standards changes. These were developed prior to the site testing analysis but were further vetted through this effort.
3. Future actions: Ongoing study will be needed to determine whether further adjustments should be made to the zoning and land use package and/or to infrastructure, access and utilities standards.

1. Zoning and land use standards package changes

While the HIT zoning and land use standards package is increasing some requirements that will take space on development sites (such as tree planting and bike parking), it is also substantially reducing many requirements (such as setbacks and vehicular parking) that more than make up for it. The package also offers additional flexibility to facilitate retention of existing buildings, and includes flexibility on landscaping requirements (such as a limited fee in lieu option). In sum, PDS staff conclude that the package strikes a reasonable balance that is consistent with the HIT policy direction and supportive of middle housing development.

Through the site planning exercise, several opportunities for minor refinements to the land use package became apparent, which staff propose to include in the HIT Package:

- Reduce the required amenity space, tree credits, parking ratios, and minimum setbacks for developments using the bonus options.



- Allow reduced soil volume where meeting required volumes would require demolition of established planting.
- Allow Suspended Pavement Systems (I.e. “Silva Cells”) to count toward both stormwater and soil volume requirements

2. Summary of infrastructure, access and utilities standards changes

As anticipated, the site planning exercise demonstrated that updates to infrastructure, access and utilities standards are needed in order to facilitate middle housing development. Staff from multiple General Government and Tacoma Public Utilities work groups are collaborating to vet updates intended to allow sharing of facilities by multiple dwellings and/or reduced spatial demands. In addition, it is notable that one change not directly related to HIT is likely to increase spatial demands on housing development sites—stormwater modeling shows that increased precipitation due to climate change necessitates more robust onsite stormwater facilities in order to prevent urban flooding. The following standards updates will move ahead to City Council decision or administrative implementation generally on the HIT timeline so that they can be implemented concurrently.

Public Service	Description of Updates	Action Required
Solid Waste	<ul style="list-style-type: none"> • New Shared Service will be allowed between multiple units <ul style="list-style-type: none"> ○ A Legal Entity will need to be responsible <ul style="list-style-type: none"> ▪ Home Owners’ Assoc. (HOA) acceptable • A Municipal Code Change will be required for new standards <ul style="list-style-type: none"> ○ New enclosure requirements • Solid Waste is also evaluating additional new rate/size options 	Ordinance Required
Wastewater	<ul style="list-style-type: none"> • New Shared Side Sewers will be allowed in certain situations <ul style="list-style-type: none"> ○ Recorded Maintenance Agreement to title of properties ○ HOA could be responsible entity 	Resolution Required (Updated Side Sewer Manual)
Stormwater	<ul style="list-style-type: none"> • Allow shared facility/infrastructure <ul style="list-style-type: none"> ○ C&E agreement recorded to all property titles ○ HOA could be responsible entity • Updated onsite management requirements 	Resolution Required (Updated Stormwater Manual)
TPU Water	<ul style="list-style-type: none"> • New Shared Service will be allowed between multiple units (including for fire system) <ul style="list-style-type: none"> ○ A Legal Entity will need to be responsible <ul style="list-style-type: none"> ▪ HOA acceptable ○ Easements and maintenance agreement needed • Individual meters still allowed if desired • HOA could be responsible entity for backflow check for irrigation and fire 	Administrative Change
TPU Power	<ul style="list-style-type: none"> • Continue to maintain separate meter per lot/unit • May require SSB for easy disconnect 	Possible Board Action



<p>Access Standards</p>	<ul style="list-style-type: none"> • Pedestrian pathways: <ul style="list-style-type: none"> ○ Accessory Dwelling Units: 3 feet width ○ Multiple Units: 4 ft width ○ Adjacent to driveways: No difference • Driveway widths – Now based on parking stalls <ul style="list-style-type: none"> ○ 10 feet minimum up to 8 stalls ○ 16 feet width for 9-20 stalls ○ 20 feet width for 21+ units ○ 20 feet width on any access aisle 	<p>Ordinance Required (part of HIT package) Resolution Required (ROW Design Manual)</p>
<p>Parking Standards</p>	<ul style="list-style-type: none"> • Vehicular <ul style="list-style-type: none"> ○ 8.5 ft x 16.5 ft standard ○ 7.5 ft x 15 ft compact <ul style="list-style-type: none"> ▪ 50% of required parking can be compact ○ Possible accessible stall requirements • Bike <ul style="list-style-type: none"> ○ Short-term bike parking: 1 U-shaped bike rack per site (for projects over 5 dwelling units) ○ Long-term bike parking: 1 stall per unit 	<p>Ordinance Required (part of HIT package) Resolution Required (ROW Design Manual)</p>

3. Future actions

The third category of staff recommendations includes actions that require further study, stakeholder engagement, and/or policy decisions than can be accomplished on the HIT timeline. Future consideration of these actions will be informed by the outcomes of early implementation of the HIT process, and undoubtedly additional actions will be added to this list. The following actions have emerged through the site planning exercise and ongoing discussions.

- Zoning and land use standards: Monitor implementation to identify refinements to the zoning and standards package
- Transportation and access: Evaluate site access standards for vehicles and pedestrians, potentially including approaches that allow pedestrians and cars to safely share space (e.g., woonerfs)
- Stormwater: Seek opportunities to promote housing and stormwater goals through the upcoming Watershed Planning effort
- Stormwater/landscaping: Consider development of a “Green Factor”—an innovative regulatory approach used by some cities to increase flexibility and options for housing developers while promoting stormwater, sustainability and urban forestry goals through a “pick list”

Attachment: Site Planning Layouts



#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

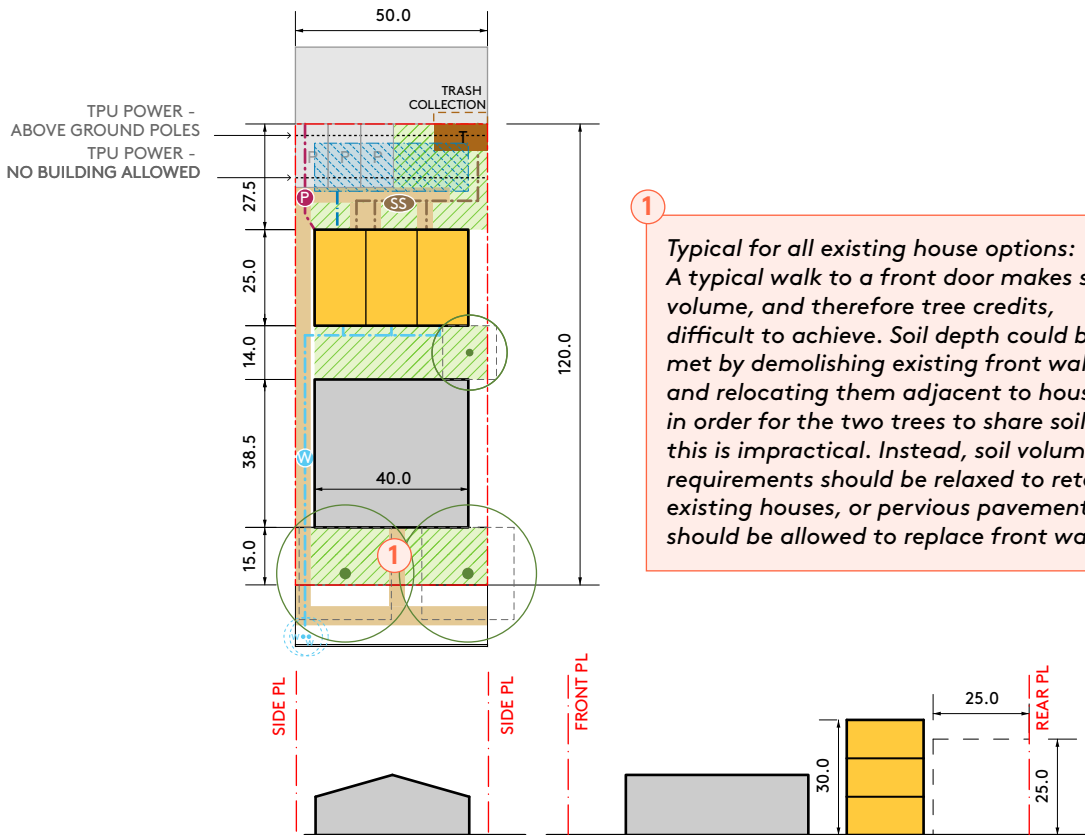
Note: * BYB = Backyard Building

Amenity Space

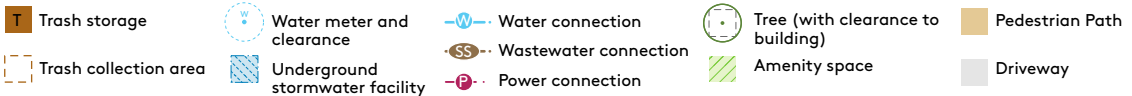
- Ground level amenity space: 2,180 SF
- Amenity space min.: 1,200

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'



1
 Typical for all existing house options: A typical walk to a front door makes soil volume, and therefore tree credits, difficult to achieve. Soil depth could be met by demolishing existing front walks and relocating them adjacent to houses in order for the two trees to share soil, but this is impractical. Instead, soil volume requirements should be relaxed to retain existing houses, or pervious pavement should be allowed to replace front walks.



#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

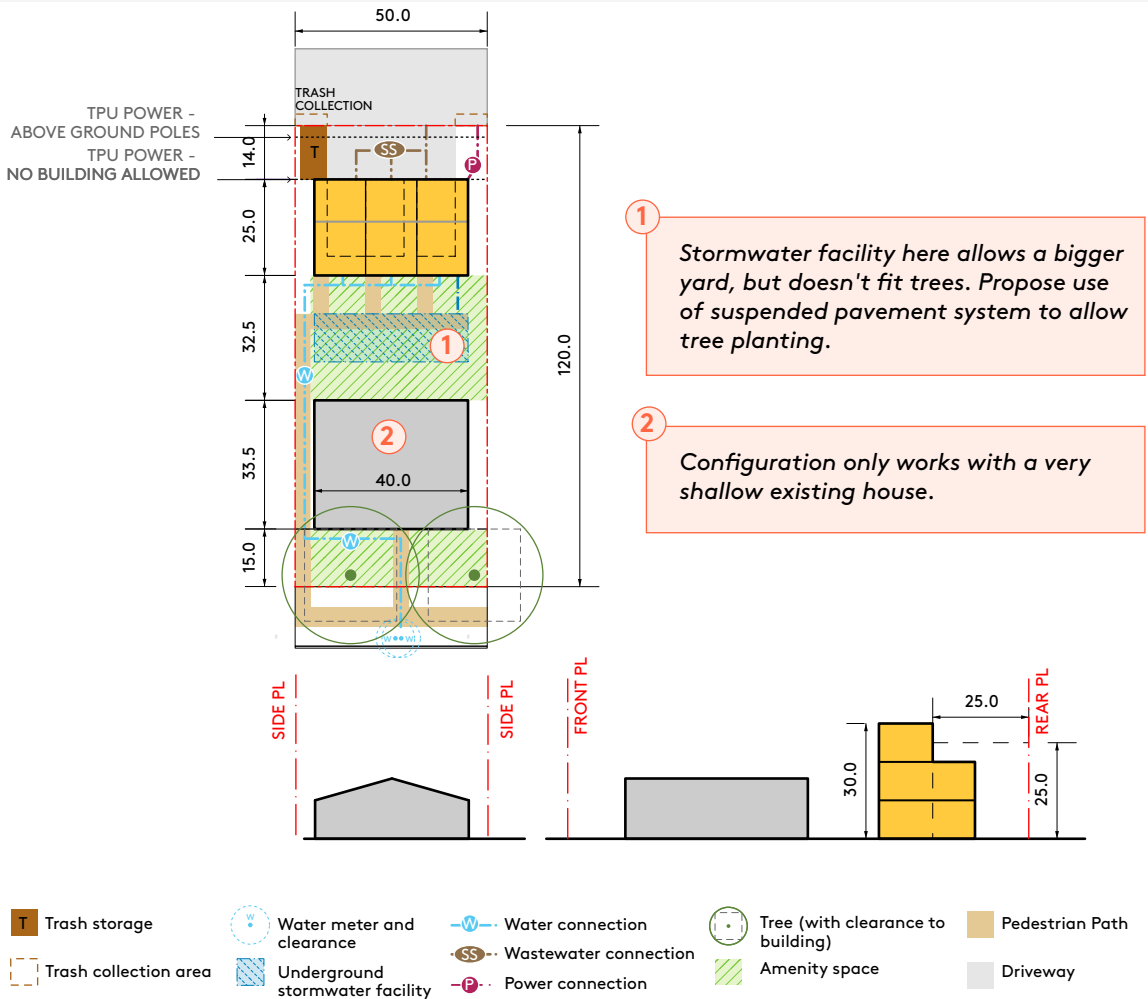
Note: * BYB = Backyard Building

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 1
- Does not meet tree credits 1



#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

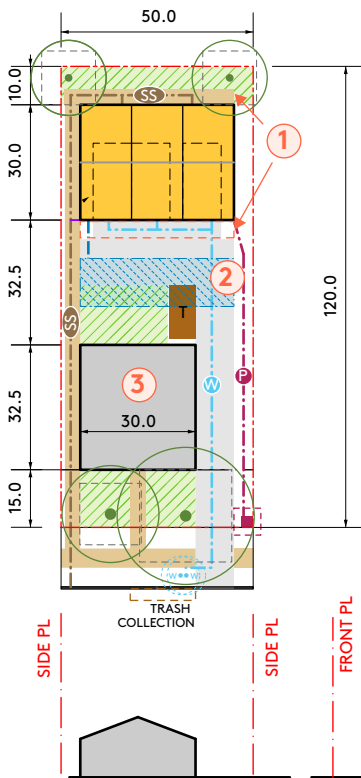
Amenity Space

- 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

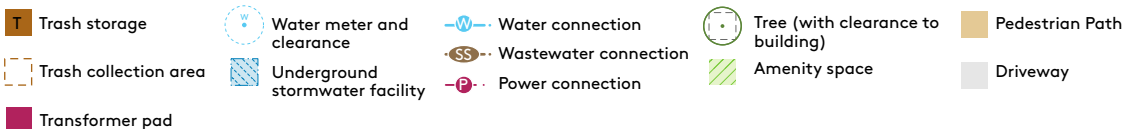
Note: * BYB = Backyard Building



1 Requirement for separated pedestrian and auto access puts rear sidewalks too close to building and negates private yards for the units. Discuss moving sidewalk to cross driveway.

2 Stormwater facility here allows a bigger yard, but doesn't fit trees. Propose use of suspended pavement system to allow tree planting.

3 Configuration only works with a shallow existing house with a sideyard large enough for a driveway.



#2 4-Unit Houseplex (Deep Townhouses)

Building Data

- UR-1, 6000 sf lot
- FAR: 0.8, 4800 GSF, 2.7 stories
- Unit size: 1,200 SF

Access & Parking

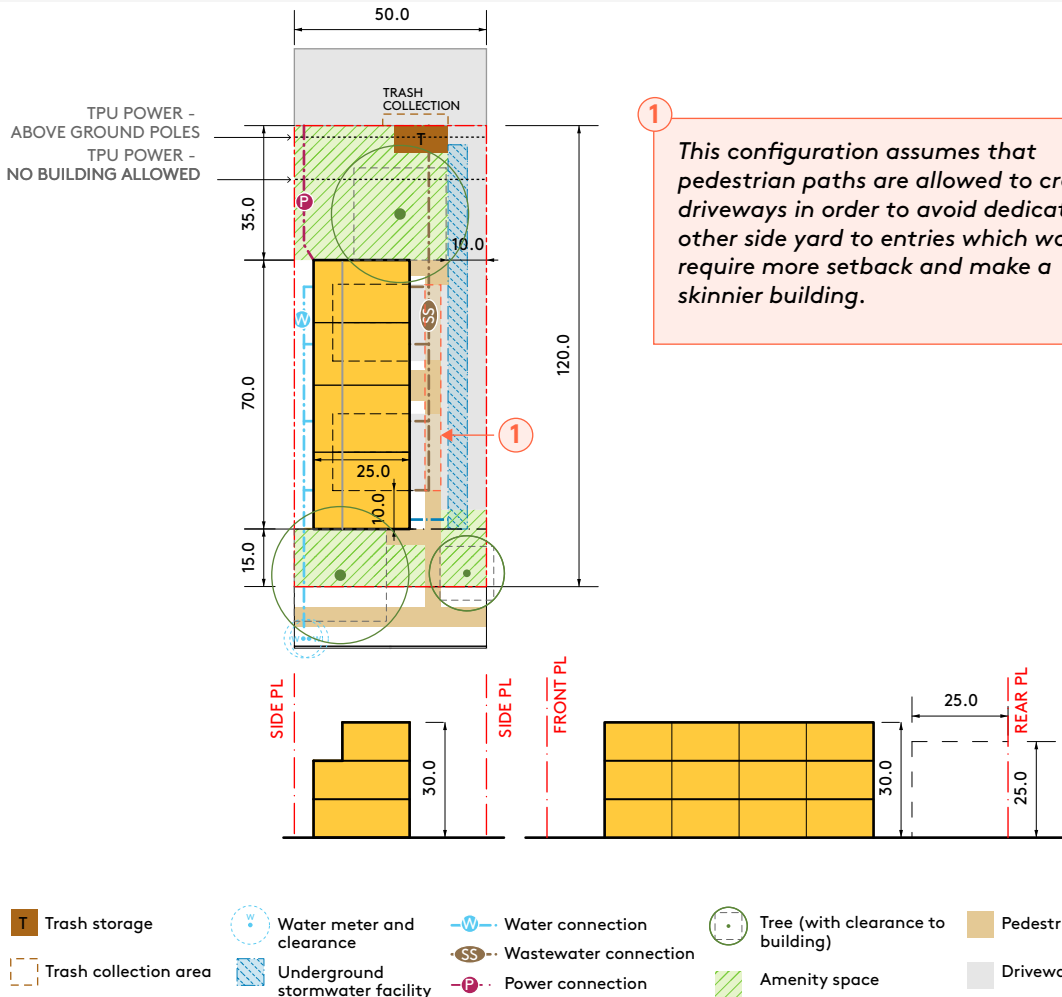
- Alley-loaded
- 4 parking spaces in garages
- In-unit bike parking

Amenity Space

- Ground level amenity space: 2,050 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: 2.4'



#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

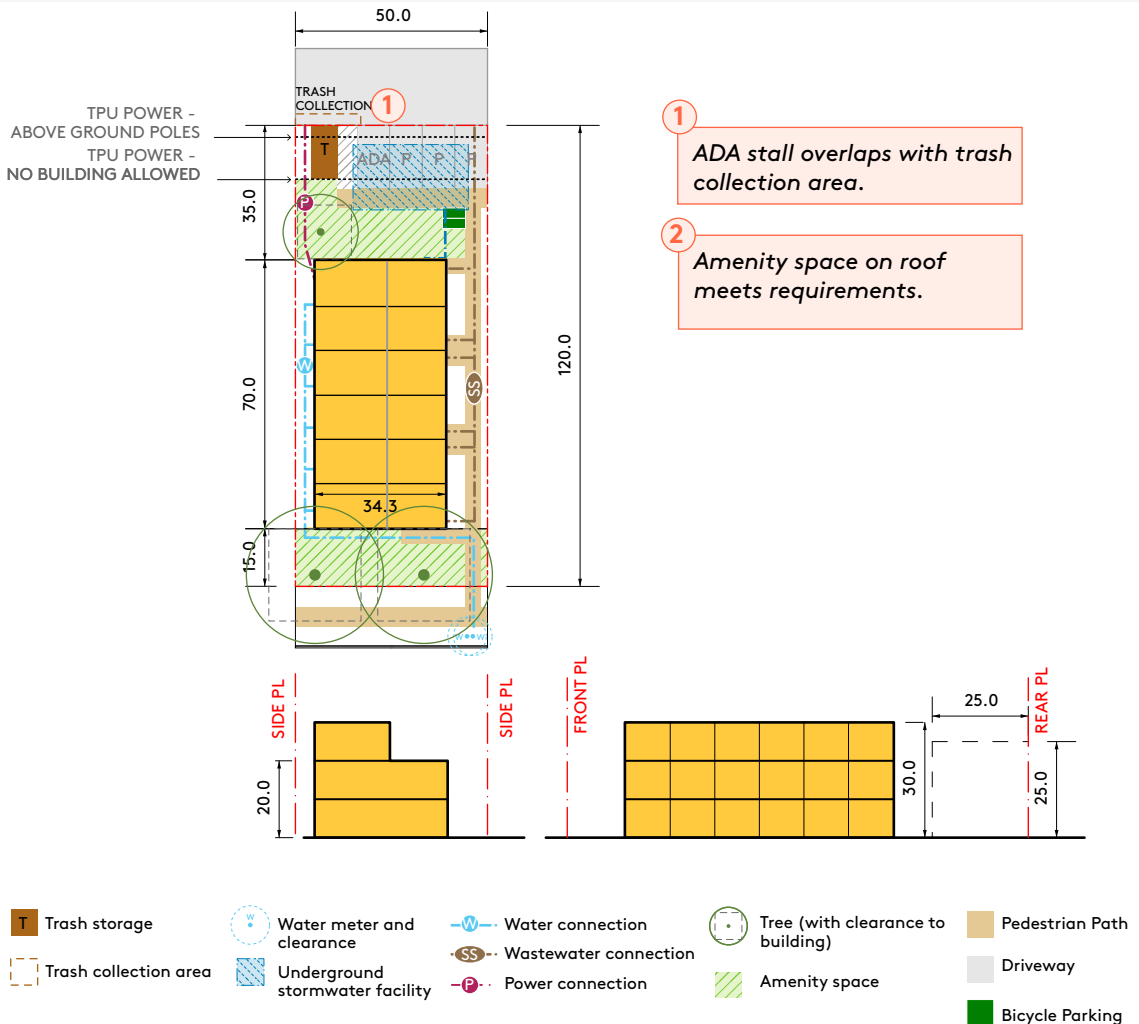
- Alley-loaded
- 4 surface parking stalls (including one accessible stall)
- 2 in-unit bike parking; 2 spaces in bike lockers

Amenity Space

- 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'



#3B 6-unit Houseplex (Deep Townhouses)

Building Data

- UR-1 with bonus, 6000 sf lot
- FAR: 1.0, 6,000 GSF, 2.75 stories
- Unit size: 1,000 SF

Access & Parking

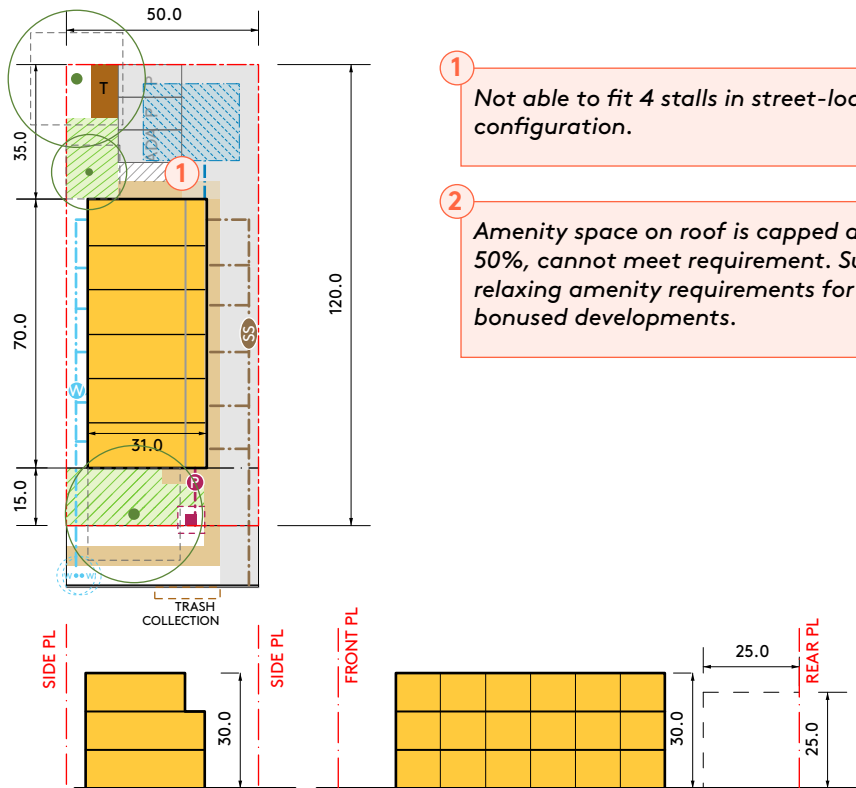
- Street-loaded
- 3 surface parking stalls (including one accessible stall)
- In-unit bike parking

Amenity Space

- Ground level amenity space: 790 SF
- Amenity space min: 1,800

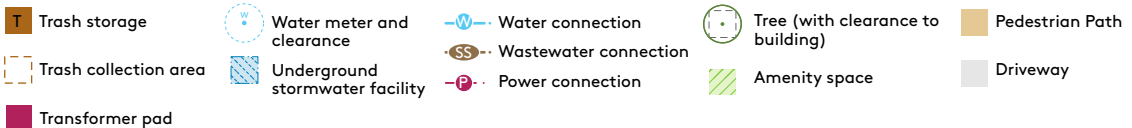
Tree Credits

- Tree credit shown: 2,200
- Tree credit min.: 2,100
- Can meet soil volume without SPS
Greatest soil depth to meet volume requirements: 3.6'



1 Not able to fit 4 stalls in street-loaded configuration.

2 Amenity space on roof is capped at 50%, cannot meet requirement. Suggest relaxing amenity requirements for bonused developments.



#4A Three 2-unit Houseplexes ("Reggie Duplexes")

Building Data

- UR-1 with bonus, 6000 sf lot
- **1** FAR: 0.8, 4,990 GSF, 3 stories
- Unit size: 525 - 1,150 SF

Access & Parking

- Alley-loaded
- 4 surface parking stalls (including one accessible stall)
- 3 in-unit bike parking; 3 spaces in bike lockers

Amenity Space

- Ground level amenity space: 1,890 SF
- Amenity space min: 1,800

Tree Credits

- Tree credit shown: 2,500
- Tree credit min.: 2,100
- Can meet soil volume without SPS
Greatest soil depth to meet volume requirements: 2.9'



#5 4 Rowhouses with 4 Backyard Buildings ("8-Pack")

Building Data

- UR-1, 12,000 sf lot
- FAR: 0.8, 9,600 GSF, 2.5 stories
- Unit size: 1,200 SF

Access & Parking

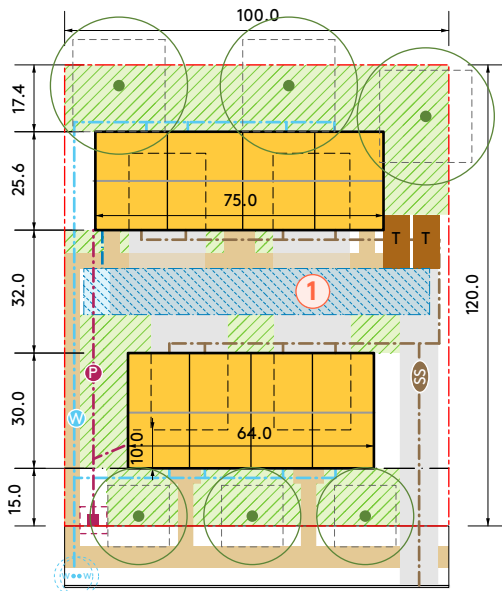
- Street-loaded
- 8 parking stalls in garages
- In-unit bike parking

Amenity Space

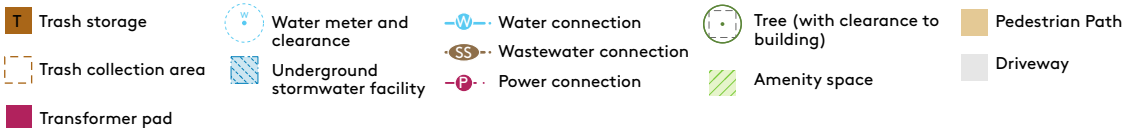
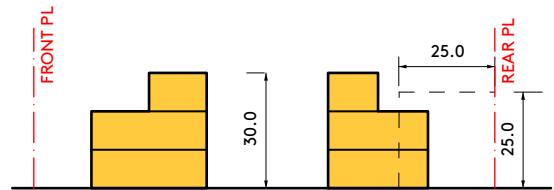
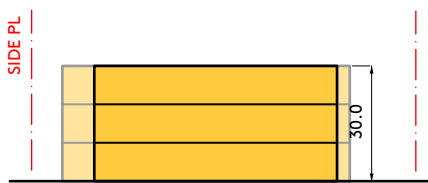
- Ground level amenity space: 4,360 SF
- Amenity space min: 2,400

Tree Credits

- Tree credit shown: 4,500
- Tree credit min.: 4,200
- Can meet soil volume without SPS
Greatest soil depth to meet volume requirements: 2'



1
Standard stormwater facility clearance results in a larger parking area and more impervious surface than is desirable. Would be a better design to minimize parking area and put more amenity space in front and back yards.



#6 Multiplex with 24 Units

Building Data

- UR-3 with bonus, 12,000 sf lot
- FAR: 1.6, 19,200 GSF, 4 stories
- Unit size: 680 SF
(Excluding 650 SF per level for access and ground-floor bike room)

Access & Parking

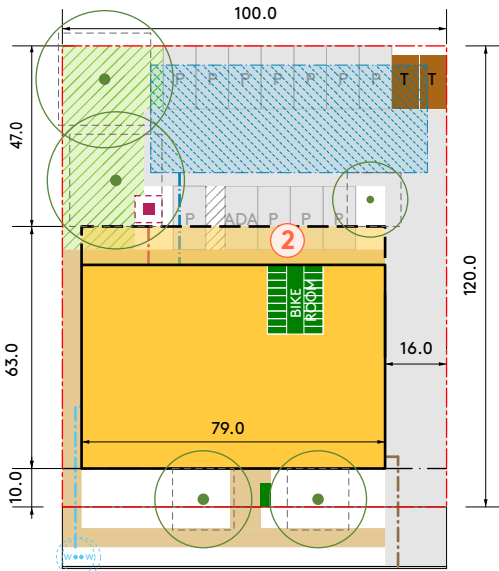
- Street-loaded
- 12 surface parking stalls (including one accessible stall)
- Bike room: 260 SF, 18 spaces

Amenity Space

- Ground level amenity space: 1,200 SF
- Amenity space min.: 2,400

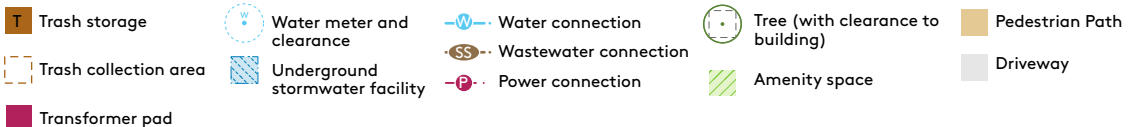
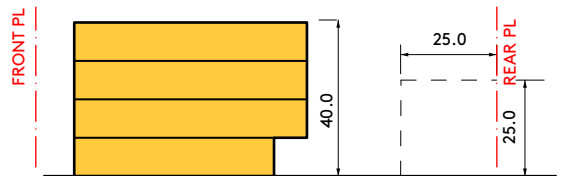
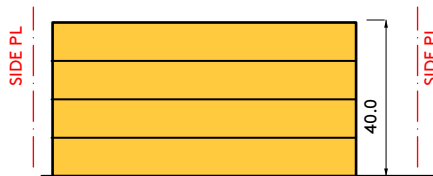
Tree Credits

- Tree credit shown: 3,200
- Tree credit min.: 3,000
- Can meet soil volume without SPS
Greatest soil depth to meet volume requirements: 2.1'



1 Amenity space on roof meets requirements. However, roof decks of that size require an expensive elevator and 2 egress stairs.

2 This study shows tuck-under parking to meet unit and FAR goals. This is only necessary in street-loaded conditions, and would not be necessary in reduced parking areas (because of reduced parking requirements).



Home In Tacoma Phase 2

Draft Environmental Impact Statement

01/17/24 Internal Review Draft

Executive Summary

Proposal Description

The Home In Tacoma Project, which consists of two phases, is intended to increase housing supply, affordability, and choice for current and future residents as part of Tacoma’s Affordable Housing Action Strategy.

“Home In Tacoma Phase 1” (Phase 1) was completed in December 2021 and included amendments to the One Tacoma Comprehensive Plan (One Tacoma Plan), enacting changes to Tacoma’s housing growth strategy, policies, and programs, along with near-term code and programmatic actions. A key component of Phase 1 was to adopt a new Future Land Use Map, which replaced all Single-Family and Multifamily Low-Density land use designations with Low-Scale and Mid-Scale Residential. Additional information regarding Phase 1 can be found in [City of Tacoma Ordinance No. 28793](#) and the associated [Mitigated Determination of Nonsignificance](#) and is described further in Section 1.2.2 of the Draft Environmental Impact Statement (Draft EIS).

The City of Tacoma is now working to implement the Phase 1 policy direction through new zoning designations, development standards, and other actions, together referred to as “Home In Tacoma Phase 2” (the Proposal). Specifically, the Proposal includes the following:

- Establishment of new Urban Residential (UR) zones supporting a range of middle housing options, along with base and bonus densities, scale, and other standards, to replace existing residential zones. All of the new UR zones would support a range of housing types, including middle housing. The proposed UR zones are differentiated by the allowed density (number of dwellings allowed based on lot area), the allowed housing types and building scale (height, building width, Floor Area Ratio and similar), and the potential bonus density and scale available in exchange for affordable housing and other public benefits.
- Determination of the geographic extent of the new UR zones in areas designated Low-Scale and Mid-Scale Residential in the One Tacoma Plan.
- Zoning changes to residentially zoned areas in other One Tacoma Plan designations to UR or other appropriate zones.
- Changes to residential design and development standards (including height, building size, yards, trees and landscaping, access, parking ratios, lot dimensions, setbacks, subdivisions, ownership, and others).
- Changes to land uses, permit processes, and environmental review standards.
- Enhancement and expansion of regulatory affordability tools (including the Multifamily Tax Exemption Program and bonuses in residential zones).
- Actions to ensure that infrastructure and services are adequate to support growth.
- Actions to address the potential demolition of viable structures.
- Actions to create green, sustainable, and climate-resilient housing.

- Actions to protect and enhance the urban forest.
- Actions to promote physical accessibility.
- Development of an anti-displacement strategy.
- Potential view protections in areas where they do not currently exist.
- Actions to ensure consistency with state legislative direction.
- Education and technical support for developers and the public.

Additional detail regarding Home In Tacoma Phase 1 and the Proposal is included in Tacoma’s [2022 Phase 2 Scope of Work and Assessment Report](#). The Proposal has been further defined through public engagement, response to state directives, and technical analysis, all of which are reflected in the Draft EIS.

Proposal Objective

The purpose of the Proposal is to implement Tacoma’s adopted policies regarding housing growth and development—particularly the policy direction adopted by the Tacoma City Council in Phase 1, which enacted a new housing growth vision and updated policies to enable Missing Middle Housing in Tacoma’s neighborhoods, ensure Tacoma gets housing growth right, and take actions to make housing more affordable. The Proposal’s housing and land use objectives are to:

- Increase housing supply, affordability, and choice for current and future residents as part of Tacoma’s Affordable Housing Action Strategy,
- Promote housing equity and combat displacement,
- Promote equitable access to opportunities,
- Promote complete neighborhoods,
- Promote quality design and scale of new structures that is reasonably compatible with residential patterns, and
- Promote adaptive reuse of existing structures.

In addition, the Proposal will promote environmental goals, including protection for sensitive areas, a robust urban forest, water and air quality, climate resilience, and public health, and will promote infrastructure and mobility goals, including walkability, transportation choices and safety for people of all abilities, and efficient and resilient public utilities and services.

Alternatives Considered

The Draft EIS will evaluate three alternatives: the No Action Alternative, referred to throughout as the Baseline Alternative, and two action alternatives, the Lower Zoning Alternative and the Higher Zoning Alternative. The action alternatives are defined primarily based on the number of new housing units likely to be developed under new zoning designations, as well as associated development standards establishing new density, building size, parking, landscaping, and other requirements, over an approximately 30-year horizon (out to 2050) and described further in Section 2.2 of the Draft EIS. The Baseline Alternative assumes 3,840 new housing units would be constructed, the Lower Zoning Alternative assumes 25,660 new housing units would be constructed, and the Higher Zoning Alternative assumes 53,620 new housing units would be constructed through 2050.

Under all of the alternatives, potential growth in Tacoma, including new growth associated with the Proposal, is anticipated to be consistent with the regional growth targets adopted under the Puget Sound Regional Council's Vision 2050.

Elements of the Environment Studied

- Plants and Animals
- Water Resources
- Air Quality and Greenhouse Gas Emissions
- Land Use
- Housing
- Transportation
- Public Services and Utilities
- Parks and Recreation
- Historic, Cultural and Archaeological Resources

Summary of Impacts and Mitigation Measures

At the highest level, the DEIS finds that while growth resulting from the project will have impacts, they will not be significant and adverse. This conclusion is based on determinations that the proposal itself includes steps to reduce impacts; that there are mechanisms in place which could be expanded or strengthened to address the incremental impacts of development; and/or, that remaining impacts are acceptable in order to support the policy direction and project goals. Furthermore, this Draft EIS also identifies possible mitigation measures that could be implemented to further reduce potential adverse impacts or improve environmental conditions.

Home In Tacoma Phase 2 is being proposed within the context of anticipated growth throughout the Puget Sound Region and in Tacoma specifically (VISION 2050). Focusing growth in an already urbanized area, per adopted regional growth policies and consistent with "smart growth strategies," can result in direct and indirect environmental benefits, including minimizing air and water pollution, reducing greenhouse gas emissions, conserving resources, and preserving natural and environmentally sensitive lands. As a result, the Proposal is likely to have beneficial impacts to the environment, in addition to any localized potential adverse impacts identified throughout this Draft EIS.

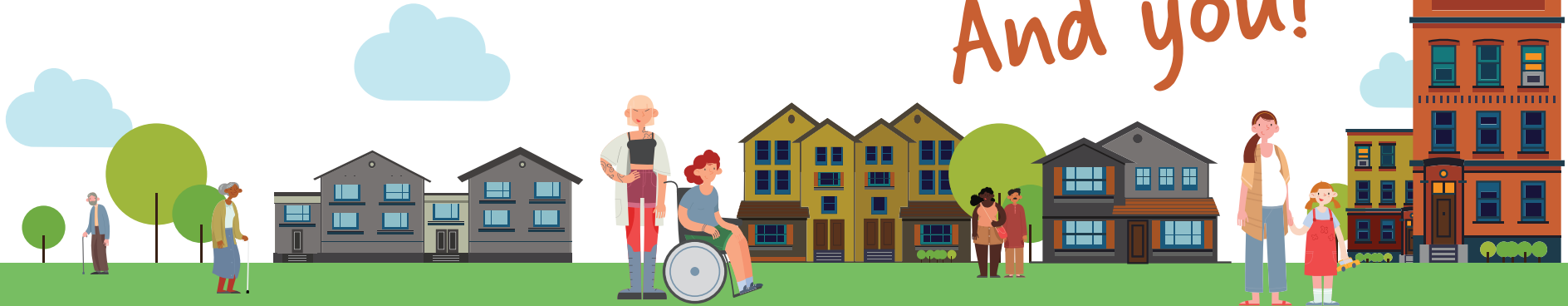
Under all alternatives, the type of potential impacts would be similar, but the scale of those impacts would vary. For most elements of the environment, the more quickly and the more geographically concentrated future development occurs, the greater those impacts are likely to be.

Some actions that are part of the Proposal, described above and further described in Section 1.2 and 1.4 of the Draft EIS, are aimed at promoting improvement to the environment (such as protection for sensitive areas, a robust urban forest, water and air quality, and climate resilience); promoting infrastructure and mobility goals (such as pedestrian and ADA access, transportation choices and safety for people of all abilities, and efficient and resilient public utilities and services), or at promoting equity (such as improving public health and increasing housing choice and affordability in higher opportunity areas). Although this Draft EIS does not weigh the impacts against the benefits of the Proposal, many of the specific elements of the Proposal could result in a reduction in impacts from the Baseline Alternative or environmental benefits, which is reflected throughout.



Home in Tacoma

And you!



The draft Home In Tacoma package is here - It's time to give your thoughts on housing growth!

Home In Tacoma is changing residential zoning city-wide to allow more housing types to be built.

Through 2023, the city worked with the community, listened to residents, and has a draft package that includes:

- New “Urban Residential” zones
- Middle Housing types and design standards
- Expanded tree planting and protections
- Reduced parking requirements
- Bonuses to promote affordability
- Strategies for homeownership
- And more!

See the full packet at cityoftacoma.org/homeintacoma



There are many ways to connect

Attend Public Hearing

Comment on Interactive Map

Provide Written Comments

Online Engagement Forum

Attend an event to learn more!

- **Tuesday, February 20**, 6–7:30 P.M. on ZOOM
- **Thursday, February 22**, 6–7:30 P.M. @ Bates Technical College South Campus, 2201 S 78th St.
- **Wednesday, February 28**, 6–7:30 P.M. @ University of Puget Sound Upper Marshall Hall, 1500 N. Warner St.
- **Saturday, March 2**, 2–4 P.M. @ Eastside Community Center Social Hall, 1721 E 56th St.

DRAFT

Scan here to leave comments



PUBLIC HEARING NOTICE

The City is asking for public comment on the Home In Tacoma Phase 2 zoning and standards package and on an environmental review (EIS) of potential growth impacts.

Join us on Wednesday, March 6th, 2023, at 5:30pm at the Planning Commission Public Hearing

- **In person** at City Council Chambers, 747 Market St.
- **On ZOOM** at www.zoom.us/j/84416624153
Dial In: +1 253 215 8782; Webinar ID: 844 1662 4153

Provide written comments to planning@cityoftacoma.org or mail to: Planning Commission 747 Market Street Room 349, Tacoma, WA 98402

Leave comments on our interactive online map at cityoftacoma.org/homeintacoma

.....
Comments due by March 8th, 2024



CITY OF TACOMA
PLANNING SERVICES
747 MARKET STREET – ROOM 345
TACOMA WA 98402

DRAFT

Email: planning@cityoftacoma.org
Web: cityoftacoma.org/homeintacoma
Phone: (253) 591-5030 (Option 6)

To request this information in an alternative format or to request a reasonable accommodation, call 253-591-2051 or email mcrabtree@cityoftacoma.org. For TTY dial 711 to connect to Washington Relay Services.

¿Necesitas información en español?
한국어로 정보가 필요하십니까?
Cần thông tin bằng tiếng Việt?
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TacomaFIRST 311 at (253) 591-5000





To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **One Tacoma Plan Update**
Memo Date: January 10, 2024
Meeting Date: January 17, 2024

Action Requested:

Prioritization of Scope Elements for Recommendation to the City Council IPS Committee.

Discussion:

At the Planning Commission's meeting on January 17, staff will provide a recommendation for the inclusion of specific scope elements as part of the One Tacoma Plan update and request Planning Commission prioritization of optional elements.

Based on initial scoping and budget discussions, the overall project budget is insufficient to fully address the desired scope of work and would likely require a greater focus on required planning elements. Staff recommends a Scope of Work focused on the mandatory update elements, as summarized in the following planning submittal checklists and new state planning requirements from HB 1220:

- [Dept. of Commerce Checklist](#)
- [Vision 2050 Checklist](#)
- [HB 1220 – New Housing Requirements](#)

In addition, the attached discussion outline describes the preliminary focus areas for the Comprehensive Plan Update, general budget allocations for scope components, a summary of committed scope elements, and description of optional elements. Staff is requesting that the Planning Commission consider prioritization of optional elements.

Project Summary:

Tacoma's Comprehensive Plan, [One Tacoma](#), is the City's official statement concerning its vision for future growth and development. It identifies goals, policies, and strategies for maintaining the health, welfare, and quality of life of Tacoma's residents. The Comprehensive Plan is comprised of numerous individual elements, including elements addressing such important issues as urban form, design and development, environment and watershed health, parks and recreation, housing, economic development, and transportation and infrastructure.

The City of Tacoma amends its Comprehensive Plan on an annual basis as permitted by state law. In addition to these regular amendments, the [Growth Management Act](#) (GMA) requires counties and cities to periodically conduct a thorough review of their plans and regulations to bring them in line with any relevant changes in the GMA, and to accommodate updated growth targets. [RCW 36.70A.130](#) establishes the review procedures and schedule for Comprehensive Plan



amendments and periodic review. Tacoma last completed such a “periodic update” in 2015 and is mandated to undertake and complete another “periodic update” by the end of 2024.

In addition, the City of Tacoma is the designated “Metropolitan City” for Pierce County and is allocated, through [Vision 2050](#) and the [Countywide Planning Policies](#), to accommodate a significant share of the region’s population and employment growth. The Puget Sound Regional Council evaluates and certifies local comprehensive plans for consistency with the multi-county planning policies (see the [Plan Review Manual](#), page 27). The Comprehensive Plan update will include a review and update to ensure consistency with the goals and policies of Vision 2050.

Staff Contacts:

- Stephen Atkinson, Principal Planner, satkinson@cityoftacoma.org
- Maryam Moeinian, Senior Planner, mmoeinian@cityoftacoma.org

Attachments:

- Attachment 1: Recommendation Overview
- Attachment 2: Matrix of Optional and Non-Committed Elements and Commission Discussion Questions

c. Peter Huffman, Director

One Tacoma Comprehensive Plan

SCOPE OF WORK – Recommendation Overview

The City of Tacoma is updating its Comprehensive Plan, "One Tacoma," to provide City Council, Planning Commission, Transportation Commission, city staff, city residents, and the business and development community with a comprehensive, internally consistent and legally defensible tool to guide the City's decision making and development over the next 25 years, to the year 2050. The updated plan will help maintain collaborative and respectful relationships within the community and surrounding neighbors and establish or confirm existing policies and priorities for coordinated development/redevelopment and necessary infrastructure consistent with the State Growth Management Act, Puget Sound Regional Council's VISION 2050 and Transportation 2050, and the City of Tacoma's ongoing Strategic Plan process.

1. Proposed Focus Areas for the 2024 One Tacoma Plan Update

The draft Focus Areas do not represent specific tasks per se but rather broad themes for the update that will be considered throughout the scope of work. Each element would be updated to improve responsiveness to these themes.

Sustainability: This effort will support a transition to a green, sustainable economy by promoting and accelerating the decarbonization of industrial sectors and transportation systems to meet our adopted greenhouse gas reduction targets.

Equity: This effort will evaluate current Comprehensive Plan and recommend actions the City can take to implement anti-racist systems transformation goals.

Public Health and Safety: This effort will coordinate land use and transportation plans to ensure that they support an accessible and thriving city for all ages and abilities while, addressing the overall reduction of harmful air emissions, both greenhouse gas emissions and toxics, with a particular focus on our frontline and most vulnerable populations.

Opportunity: This effort will better align capital plans and investments to create and expand opportunity in low opportunity neighborhoods and help to ensure city services are being delivered equitably.

Actionable Goals and Performance Measures: This effort will give particular attention to identifying key metrics and performance measures to demonstrate progress toward meeting the goals and policies contained within the Comprehensive Plan.

Communications and Engagement: This effort will communicate how the Comprehensive Plan goals and policies are expected to improve or otherwise affect the lives of community members and the way they experience the City; and ensure that plans and policies are developed with the community in a culturally appropriate and equitable manner.

2. Overall Scope of Work Components and Level of Effort

The following represent some of the primary groupings of plan development work and a general characterization of staff recommended budget allocation as a percent share of overall budget. This excludes resources committed to the Transportation Master Plan and focuses on those resources specific to the remaining elements of the One Tacoma Plan.

A. Project Initiation, Scoping, Baseline Conditions (30% budget share)

- Scoping and Budget Development
- Project Kickoff
- Baseline Conditions
- Best Available Science Review
- Equity Assessment
- Policy Audit
- Community Visioning

B. Public Engagement, Communications (30% budget share)

- Public Hearing and Notice
- Comment summaries, documentation and responses
- Workshops
- Meeting materials
- Surveys
- CBO engagement
- Other engagement strategies

C. Plan and Code Update, Production (40% budget share)

Each element of the updated comprehensive plan will address the following topics:

- Climate Resilience and Greenhouse Gas Reduction
- Tribal Coordination and Impacts on Tribal Lands and Treaty Rights
- Equity and Anti-racist Transformation
- Community and Environmental Health
- Relationship to Other Plans and Programs

Primary Tasks:

- Project Management
- Plan production and graphic design
- Mandatory Plan Elements
- Element Updates
 - Internal, Public, Final Drafts
- Environmental Review
- Legislative Process
- Certification and submittal checklists

3. Scope Elements Already Committed

	Sponsor	Status	Deferred list?	Level of Effort	Geographic Scope	Staff Notes
Integration with Tacoma 2035 Strategic Plan Update	Staff	Committed	No	Medium	Citywide	Staff is coordinating the Comprehensive Plan process in conjunction with the update to Tacoma 2025, with Office of Strategy
Update Growth Allocations	State/County	Mandatory	No	Medium	Citywide	This is a required component to update the City's growth assumptions and planned distribution of growth across the City. Updates will need to address recent permit and development trends as well as land use changes under consideration through Home in Tacoma and the Pacific Avenue Subarea Plan.
15-Minute Neighborhoods Integration and Performance Measures	City Council/ Planning Commission	Committed	Yes	Medium	Citywide	This is based on a key action item in the Climate Action Plan and relates to other health and equity goals.
Equity Assessment and Policy Audit	State/City Council	Committed/ Mandatory	No	High	Citywide	Implementing "Equity in all Policy" and HB 1220.
Critical Areas Code Review and Updates including South Tacoma Groundwater District	State/City Council	Mandatory	No	High	Citywide based on specific critical areas	Critical Areas updates are a required component of the update. This work includes a Best Available Science review and possible updates to both policies and regulations. This will be closely coordinated with the South Tacoma Groundwater Code review.
Tribal Coordination and Plan Integration	State	Committed/ Mandatory	No	Medium	Significant	This is a new focus area in GMA and City commitment to coordinate with the Puyallup Tribe's Comprehensive Plan.
Historic Preservation Policy and Code	Planning Commission	Committed	No	Medium	Citywide	The Commission identified this as a key priority based on recommended moratorium and Home in Tacoma review.
Open Space Corridors Overlay District	City Council	Committed	No	High	Significant – based on Biodiversity	This is a Council commitment to designate and improve management of Biodiversity

					Corridors and Park and Open Space Land Use Designation	Corridors and Park and Open Space areas.
Health in all Policy Review utilizing TPCHD Healthy Planning Toolkit	City Council	Committed	No	High	Citywide	Based on “health in all policy” resolution and focus area in Vision 2050. The Tacoma Pierce County Health Department has been instrumental in developing toolkits for local jurisdictions to use to consider health impacts in the Comprehensive Plan.
Element Updates for Consistency with VISION 2050 and Countywide Planning Policies	State and Regional	Committed	No	High	Citywide	While there are specific tasks included in this table pertaining to high priority updates, each element of the Plan will require review and update to ensure policy consistency with VISION 2050 the multicounty planning policies as well as Countywide planning policies. This review will include a broad range of subject matter from economic development policy to housing, stormwater management, and open space management.
SEPA Non-Project Action Review	State	Mandatory	No	Medium	Citywide	The City is required to conduct a SEPA review of long range planning initiatives. The City anticipates that this review will require coordinate with the EIS work undertaken for Downtown, Home in Tacoma, Tideflats, and Pacific Ave.

Optional Tasks on the "Wish List" for the Comprehensive Plan Update	Impact of Project on Key Goals								Commission Discussion Questions		
	Sponsor	Status	Deferred list?	Level of Effort	Geographic Area	Climate	Affordability	Health/Equity	Staff Recommendation	How critical is this task to community?	Please rank these tasks in order of priority to you - 1 as highest and 10 as lowest.
Health Impact Assessment	Community request	Optional	No	Medium to High	TBD	TBD	TBD	High	NOT in scope of work. The City is in discussion with Tacoma Pierce County Health Department to fund and collaborate on a pilot program of Health Impact Assessments focused on the Tidelands and South Tacoma. At this time, staff has not received funding for an HIA associated with the overall Comprehensive Plan effort but will coordinate the pilot projects to inform Comprehensive Plan policies and potential code amendments.		
Freeway Buffer/Sensitive Use Overlay Zone - establish limitations on residential or other sensitive uses adjacent to the freeway.	City Council	Optional	No	Medium	Significant - likely following I-5 and HWY 16.	Low	Low	High	Accept in Scope of Work. This task has been highlighted as a community concern and public health concern. Will require area focused engagement.		
Pre-Annexation Planning for the City's Urban Growth Area	State/County	Optional	Yes	Medium to High	Significant - City UGA	TBD	TBD	TBD	Defer as stand alone project for future work program. Staff is in discussion with Pierce County staff to develop an MOU for joint planning within the City's UGA. The MOU is likely to establish near term priorities, timeline, and potential budget needs.		
Downtown Plan Integration: Updating Downtown element for consistency with 3 adopted Downtown subarea plans, ensuring consistency among all 3 subarea plans, and updating as necessary for SEPA Planned Action.	Planning Commission	Optional	Yes	High	Focused but significant area	Low	Medium	Low	Defer as a stand alone project for future work program. The Downtown Subarea Plans are nearing their 10-year anniversary and will likely require a significant periodic review and update to extend the SEPA Planned Action ordinance.		
Climate Element: Establish new climate element for consistency with HB 1181. Incorporating both greenhouse gas emission reduction sub element and climate resiliency sub element.	State	Optional	No	High	Citywide	Medium	Medium	Medium	Defer for future Comprehensive Plan amendment cycle pending receipt of state grant funds. At this time, the postponement of this work will not likely adversely affect the City's planning as significant work has already been completed by the Climate Action Plan and Climate Adaptation Strategies, which fulfill many of the current planning requirements. The City is not required to comply with HB 1181 until 2029 and can expect significant state grant resources to support that effort.		
Commercial Zoning Update: Improving consistency between Future Land Use Map and Zoning, update commercial land use typologies, consider area-wide rezones and retail/commercial equity; Food desert review.	Planning Commission	Optional	Yes	High	Significant - Project is area specific but scattered citywide, applying to all commercial zones.	High	High	High	Defer for future Comprehensive Plan amendment cycle. This project At this time, the postponement of this work will not likely adversely affect the City's planning as significant work has already been completed by the Climate Action		
Green Economy/ Economic Development Chapter	City Council	Optional	No	Low	Citywide policies but with focus on industrial areas.	High	Medium	High	Accept as part of scope of work for Comprehensive Plan update - Integrating the Green Economy Strategy into the Comprehensive Plan Economic Development Chapter.		
Mixed-Use Centers Height Bonus Program Minimum Density/Height Ground floor retail/residential New Center Designations	City Council	Optional	Yes	High	Significant	Medium	Medium	Medium	Defer as a stand alone project for future work program. Will require consultant resources and significant public engagement citywide.		
Park and Recreation Zoning - Consider need to establish Park and Recreation Zone to implement the Future Land Use Map	Planning Commission	Optional	Yes	Medium	Significant - would apply citywide to park and recreation facilities	Low	Low	Low	Defer - staff recommendation is that this topic does not have the same level of urgency and responsiveness to community health and equity concerns.		
Major Institutional Campus - Consider establishing master planning requirements and/or Institutional Campus Zoning District to implement Future Land Use Map	City Council	Optional	Yes	Medium	Significant - would apply citywide to High Schools, Higher Education, and Hospitals	Low	Low	Low	Defer - staff recommendation is that this topic does not have the same level of urgency and responsiveness to community health and equity concerns.		

