



AGENDA

- MEETING:** Regular Meeting and Public Hearing (Hybrid)
- DATE/TIME:** Wednesday, March 6, 2024, 5:00 p.m.
(Public Hearing beginning at approximately 5:30 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

There are no meeting minutes to approve.

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.
- Written testimony on Public Hearing Item G-1 must be submitted by March 8, 2024; by e-mail to planning@cityoftacoma.org. Oral testimony on this item will be accepted during the Public Hearing portion of this meeting.
- 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. Upcoming Agendas/Home In Tacoma Schedule

- Description: Staff will outline the Commission's upcoming discussion schedule, specifically the Home In Tacoma timeline.
- Action: Informational.
- Staff Contact: Stephen Atkinson (SAtkinson@cityoftacoma.org)



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.

G. Public Hearing

1. Home In Tacoma – Phase 2

- Description: Conduct a public hearing on the draft Home In Tacoma Phase 2 recommendations package.
- Action: Receive testimony; Accept written comments through March 8, 2024.
- Staff Contact: Elliott Barnett (EBarnett@cityoftacoma.org)

H. Upcoming Meetings (Tentative Agendas)

(1) Agenda for the March 20, 2024, meeting includes:

- Capital Facilities Program
- Annual Permit and Building Data Report
- Pacific Avenue Subarea Plan & EIS (“Picture Pac Ave”)

(2) Agenda for the April 3, 2024, meeting includes:

- Home In Tacoma – Phase 2 - Debrief

I. Communication Items

(1) **Reports/Communications from Staff**

(2) **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 meeting on March 13, 2024, has been canceled, and the next hybrid meeting is scheduled for Wednesday, March 27, 2024, at 4:30 p.m.; the agenda (tentatively) includes Sustainable Tacoma Commission interviews and a presentation on the Six-Year Transportation Improvement Program Annual Amendment Draft. (Held at 747 Market Street, Tacoma, WA 98402, Conference Room 248 or virtually at <http://www.zoom.us/j/87829056704>, passcode 614650)

J. Adjournment



To: Planning Commission
From: Elliott Barnett, Planning Services Division
Subject: Home In Tacoma Project – Phase 2
Memo Date: February 28, 2024
Meeting Date: March 6, 2024

Action Requested:

Conduct a public hearing to receive oral testimony and continue to accept written comments through Friday, March 8, 2024

Discussion:

The Planning Commission will conduct a public hearing on March 6, 2024, at 5:30 p.m. on the draft Home In Tacoma Phase 2 recommendations package. The meeting will be hybrid and comments will be accepted both in person and on ZOOM.

To participate in person:

- City Council Chambers, 747 Market Street, Tacoma

To participate via ZOOM:

- Link: www.zoom.us/j/84416624153
- Dial: 253-215-8782; Webinar ID: 844 1662 4153

Home In Tacoma – Phase 2 Draft Recommendations:

After several years of community-wide discussions, the City of Tacoma is seeking input on the proposed Home In Tacoma zoning and standards changes, as well as on the Draft Environmental Impact Statement. The Tacoma Planning Commission is seeking input through March 8, 2024, in order to finalize recommendations to the City Council. Home In Tacoma Phase 2 will be implemented upon adoption by the Tacoma City Council, the decision-makers for this project, which is tentatively scheduled to take place in mid 2024.

The City of Tacoma is proposing to adopt new zoning designations, development standards, and other actions, together referred to as Home In Tacoma Phase 2 (the Proposal), to increase housing supply, affordability, and choice for current and future residents and ensure that housing development supports multiple goals. The Proposal is intended to implement the policy direction adopted in Phase 1 (Ordinance No. 28793, December 2021), other City policies, and applicable state law. The Proposal will primarily affect areas that are designated as Low-scale and Mid-scale Residential on the City's Future Land Use Map, as well as other areas dispersed throughout the City.

At the January 17, 2024, meeting, the Planning Commission authorized the public release of the Home In Tacoma (HIT) Phase 2 zoning and standards package and set March 6, 2024, as the Public Hearing date. The full package became available on February 5, 2024, and citywide public notice was distributed as described below. The public review package includes:



- Home In Tacoma Phase 2 Project summaries
- Draft Zoning and Standards changes proposed for incorporation in the Tacoma Municipal Code
- Draft Urban Residential Zoning Districts map
- Draft Environmental Impact Statement
- Additional materials including project scoping report, studies and FAQs

All materials are posted at www.cityoftacoma.org/homeintacoma.

Notification and Public Meetings:

Staff continue to take steps to create multiple opportunities for everyone to participate, as well as to engage with targeted stakeholder groups, according to the HIT Outreach and Engagement Strategy (Project Scoping Report June 15, 2022) and will continue to do so through March 8, 2024. Engagement opportunities will continue through the conclusion of the project.

1. Public notice mailer: The City mailed the attached postcard notice to over 100,000 addresses of residents and property owners throughout the City of Tacoma.
2. Email notice: The City emailed the attached notice to over 2,000 individuals who receive regular project updates. The notice list includes multiple stakeholder groups including the Planning Commission and City Council contact lists, community groups, transit groups, development groups, affordable housing groups, sustainability and social justice organizations, historic preservation organizations, and individuals who requested to be added. Staff also sent reminder emails prior to the events and other key dates.
3. Social media: Notice and regular updates have been distributed through City and Tacoma Planning social media accounts and been displayed on City webpages and the main City webpage banner.
4. Web engagement approaches: The City has offered extensive information via the Home In Tacoma Project webpage, as well as a Social Pinpoint online engagement forum and the HIT Interactive Zoning Map.
5. Information meetings: The City is hosting three in-person and one ZOOM information sessions to provide information and answer questions. The ZOOM meeting recording is posted on the project homepage in order to make the information more widely available. Public comments are being accepted at the in-person meetings.
6. City Commissions and taskforces: Over the past several months Planning staff have presented (or will present) to and requested written comments from the following:
 - a. Bicycle and Pedestrian Technical Advisory Group
 - b. Human Rights Commission
 - c. Landmarks Preservation Commission
 - d. Mayors Youth Commission
 - e. Parking Technical Advisory Group
 - f. Sustainable Tacoma Commission
 - g. Tacoma Area Commission on Disabilities
 - h. Tacoma Permit Advisory Group
 - i. Transportation Commission

7. Neighborhood Councils: Over the past several months Planning staff have presented to the following:
 - a. Central Tacoma
 - b. Eastside
 - c. Northeast Tacoma
 - d. North End
 - e. South End (on 03/15/24)
 - f. West End
8. Internal stakeholders: The City has regularly updated internal stakeholders including departments and work groups with a role in housing, residential permitting and associated responsibilities.
9. External stakeholders and events: The City has presented to the following organizations or tabled at events, including:
 - a. Annual Martin Luther King Jr. Birthday celebration
 - b. Lincoln Lunar New Year Festival
 - c. Hilltop Action Coalition
 - d. Puyallup Tribe – City Interagency Coordination meeting
 - e. Master Builders Association
 - f. Spotlight South Tacoma meetings
 - g. Tacoma Pierce County Affordable Housing Consortium
 - h. Tacoma Pierce County Association of Realtors
 - i. Tacoma Public Schools – School of The Arts (SOTA) class
 - j. APCC Lunar New Year Celebration
 - k. Tet Vietnamese Lunar New Year Celebration
 - l. Welcome to Tacoma – Manitou Annexation Event
 - m. Safe Streets – Lincoln area presentation
 - n. UWT – Urban Studies Housing Policy in the US
10. News media and cross-posting: The City issued a press release on 02/05/24, posted notice in the Tacoma Daily Index and the Tacoma News Tribune, and conducted interviews with the following for broadcast:
 - a. Cityline Interview
 - b. KNKX Public Radio
 - c. Notice sent via Tacoma Public Schools Peachjar email updates
 - d. Home In Tacoma content on TV Tacoma
11. Language access strategy: The City offers a summary of HIT information in Spanish and Vietnamese. Translation services are available upon request. The City is making language access a major focus for the March 2, 2024, information meeting, partnering with the City's Language Ambassadors Program.
12. SEPA and GMA notice: The City provided the Notice and Draft EIS Notice of Availability to the state Department of Ecology, Department of Commerce, Puget Sound Regional Council, and other agencies, and sent the notices and request for comments to local and state agencies, neighboring jurisdictions, the Puyallup Tribe, Joint Base Lewis McChord, and interested parties.

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, 06/21/23, 09/06/23, 10/04/23, 10/18/23, 11/01/23, 12/06/23, 01/17/24)
- HIT Phase 1 - Planning Commission Public Hearing (04/20/22) and recommendations
- Housing Equity Taskforce (02/10/22, 03/10/22, 9/28/23, 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: Public notice mailer
- Attachment 2: Email notice
- Attachment 3: Draft EIS Notice of Availability
- Attachment 4: Formal consultation request to the Puyallup Tribe of Indians

c. Peter Huffman, Director



Home in Tacoma⁷

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 and listened to residents, and now 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.

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

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Comments due by March 8th, 2024

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



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TacomaFIRST 311 at (253) 591-5000



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

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.



Home In Tacoma – Phase 2 Public Review Package is Ready

February 5, 2024

It is time to make your voice heard about the future of housing in Tacoma! After several years of community-wide discussions, the City of Tacoma is seeking input on the proposed Home In Tacoma zoning and standards changes, as well as on the Draft Environmental Impact Statement. The Tacoma Planning Commission is seeking input through March 8, 2024, in order to finalize recommendations to the City Council.

The City of Tacoma is proposing to adopt new zoning designations, development standards, and other actions, together referred to as Home In Tacoma Phase 2 (the Proposal), to increase housing supply, affordability, and choice for current and future residents and ensure that housing development supports multiple goals. The Proposal is intended to implement the policy direction adopted in Phase 1 (Ordinance No. 28793, December 2021) along with applicable state law.

The Proposal will primarily affect areas that are designated as Low-scale and Mid-scale Residential on the City's Future Land Use Map, as well as other areas dispersed throughout the City of Tacoma. Home In Tacoma Phase 2 will be implemented upon adoption by the Tacoma City Council, the decision-makers for this project, which is tentatively scheduled to take place in May 2024.

Citywide notices, including mailed postcards, emails, social media, press release and more, are being shared to encourage review and comments on the Proposal. Draft materials, including draft code, summary sheets, online engagement forums and interactive maps are available online at [Home In Tacoma Project: AHAS Planning Actions - City of Tacoma](#).

The Home In Tacoma online engage forum is also available for community members to leave comments on topics including zoning, parking, housing types and tree requirements. [Home in Tacoma | Social Pinpoint \(mysocialpinpoint.com\)](#)

PUBLIC HEARING DATE- MARCH 6TH, 2024 at 5:30 PM

- 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 345, Tacoma, WA 98402

Tacoma has worked hard to develop proposals that will help meet our community's housing needs. Thank you for your attention to this effort.



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 312-4909



City of Tacoma
Planning and Development Services

Notice of Availability: Draft Environmental Impact Statement, LRP22-0003

February 5, 2024

Proponent and SEPA Lead Agency

City of Tacoma
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98407

Project Name: Home In Tacoma Phase 2 (HIT 2)

Description of the Proposal

The City of Tacoma is proposing to adopt new zoning designations, development standards, and other actions, together referred to as Home In Tacoma Phase 2 (the Proposal), to increase housing supply, affordability, and choice for current and future residents and ensure that housing development supports multiple goals. The Proposal is intended to implement the policy direction adopted in Phase 1 (Ordinance No. 28793, December 2021) along with applicable state law.

Location of the Proposal

Home In Tacoma Phase 2 will primarily affect areas that are designated as Low-scale and Mid-scale Residential on the City's Future Land Use Map, as well as other areas dispersed throughout the City of Tacoma.

Alternatives

The Draft EIS evaluates three alternatives:

- Baseline Alternative (the No Action Alternative)
- Lower Zoning Alternative
- 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, over an approximately 30-year horizon (out to 2050) but also provide a comparison of allowed density (number of dwellings allowed based on lot area), 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.

Appeal and Noticing

This notice of availability is provided in accordance with the Washington State Environmental Policy Act (SEPA) of 1971, Chapter 43.21C of the Revised Code of Washington (RCW) as revised 1983, and SEPA

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Нужна информация на русском? Потрібна інформація українською мовою?

Guidelines, Effective 16 January 1976 as revised 4 April 1984, Chapter 197-10, Washington Administrative Code (WAC).

Appeal provisions will be contained and published in the final EIS.

Proposed Date of Implementation

The Home In Tacoma Phase 2 proposals will be implemented upon adoption by the City Council. Council action is tentatively scheduled to begin in May 2024.

Date of Issuance of this Draft EIS: February 5, 2024

Public Hearing: Planning Commission meeting, March 6, 2024, 5:30 pm, Council Chambers, 747 Market Street

Availability of the Draft EIS, draft zoning and standards package, and background materials

The Draft EIS is available in electronic format on the City of Tacoma's website, cityoftacoma.org/homeintacoma. Paper copies are available for review at the City of Tacoma Customer Service Center at 747 Market Street, 2nd floor lobby, Tacoma WA 98402.

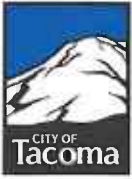
Draft EIS Comments

The public comment period on the Draft EIS will end at 5:00 pm on March 8, 2024. Comments on the Draft EIS must be submitted to the City of Tacoma, in writing, by 5:00 pm on March 8, 2024. The public is encouraged to submit comments along with a name and email or mailing address through one of the following options:

- Email: homeintacoma@cityoftacoma.org
- Online Comment Portal: www.cityoftacoma.org/homeintacoma
- Mail: 747 Market Street, Room 345, Tacoma WA 98402
- Hardcopy letter or comment form at the Draft EIS open houses
- For more information contact Elliott Barnett, Senior Planner, at 253-312-4909

Public open houses

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



City of Tacoma
Planning and Development Services

February 14, 2024

Chairman Bill Sterub
Puyallup Tribe of Indians
3009 E Portland Avenue
Tacoma, WA 98404

Chairman Sterub,

It is my pleasure to inform you that the Home In Tacoma – Phase 2 zoning and standards package is available for public review and comments. After several years of community-wide discussions, the City of Tacoma is seeking input on the proposed zoning and standards changes, as well as on the Draft Environmental Impact Statement (EIS) prepared to support the decision-making process. The Planning Commission and City staff are requesting comments through March 8, 2024 in order to finalize recommendations to the City Council.

In order to better meet future housing needs in our community, Home In Tacoma will increase residential zoning flexibility by allowing a range of middle housing types to be built in Tacoma neighborhoods. In addition, Home In Tacoma includes actions to ensure that housing development meets multiple community goals—including preservation and adaptive reuse of existing buildings, increasing tree canopy coverage, making neighborhoods more walkable, increasing access to opportunities for lower income households, and more.

We are writing to request consultation with the Puyallup Tribe on the draft Home In Tacoma package. We deeply appreciate the Puyallup Tribe's collaboration on these important goals and welcome dialogue and comments from the Puyallup Tribal Council and staff. Attached please find the public notice and the Draft EIS Notice of Availability. All the information is posted at www.cityoftacoma.org/homeintacoma.

We hope to see you at the upcoming information meetings and the Public Hearing on March 6, 2024. Please let us know if we can do more to get the word out, support the discussion or answer questions.

Sincerely,

Elliott Barnett, Senior Planner

cc: Puyallup Tribal staff members

