



## AGENDA

**MEETING:** Regular Meeting (Hybrid)  
**DATE/TIME:** Wednesday, April 3, 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

There are no meeting minutes to approve.

### D. Public Comments

Comments are not accepted for Discussion Item #1, which is the subject of a recent public hearing.

### E. Disclosure of Contacts and Recusals

### F. Discussion Items

#### 1. Home In Tacoma – Public Hearing Debrief

- Description: Review comments received during the public comment period from February 5 to March 8, 2024, an engagement summary, general findings from this process, and state housing policies that can have impacts on the proposal.
- Action: Review and Comment.
- Staff Contact: Elliott Barnett ([EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org))

### G. Upcoming Meetings (Tentative Agendas)

- (1) Agenda for the April 17, 2024, meeting includes:
  - Home In Tacoma – Phase 2 – Direction/Amendments
- (2) Agenda for the May 1, 2024, meeting includes:
  - Capital Facilities Program
  - Permitting LOS Code Amendment



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¿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.

- PC Annual Report & Work Program

## H. Communication Items

### (1) Reports/Communications from Staff

(2) **Planning Commission Vacancies** – The City Council is currently seeking applicants to fill the Commission’s District 2, 3, and 5 positions. The application period has been extended and will end on April 7, 2024. To apply, please visit [www.cityoftacoma.org/CBC](http://www.cityoftacoma.org/CBC).

(3) **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, April 10, 2024, at 4:30 p.m.; the agenda (tentatively) includes Landmarks Preservation Commission interviews and a presentation on Title 11 code updates. (Held at 747 Market Street, Tacoma, WA 98402, Conference Room 248 or virtually at <http://www.zoom.us/j/87829056704>, passcode 614650)

## I. Adjournment



**To:** Planning Commission  
**From:** Elliott Barnett, Planning Services Division  
**Subject:** Home In Tacoma Project – Phase 2  
**Memo Date:** March 28, 2024  
**Meeting Date:** April 3, 2024

**Action Requested:**

Debrief from the Public Hearing and comments process and provide direction for changes to be considered based on the comments

**Discussion:**

At the April 3, 2024, Planning Commission meeting, City staff will provide Commissioners with a debrief of the comments received during the Home In Tacoma public comment period from February 5 to March 8, 2024, including oral testimony received at the Public Hearing on March 6, 2024. City staff will provide a summary of the public comments that were received through the multiple commenting platforms, including written comments, comments on the online engagement forum, interactive zoning map comments, and oral testimony. Comments received include:

- 248 [Written Comments](#)
- 44 [Public Hearing](#)
- 800 [Online Forum](#)
- 426 [Interactive Map](#)

Included in the presentation will be an engagement summary that describes the efforts used to solicit comments and feedback on the draft Home In Tacoma proposals (attached). City staff will also provide general findings from this process and begin discussion of potential changes to be made to the draft package, including suggestions for minor staff revisions and potential Commissioner amendments, policy decisions, and recommendations for future actions, in the form of a Comment and Response document (attached).

Staff will also request that Commissioners bring forward any additional potential amendments they wish to work on, based on review of Home In Tacoma draft materials and public comments. From this discussion, Commissioners will decide what amendments they want to work on to present as part of the final recommendation to City Council. Voting on amendments will take place at the next Planning Commission meeting on April 17, 2024. Staff will also give a brief update on state housing policies that can have impacts on the Home In Tacoma proposal.

**Home In Tacoma – Phase 2 Draft Recommendations:**

Proposed Home In Tacoma zoning and standards changes, as well as on the Draft Environmental Impact Statement, were released for public review on February 5, 2024.

The Proposal 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](http://www.cityoftacoma.org/homeintacoma).

### **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 No. 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](http://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, 9/26/23, 11/21/23, 01/30/24)
- 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, 01/17/24, 03/06/24)
- 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](mailto:ebarnett@cityoftacoma.org), (253) 312-4909
- Alyssa Torrez, Senior Planner, [atorrez@cityoftacoma.org](mailto:atorrez@cityoftacoma.org), (253) 878-3767
- Webpage: [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma) - sign up for email updates!
- Project email: [homeintacoma@cityoftacoma.org](mailto:homeintacoma@cityoftacoma.org)

### **Attachments:**

- Attachment 1 - Post Public Hearing Comments and Responses Report
- Attachment 2 - Engagement Summary
- Attachment 3 - 2024 State Housing Bills Summary

c. Peter Huffman, Director



## HIT Post Public Hearing Comments and Responses

The Home In Tacoma Public Comment period ran from February 5 until March 8, 2024. The City received about 1,500 comments in total in writing, online, and through oral testimony at the March 6<sup>th</sup> Public Hearing. To view the comments, use the following links: [written](#), [oral testimony](#), [Social Pinpoint](#), and [Interactive Zoning Map](#). For more information visit [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

This document seeks to summarize the comment themes and to provide initial options for changes to the proposals, in order to inform the Commission's ongoing deliberations regarding recommendations to the City Council. Staff are aiming for following objectives:

- Summarize comment themes both at a high level and, where possible, specifically
- Provide initial staff recommended changes intended to clarify, address unintended gaps, and make minor refinements
- Outline an initial list of more substantive potential changes that the Planning Commission could consider
- Cue up topics not directly included in the Zoning and Standards package, which the Commission could address in its recommendations letter

Comments received are organized by topics used for feedback gathering:

1. General comments
2. Zoning
3. Housing Types & Building Design
4. Parking & Transportation
5. Unit Lot Subdivision
6. Amenity Space and Tree Requirements
7. Bonuses (Affordability and Building Retention)

Given the number of comments and different comment platforms, this summary does not attribute who said each comment or quantify the frequency of comments received. Staff will seek to provide context on these topics at the April 3<sup>rd</sup> meeting.

# 1. OVERVIEW (GENERAL COMMENTS)

## What we heard/comment themes

- Views on middle housing, growth and neighborhood change
- Relation to state zoning mandates—whether Tacoma should exceed (as proposed), or scale back to just meet the mandates
- Affordability, ownership/rentals, displacement risk
- Factors limiting growth besides zoning (such as private covenants)
- HIT planning process – Timing, notice, engagement, decision process
- Implementation/rollout
- Other parts of the housing supply chain – property taxes, property values, appraisals, corporations’ role in real estate
- Zoning’s relation to regional growth, housing supply, choice and affordability, health
- Density and crime, congestion, noise, pollution
- Relation to other City actions – housing, anti-displacement, rental rules, infrastructure, economic development, other policy initiatives
- Post adoption: Education, implementation, learning and adjusting, monitoring

## Staff recommendations

- Acknowledge the range of views
- Address questions (FAQs, presentations)
- Seek Commission guidance on any potential changes to the HIT package
- Identify topics to address in the Commission’s letter of recommendation

## ***Requesting Commission direction***

## 2. ZONING

### ZONING MAP

#### What we heard/comment themes

- Perspectives on HIT Phase 1 housing growth strategy (Low-scale and Mid-scale Residential Comprehensive Plan designations), state housing mandates, and where in the City housing growth should be prioritized
- Perspectives on which factors should be considered to designate UR-2 Districts
  - **Factors used in draft proposal to designate UR-2 Districts:** Areas within 1/8-mile of Complete Neighborhood features (parks, schools, Centers, Corridors, areas ¼-mile from Major Transit Stations and existing Planned Residential Districts (not including areas designated Parks and Open Space, separated by geography/barriers)
  - **Potential alternate factors cited for additional UR-2 designation:** Areas along streets with transit, areas abutting designated UR-3 or Commercial zones, areas near active business districts, Higher opportunity areas
  - **Potential alternate factors cited against UR-2 designation:** Historic Districts, areas with views, narrow streets, larger lots/lower residential densities, separated by arterials lacking pedestrian features, lacking infrastructure, private covenants, infrequent transit service, adjacent to natural features/areas, and/or mature trees
- Specific comments on the draft zoning map
  - Some Complete Neighborhood features inadvertently left off map (for example, Wapato Hills Park and Northshore Golf Course) or treated inconsistently (for example, some but not all public natural areas without public access were included)
  - Boundaries between UR-1 and UR-2 illogical in some locations (for example, a few parcels zoned differently than nearby parcels, boundaries not following streets or alleys, separated from complete neighborhood feature by barriers such as topography or infrastructure)
  - Some parcels left out or included inadvertently
  - General questions as to why some parcels were not 'up-zoned'
  - Comments on the limitations on growth from View Sensitive Districts, Historic Districts, private covenants

#### Minor changes/clarifications (staff recommends)

- For UR-2 District designation:
  - Add parks as intended (including Wapato Hills Park, Northshore Golf Course, Wright Park) as Complete Neighborhood Features and designate additional UR-2 within 1/8-mile
  - Change UR-2 areas separated by topographic/infrastructure boundaries to UR-1
  - Address inconsistencies (e.g., parcels left out inadvertently)
  - Address split blocks – UR-1 to UR-2 boundaries to follow: 1. Streets, 2. Alleys, or 3. Parcel lines

#### More significant policy choices

- For UR-2 designation:
  - Add more UR-2 by including additional features (e.g., transit lines)
  - Remove some UR-2 by removing/modifying features to qualify for UR-2 designation (e.g., natural areas without public access/recreation)
- Other changes?

#### ***Requesting Commission direction***

<p><b>DENSITIES (NUMBER OF HOUSING UNITS ALLOWED)</b></p> <p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Differing perspectives on densities, impacts of those densities</li> <li>• Relation to state zoning mandates—whether Tacoma should exceed (as proposed), or scale back to just meet the state mandates</li> <li>• Whether other factors should influence permitted densities (for example, arterials lacking pedestrian features)</li> <li>• Whether it is financially feasible and/or feasible from a development perspective to develop to the allowed densities – particularly the bonus densities</li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Increase maximum densities (allow more units on each parcel)</li> <li>• Decrease maximum permitted densities (allow fewer units on each parcel, provided the minimums mandated by the state are met)</li> <li>• Reduce maximum densities permitted in UR-3</li> <li>• Other changes?</li> </ul> <p><b>Requesting Commission direction</b></p>
<p><b>FLOOR AREA RATIO (FAR)</b></p> <p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Different perspectives on how big buildings should be allowed to be <ul style="list-style-type: none"> <li>○ Support for City controls on scale through FAR standards</li> <li>○ Opposition to City using FAR standards (e.g., it’s complicated, other standards also control scale)</li> <li>○ Comments on changing the FAR approach/standards</li> </ul> </li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• Revise FAR definition to exempt covered unenclosed areas (porches, balconies), basements, areas that don’t meet min. ceiling height and accessory structures that do not require a building permit</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Remove FAR as a development standard</li> <li>• Reduce FAR allowances below what has been proposed</li> <li>• Other changes?</li> </ul> <p><b>Requesting Commission direction</b></p>
<p><b>HEIGHT</b></p> <p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Different perspectives on the appropriate maximum building height <ul style="list-style-type: none"> <li>○ Remove the rear yard lower height limit (allow 35 feet throughout) to promote development opportunities</li> <li>○ Limit height to 25 ft (concerns about shading, impressions of bulk)</li> <li>○ Limit height in UR-3 (concerns about 45 ft/5 stories bonus height)</li> <li>○ Specifically, limit height in areas with views (View Sensitive Districts)</li> </ul> </li> <li>• Residential transitions – further limit height at zoning district transitions (start at height of the adjacent zone)</li> <li>• Increase allowed accessory structures height from 15 to 18 ft</li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• None identified (note – existing View Sensitive Districts height not proposed to change)</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Increase height (in rear yards)</li> <li>• Reduce baseline or bonus height maximums</li> <li>• Make residential transitions heights more restrictive</li> <li>• Increase height of accessory structures</li> <li>• Other changes?</li> </ul>



<p><b>SETBACKS</b></p> <p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• <b>Different perspectives on setback requirements</b> <ul style="list-style-type: none"> <li>○ <b>Further reduce setbacks (to promote housing development)</b></li> <li>○ <b>Remove separation between buildings standards (use Building Code only)</b></li> <li>○ <b>Don't require additional (8 ft) side setback when that side used for pedestrian access</b></li> <li>○ <b>Retain existing zoning setbacks, rather than reducing them (to promote infill compatibility)</b></li> <li>○ <b>Retain larger front setbacks as typical in existing large lot areas</b></li> <li>○ <b>Tie front setbacks to the existing front setbacks of abutting lots</b></li> <li>○ <b>Increase flexibility for building appurtenances (such as heat pumps, rain barrels) to be located in side yards</b></li> </ul> </li> <li>• <b>Current zoning code includes setback averaging for a range of different situations. The draft HIT package has those deleted. Meanwhile, staff have identified circumstances when they would still make sense in terms of matching neighborhood patterns and removing barriers. For example, a newly platted lot with a front property line abutting a side property line – the front would be allowed to match the side setback to maintain a consistent pattern.</b></li> <li>•</li> </ul>	<p><b>Requesting Commission direction</b></p> <p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• Restore setback averaging (proposed to be deleted in the current draft package) to allow reduced front setback adjacent to an abutting side yard</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Further reduce setbacks (front, side, or rear)</li> <li>• Increase required front setbacks (e.g., in areas with larger existing lots)</li> <li>• Increase front setbacks by tying them to the average setbacks of the abutting lots</li> <li>• Other changes?</li> </ul> <p><b>Requesting Commission direction</b></p>
<p><b>NON-RESIDENTIAL USES (IN RESIDENTIAL ZONES)</b></p> <p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Different perspectives regarding the proposed expansion of flexibilities for non-residential uses in residential zones <ul style="list-style-type: none"> <li>○ Supportive: Walkability, neighborhood assets, economic opportunities, adaptive reuse of buildings opportunities</li> <li>○ Opposed: Neighborhood impacts</li> <li>○ Should they meet the standard commercial parking requirements?</li> </ul> </li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Reduce required parking compared to standard commercial uses</li> <li>• Expand non-residential allowances/reduce limitations (e.g., uses, size, hours of operation)</li> <li>• Reduce non-residential allowances/increase limitations (e.g., uses, size, hours of operation)</li> </ul> <p><b>Requesting Commission direction</b></p>
<p><b>SHORT-TERM RENTALS</b></p> <p><u>What we heard/comment themes</u></p>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul>

<ul style="list-style-type: none"> <li>• Concern about the potential proliferation of Short-term Rentals with middle housing (neighborhood impacts, reduce supply of affordable housing)</li> <li>• Add restrictions (limit length of stays, number of times rented per year)</li> </ul>	<p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Add restrictions to Short-term Rentals (e.g., limit duration of stays, number of times rented per year)</li> <li>• Improve tracking of STRs in support of a future evaluation (currently underway)</li> <li>• Other changes?</li> </ul> <p><b>Requesting Commission direction</b></p>
<p><b>LAND USES / CONSTRUCTION TYPES</b></p> <p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• <u>Group housing</u>: Differing perspectives (supportive – offers housing choices, opposed – neighborhood impacts), concerns regarding how many people can live in a single group household</li> <li>• <u>Tiny houses, manufactured housing</u>: Support increases housing choice and affordability</li> <li>• <u>Alternative building materials</u>: Support for innovative building materials, particularly for sustainable building materials, aesthetic concern about use of shipping containers.</li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• None identified (zoning already generally allows these within the bounds of state law, Building Code)</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Call for future evaluation of non-zoning actions to promote these uses/housing types</li> <li>• Other changes?</li> </ul> <p><b>Requesting Commission direction</b></p>
<p><b>PERMITTING PROCESS AND CODE IMPROVEMENTS</b></p> <p><u>What we heard/staff identified issues</u></p> <ul style="list-style-type: none"> <li>• New standards add complexity which could impact permit review time, require more professional support for applicants. There will be confusion and questions.</li> <li>• Differences between zoning and private covenants could increase uncertainty and neighborhood conflicts – the City should provide a courtesy notification when permits are submitted in these areas</li> <li>• SEPA Code – clarify purpose of proposed soil testing requirement</li> <li>• Clarify how discretionary land use permits initiated under the current zoning will be treated after HIT adoption</li> <li>• Specific questions and wording suggestions throughout draft code</li> <li>• Apply new regulations solely to the area of the property being developed (TPAG)</li> </ul>	<p><u>Minor changes/clarifications (staff recommends):</u></p> <ul style="list-style-type: none"> <li>• Clarify SEPA code – soil testing relates to Asarco Plume (most frequent condition when SEPA review is required)</li> <li>• Clarify that pre-existing discretionary land use permits (such as Infill Pilot Program approvals) remain in effect after HIT adoption</li> <li>• Minor edits and clarifications throughout the code</li> <li>• Administrative actions (education, permit support, preapproved plans, etc.)</li> </ul> <p><u>More significant policy choices:</u></p> <ul style="list-style-type: none"> <li>• Advocate for administrative actions</li> <li>• Other changes?</li> </ul> <p><b>Requesting Commission direction</b></p>

**AMNESTY FOR EXISTING MIDDLE HOUSING**

Staff identified issue:

- While we don't know the extent, staff believe that over the years middle housing has been constructed (or single-family units have been converted) without obtaining the required City permits.
- Since these units did not go through City review, it is likely that there are instances when they do not meet Zoning and/or Building Code requirements.
- It is likely in the public interest to create a permit pathway for them to be legalized, provided they meet the Building Code to address health and safety concerns and improve energy efficiency, even if they do not meet the other land use, building design and site development standards.
- The City used this approach when ADUs became permitted uses, so there is a precedent for this approach.

Minor changes/clarifications (staff recommends):

- Add a Middle Housing Amnesty provision allowing unpermitted middle housing to be legalized, provided:
  - It is brought into compliance with Building, Energy Code requirements
  - Otherwise, not required to meet building design and site requirements, provided there is no increase in nonconformity
  - Amnesty set to expire 5 years after adoption of the HIT package

***Requesting Commission direction***

### 3. HOUSING TYPES & BUILDING DESIGN

#### BUILDING DESIGN

##### What we heard/comment themes

- Construction methods
  - Enable use of pre-fabricated materials, manufactured homes
  - Promote sustainable/green building
  - Ban/allow shipping containers
- Architectural Design
  - Standards should require consistency/match with architectural style of existing structures
  - Light plane/residential transitions
  - Consider requiring third floors to have sloped roofs
  - Look at adjacent lots- (for setbacks, lot width)
  - Transition/bulk standards – start the transition at the height of the adjacent zone
  - Habitable space – requirement nearly prohibits frontloaded garages
  - Concerns about whether design standards as proposed are adequate
- Other
  - Desire for a Design Review Board
  - Incentivize family size units
  - Require dog waste stations for middle housing (in order to protect water quality)

*Comments about overall height/bulk of structures (see Zoning section)*

#### HISTORIC DISTRICTS

##### What we heard/comment themes

- Historic Districts should not be zoned UR-2 or UR-3, it creates additional development pressure
- Infill is not always compatible with historic districts character
- Historic Districts standards not adequate to protect historic character
- Historic Districts tend to already be dense and have a mix of housing types
- More protections are needed to prevent demolition and to promote salvage
- Some areas have historic buildings but are not protected by Historic Districts

##### Minor changes/clarifications (staff recommends):

- None identified

##### More significant policy choices:

- Increase context sensitivity to promote neighborhood compatibility based on adjacent development patterns (e.g., larger lot widths or greater setbacks)
- Make it easier to build a front-loaded parking/garages (for sites without alleys)
- Incentivize green building methods and technologies (update the bonus structure)
- Incentivize larger “family-sized” units (update the bonus structure)
- Require dog waste receptacles (for larger developments)
- Other changes?

##### ***Requesting Commission direction***

##### Minor changes/clarifications (staff recommends):

- None identified (see DEIS for future recommended actions)

##### More significant policy choices:

- Reduce the proposed UR zoning within Historic Districts (for example, only UR-1 or UR-2)
- Call for additional future non-zoning actions (such as demolition and salvage, Historic District standards updates)
- Other changes?

##### ***Requesting Commission direction***

## 4. PARKING & TRANSPORTATION

### PARKING REQUIREMENTS

#### What we heard/comment themes

- Differing perspectives on proposed parking reductions
  - Some people want more parking to be required
  - Some people want no parking to be required at all
  - Areas with narrower streets, major arterials or other conditions limiting on-street parking or impacting walkability need on-site parking
  - If no alley present, and only 1 parking stall required, then exempt it so doesn't gobble up lots of the site
  - Increase availability of accessible parking
  - EV Charging – how to prevent conflicts, how to not use up street parking?
  - Need more tools to deal with parking neighborhood impacts
  - What about new lots that do not have viable vehicular access?
  - Stop requiring that parking for other existing structure be replaced when an ADU is built
- General support for proposed driveway width reductions and parking stall dimension reductions

#### Minor changes/clarifications (staff recommends)

- Change parking stall standards applicability to apply to Middle Housing (from 1 to 5 stalls)

#### More significant policy choices

- Require more parking (increase per zone requirement potentially up to state limit)
- Require less parking (without fully eliminating requirements)
- Stop requiring replacement of lost parking due to ADU construction
- Find ways to reduce impacts when no alley is present (for example, waive vehicular parking requirement for non-alley lots when only one stall is required)
- Other changes?

#### ***Requesting Commission direction***

### REDUCED PARKING AREA

#### What we heard/comment themes

- Differing perspectives on whether parking should be required and on the proposed RPA
  - Support expanding the RPA further
  - Oppose expanding the RPA
  - Reduce size of the RPA (in order to retain parking requirements in more areas)
  - Expand the RPA and/or eliminate vehicular parking requirements
  - There are barriers which mean the walking distance to the transit stop/corridor may be further than shown
  - Include non-residential and/or other zones than UR (this is beyond the scope of HIT)
  - S. 19<sup>th</sup> St is not confirmed as the de facto alignment for the future LINK extension yet

#### Minor changes/clarifications (staff recommends):

- Adjust RPA boundaries to follow streets or alleys

#### More significant policy choices:

- Reduce RPA size (while at a minimum meeting state mandates) – for example, only include required “Major Transit Stops”, or apply a shorter distance from the additional transit lines included (6<sup>th</sup> Ave, S. 19<sup>th</sup> St)
- Reduce RPA size by adjusting how distance is measured (for example, use walking distance rather than as-the-crow-flies)
- Other changes?

#### ***Requesting Commission direction***

### OFFSITE IMPROVEMENTS

#### Minor changes/clarifications (staff recommends)

<p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Prevent conflicts between housing development and sidewalks and bike facilities (such as solid waste receptacles in bike lanes)</li> <li>• Find ways for developers to contribute to the cost of building new infrastructure</li> <li>• Reduce offsite improvement requirements for affordable housing projects</li> </ul>	<ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Call for additional funding and financing tools for infrastructure</li> <li>• Provide recommendations to City Council regarding ways to reduce infrastructure costs for affordable housing</li> <li>• Other changes?</li> </ul> <p><b><i>Requesting Commission direction</i></b></p>
<p><b>PEDESTRIAN ACCESS</b></p> <p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Reduce pedestrian walkway/access widths (rely on the Building Code)</li> <li>• Allow pedestrian paths to cross driveways (current standards allow this)</li> <li>• Allow alleys to be used for pedestrian access</li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• None identified (the package was developed with input from Public Works Dept staff)</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Call for further study of changes to pedestrian access standards (such as narrower pathways, pedestrian access via alleys)</li> <li>• Other changes?</li> </ul> <p><b><i>Requesting Commission direction</i></b></p>
<p><b>BICYCLE PARKING</b></p> <p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Support for promoting transportation choices and using best industry practices</li> <li>• Concern regarding cost and competing for limited space</li> <li>• General support for the proposal to allow long-term bike parking to be met in the unit</li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Reduce bike parking requirements (quantity or standards short-term or long-term bike parking standards)</li> <li>• Other changes?</li> </ul> <p><b><i>Requesting Commission direction</i></b></p>

## 5. UNIT LOT SUBDIVISIONS

### UNIT LOT SUBDIVISIONS (ULS)

#### What we heard/comment themes

- Different perspectives on the density/number of housing units allowed, but general support for increased ownership opportunities through ULS
- ULS code should provide for future shared maintenance responsibilities, with the least possible added complexity, liability and upfront costs
- Range of perspectives on Home Owners' Associations (HOAs) as a method to coordinate future shared maintenance responsibilities
  - HOAs are better than condominiums, but still require up front cost and ongoing maintenance, some legal liability, and they can fail
  - Don't mandate HOA's for ULS in every case (such as townhouses)
- ULS code should clarify how owners will coordinate on future actions (such as Right Of Way permit applications)
- Clarify that most standards apply to parent lots, not Unit Lots (for example, setbacks do not apply to internal s ULS lot lines, only to the exterior property lines of the parent lot)
- There are two different ULS definitions in the draft code
- Allow ULS subdivision of existing buildings that do not meet all current zoning or building code standards
- Existing Subdivision Code standards on "Meandering Lot Lines" may complicate ULS

#### Minor changes/clarifications (staff recommends):

- Delete redundant ULS definition
- Clarify "Meandering Lot Lines" to facilitate ULS subdivisions
- Give City authority to require a "tract" to be held in common ownership
- Clarify HOAs are not necessarily required, but may be required when there are shared facilities

#### More significant policy choices:

- Allow someone to apply for a ULS for previously developed lots that don't meet all current standards, provided they do not increase degree of nonconformity
- Other changes?

#### ***Requesting Commission direction***

## 6. AMENITY SPACE & TREES

<p><b>AMENITY SPACE</b> <u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Differing views on amenity space (yards, balconies, rooftop decks, etc) – it is important for livability, but also competes with other features on the site and affects costs</li> <li>• Differing views on how much amenity space should be required and how it should be calculated             <ul style="list-style-type: none"> <li>○ Requirements should be based on lot size rather than number of units (as currently proposed)</li> <li>○ Amenity space should not be required for existing units</li> <li>○ Reduce amenity space dimensions from the current 15 ft for common amenity space and 10 ft for private amenity space (such as to 8 ft)</li> <li>○ Offer a fee in lieu option</li> <li>○ Don't count schools as open space (they are not proposed to count in UR Districts)</li> </ul> </li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Increase the amount of amenity space required</li> <li>• Decrease the amount of amenity space required</li> <li>• Change the methodology for calculating amenity space (e.g., to a per lot basis – could be different for each zone)</li> </ul> <p><b>Requesting Commission direction</b></p>
<p><b>TREE CREDITS</b> <u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Differing perspectives on requiring trees and the tree credits proposal             <ul style="list-style-type: none"> <li>○ Trees are important for livability, sustainability, urban forestry, infill compatibility, and other goals</li> <li>○ Trees compete with other site features and affect development capacity/costs</li> <li>○ Trees can conflict with views, utilities, parking, sun/solar access, overhang property lines</li> <li>○ Staffing will be needed to support implementation</li> </ul> </li> <li>• Differing perspectives on how many tree credits should be required, and how they should be calculated, including:             <ul style="list-style-type: none"> <li>○ Tree credit requirements should be reduced/increased</li> <li>○ The proposed reduction in tree credits for affordability bonuses should be removed (so lower income households/neighborhoods have more equitable tree access)</li> <li>○ Street trees and on-site tree credit requirements – comments that street trees should count towards required tree credits, and comments that they should not count</li> </ul> </li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• Clarify distinctions between the fee in lieu and canopy fee, edits for clarity</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Increase required tree credit amounts</li> <li>• Decrease the tree credit amounts</li> <li>• Allow street trees to be counted/partially counted/not counted in some circumstances toward required on-site tree credits</li> <li>• Modify or remove the proposed tree credits reduction for bonus projects (for affordability bonuses and/or building retention)</li> <li>• Provide input on implementation (such as staffing, enforcement, technical support)</li> <li>• Other topics?</li> </ul> <p><b>Requesting Commission direction</b></p>
<p><b>TREE RETENTION REQUIREMENTS</b> <u>What we heard/comment themes</u></p>	<p><u>Minor changes/clarifications (staff recommends)</u></p>



<ul style="list-style-type: none"> <li>• Differing perspectives on requiring tree retention as proposed, including: <ul style="list-style-type: none"> <li>○ Retaining mature trees should be a high (or the top) priority in terms of competing use of site area (supports urban forestry, climate change, health, infill compatibility and other goals)</li> <li>○ Tree retention requirements as proposed should be modified or eliminated (will limit housing development/increase housing costs)</li> <li>○ Establishing tree retention requirements (to the extent it limits development potential) affects the value of properties and could create an incentive to cut down mature trees before adoption or to covertly harm them after adoption</li> <li>○ Tree retention should be required beginning at 5 inches Diameter at Breast Height (rather than 6 inches as proposed)</li> <li>○ More clarity is needed in determining when a tree can be removed versus when an application to remove a tree will be denied</li> <li>○ Remove the “canopy loss fee waiver” in the draft code and instead refer to the variance process</li> <li>○ Staffing will be needed to support implementation</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Clarify review process for evaluating reductions based on Commission’s guidance (see below)</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Provide policy guidance regarding when a mature tree can be removed so that can inform the tree flexibility/exceptions approach (see below)</li> <li>• Modify the specifics of the draft tree retention proposal (such as 5 vs 6 inches DBH permit threshold)</li> <li>• Provide input on implementation (such as staffing, enforcement, technical support)</li> <li>• Other topics?</li> </ul> <p><b>Requesting Commission direction</b></p>
<p><b>TREE STANDARDS – HEALTH AND LONGEVITY/GENERAL STANDARDS</b></p> <p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Differing perspectives on general tree standards, including: <ul style="list-style-type: none"> <li>○ Support for tree standards that promote tree canopy, health and longevity</li> <li>○ Support for more minimal standards to reduce spatial conflicts</li> <li>○ Tree type and species (evergreen, fruit, etc)</li> <li>○ Lower height trees in areas with views</li> <li>○ Trees can conflict with views, utilities, parking, sun/solar access, overhang property lines</li> <li>○ Add enforcement/bonding mechanism to ensure tree survival or replacement</li> </ul> </li> <li>• Remove the (existing) Critical Areas density bonus option</li> <li>• The City should take responsibility for maintenance of street trees in support of expanding right-of-way canopy coverage and tree health</li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• Minor edits for clarity</li> </ul> <p><u>More significant policy choices</u></p> <ul style="list-style-type: none"> <li>• Modify the proposed general tree standards (e.g., reduce required soil volumes, spacing, species)</li> <li>• Provide input on implementation (such as staffing, enforcement, street tree responsibility, technical support)</li> <li>• Other changes?</li> </ul> <p><b>Requesting Commission direction</b></p>
<p><b>TREE REQUIREMENTS – FLEXIBILITY/EXCEPTIONS</b></p> <p><u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• General agreement that more clarity is needed regarding when flexibility will be granted for tree credits and retention requirements – <i>STC, TPAG</i></li> <li>• Differing perspectives on what the priorities should be between competing goals, as well as what the process should be to determine when flexibility should be allowed:</li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• Clarify review process for evaluating reductions based on Commission’s guidance (see below)</li> </ul> <p><u>More significant policy choices</u></p>

- Prioritize housing development and affordability vs. tree canopy, health and retention
- More accountability needed (e.g., Tree Commission, require consultation with Urban Forestry staff) – which would have staffing implications
- The fees should be high enough to not only replace the value of the trees as infrastructure, but also to provide adequate staffing for enforcement and planning
- The “canopy reduction fee” is a buyout for the requirement of preserving trees. If allowed, all trees should be assessed a fee, not just the ones over the tree credit requirement
- The tree credit fee should be increased to 5x the cost of planting and maintaining a tree – the current 1.5x the cost is inadequate to consider the costs of administration for managing tree planting and maintenance
- The city should take over or partially take over responsibility for right-of-way trees in order to adequately implement code flexibilities to offset development impacts
- Clarify how fees collected would be used, offer exceptions for low income households
- Allow offsite trees to count (e.g., mini-forests), private purchase of parcels to be held as “tree banks”, and held in conservation
- Clarify how requirements affect sites that are fully/mostly forested
- Require a floor for required tree credits, regardless of variance or fee in-lieu
- What about existing trees planted close to buildings/foundations – can they be removed without a variance?

- Adjust/clarify the variance process to reflect community priorities regarding site elements (e.g., housing units, unit size, trees, amenity space, parking, driveways, stormwater facilities) - for example, if the existing tree keeps you from building one more unit is that enough to allow a removal?
- Provide direction on whether fees will be accepted, and how they would be used (e.g., tree planting in low canopy neighborhoods? Or, within the same neighborhood?)
- Establish a “floor” in terms of the minimum amount of tree credits that will be accepted through a variance/exception process (e.g., minimum 200 tree credits)
- Provide input on whether the City should develop a more robust process for exceptions in the future (e.g., Green Factor?)

***Requesting Commission direction***

## 7. BONUSES (AFFORDABILITY & BUILDING RETENTION)

<p><b>RESIDENTIAL TARGET AREAS (MFTE APPLICABILITY AREAS)</b>  <u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Reduce or increase the areas where the MFTE can be used</li> <li>• Clarify the purpose of RTAs and how they relate to city goals</li> <li>• Some UR-3 areas were inadvertently left out of the RTA</li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• Map corrections (add UR-3 areas left out)</li> </ul> <p><u>More significant changes/policy changes</u></p> <ul style="list-style-type: none"> <li>• Clarify RTA purpose statement (consistent with state law)</li> </ul> <p><b><i>Seeking Commission direction</i></b></p>
<p><b>VISITABILITY REQUIREMENTS</b>  <u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Support for visitability goals</li> <li>• Support for more/additional steps to create accessible housing</li> <li>• There is a legal challenge to adopting changes to the Building Code related to accessibility. State law prohibits cities from adopting accessibility amendments to the Building Code, meaning that such requirements would need to be approved by the state Building Code Council or failing that, by the State Legislature</li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• Clarify that visitability will not be part of the HIT package, pending state action</li> </ul> <p><u>More significant changes/policy changes</u></p> <ul style="list-style-type: none"> <li>• Integrate visitability with HIT affordability bonuses (require 1 visitable unit with bonus projects)</li> <li>• Recommend to City Council that the Multifamily Tax Exemption Program integrate visitability requirements</li> <li>• Advocate for state level action to more broadly allow visitability, along with other accessibility actions</li> </ul> <p><b><i>Seeking Commission direction</i></b></p>
<p><b>AFFORDABILITY BONUSES</b>  <u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Make affordability mandatory in some cases</li> <li>• Remove the fee in lieu option for affordability</li> <li>• Change the amount of the fee in lieu option</li> <li>• Conduct regular review and monitoring of outcomes</li> <li>• Expand affordability requirements for other areas (Downtown, Mixed-Use Centers)</li> <li>• Offer different/additional bonus options (such as infrastructure improvement waivers, right of way reductions, financial support)</li> </ul>	<p><u>Minor changes/clarifications (staff recommends)</u></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><u>More significant changes/policy changes</u></p> <ul style="list-style-type: none"> <li>• Designate number of years at which bonuses need to be reviewed (such as every 3 to 5 years)</li> <li>• Recommend future updates to affordability bonuses in Downtown and Centers</li> </ul>

	<ul style="list-style-type: none"> <li>• Recommend ongoing evaluation of infrastructure, financial and other City incentives to promote affordability</li> </ul> <p><b><i>Seeking Commission direction</i></b></p>
<p><b>BUILDING RETENTION BONUS</b>  <u>What we heard/comment themes</u></p> <ul style="list-style-type: none"> <li>• Support for actions that help retain existing buildings</li> <li>• Differing views on which goals should be the priority (historic preservation, neighborhood character, style compatibility, embodied carbon/sustainability)</li> <li>• Increase the area/amount of the building to be required to be retained to qualify for the bonus</li> <li>• Reduce the area/amount of the building in order to allow more flexibility and incentivize reuse of portions of the structure</li> <li>• Consider carbon calculation, tools</li> </ul>	<p><u>Minor changes/clarifications (staff recommends):</u></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><u>More significant changes/policy changes:</u></p> <ul style="list-style-type: none"> <li>• Increase the area of the building that must be retained to qualify for the bonus (for example, require retention of at least 50% of building area, instead of building footprint)</li> <li>• Reduce the area/amount of the building required to be retained to qualify for the bonus (for example, reduce required front façade to 75% from 100% retained)</li> <li>• Advocate for deconstruction and salvage of materials</li> </ul> <p><b><i>Seeking Commission direction</i></b></p>

END



## Home In Tacoma Project – Phase 2

### Public Hearing Engagement Summary

This is a summary of the activities that were conducted to solicit feedback on the Home In Tacoma (HIT) Draft Recommendations. The summary also includes key outcomes and themes from engagement efforts. Staff have prepared this summary for inclusion in the Planning Commission’s April 3<sup>rd</sup> packet.

#### Objectives of Public Hearing Engagement were to:

- To inform the public about the availability of the Draft HIT Recommendations.
- To provide opportunities for community members to ask questions of key City staff.
- To create multiple methods and opportunities to learn about the draft and provide input.
- To seek input to include in the Home In Tacoma Planning Commission final recommendations.
- To encourage community members to provide feedback in the form of comments through the various commenting methods available, including in writing, online, and through oral testimony at the March 6<sup>th</sup> Public Hearing.

The Public Comment period was open from February 5<sup>th</sup> to March 8<sup>th</sup>, 2024. This period included actions to inform the community and get feedback on the HIT Draft Recommendations and included city-wide notifications, targeted presentations, and several events to engage the public. Below is a list of the engagement activities conducted.

#### Public Comment Period Activities

- **Public notice mailer-** The City mailed informational postcard notice to over 100,000 addresses of residents and property owners throughout the City of Tacoma.
- **Email notice-** The City emailed notice to over 2,000 addresses. This 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



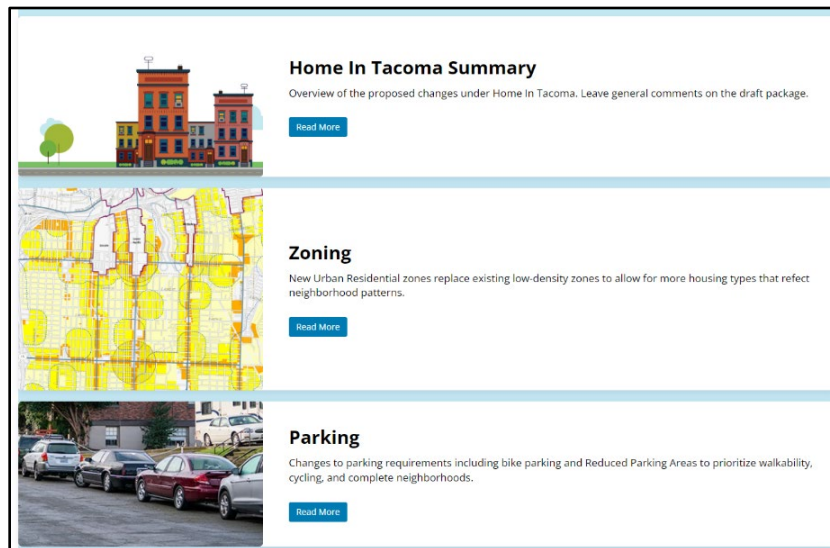
justice organizations, historic preservation organizations, and individuals who requested to be added. Staff also sent reminder emails prior to the events and other key dates.

- **Social media-** Notice and regular updates were distributed through City and Tacoma Planning social media accounts and displayed on City webpages and banners.
- **Web engagement approaches-** The City 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](#).
- **Information meetings-** The City hosted three in-person and one ZOOM information events to provide details on the HIT package, answer questions and encourage comments. The [ZOOM meeting recording](#) is posted on the project homepage to make the information more widely available. Written comments were accepted at the in-person meetings.
- **City Commissions and taskforces-** Planning staff have presented to and requested written comments from the following:
  - Bicycle and Pedestrian Technical Advisory Group
  - Human Rights Commission
  - Landmarks Preservation Commission
  - Mayors Youth Commission
  - Parking Technical Advisory Group
  - Sustainable Tacoma Commission
  - Tacoma Area Commission on Disabilities
  - Tacoma Permit Advisory Group
  - Transportation Commission
- **Neighborhood Councils-** Planning staff presented to the following:
  - Central Tacoma
  - Eastside
  - Northeast Tacoma
  - North End
  - West End
- **Internal stakeholders-** The City regularly updated internal stakeholders including departments and work groups with a role in housing, residential permitting, and associated responsibilities.
- **External stakeholders and events-** The City presented to the following organizations or tabled at community events, including:
  - Annual Martin Luther King Jr. Birthday celebration
  - Lincoln Lunar New Year Festival
  - Hilltop Action Coalition
  - Puyallup Tribe – City Interagency Coordination meeting
  - Master Builders Association
  - Spotlight South Tacoma meetings
  - Tacoma Pierce County Affordable Housing Consortium
  - Tacoma Pierce County Association of Realtors
  - Tacoma Public Schools – School of The Arts (SOTA) class
  - APCC Lunar New Year Celebration
  - Tet Vietnamese Lunar New Year Celebration
  - Welcome to Tacoma – Manitou Annexation Event

- Safe Streets – Lincoln area presentation
- UWT – Urban Studies Housing Policy in the US
- **News media and cross-posting-** The [City issued a press release](#) on February 5<sup>th</sup>, 2024, posted notice in the Tacoma Daily Index and the Tacoma News Tribune, and conducted interviews with the following outlets for broadcast:
  - Cityline Interview
  - KNKX Public Radio
  - Notice sent via Tacoma Public Schools Peachjar email updates
  - Home In Tacoma content on TV Tacoma
- **Language access strategy-** An overview document for Home In Tacoma is available in Spanish and Vietnamese. Translation services for any HIT information, notices, or events are available upon request. The City also made language access a major focus for the March 2, 2024, information meeting, partnering with the City’s Language Ambassadors Program to have translation services for Russian, Ukrainian, Spanish, Vietnamese, and Khmer speakers.
- **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.

Public Comment Format

The City received over 1,500 comments through the various commenting tools available to the public, including written comments, oral testimony and online comments on the interactive zoning map and online engagement forum.



The breakdown for the comments received is:

- 44 Public Hearing
- 800 Online Forum
- 248 Written Comments
- 426 Interactive Map

Comments were collected by topics: General Comments, Zoning, Parking, Housing Types, Amenity Space and Tree Requirements, Affordability and Retention Bonuses, Unit Lot Subdivision, and Draft Environmental Statement.

What We Heard

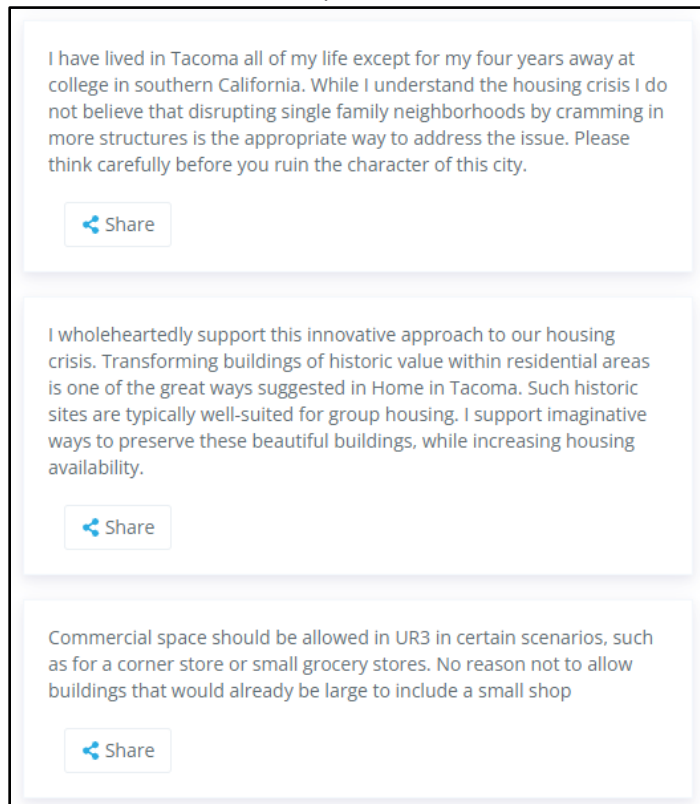
The Public Comment process captured a wide range of thoughts, ideas, and concerns from community members. Below are some of the themes that were captured during this process. A more in depth and specific comment summary can be found in the Comments and Responses Document and all comments are available for review on the Home In Tacoma Project page.

- Views on middle housing, growth, and neighborhood change

- Perspectives on HIT Phase 1 housing growth strategy (Low-scale and Mid-scale Residential Comprehensive Plan designations), state housing mandates, and where in the City housing growth should be prioritized
- Perspectives on which factors should be considered to designate UR-2 Districts.
- Questions in relation to state zoning mandates and Tacoma’s alignment.
- Ideas on heights, setbacks, and general scale of proposed middle housing types.
- Thoughts on construction materials, architectural design requirements, and unit sizes.
- Concerns about proposed reductions to required parking, including parking accessibility and the location of the expanded Reduced Parking Area (RPA).
- Feedback on new bike parking rules and requirements.
- Support for increased homeownership opportunities through unit lot subdivisions.
- Need for additional affordable units at more affordable levels.
- Support for actions that help retain existing buildings.
- Questions about HIT working with View Sensitive areas and restrictive covenants.
- Various perspectives on requiring trees and the tree credits proposal, including stronger tree retention policies, and added flexibilities for development.

Examples of Comments from community members:

Image below is a snapshot of comments on the online interactive forum. Other comments are examples from form written and map comments.



**Written Comment-** “Thank you for including ideas for pathways to preserve and increase the city’s tree canopy. However, I fear the bonus heights approach is counterproductive to meeting this objective. Plants thrive in specific microclimate conditions, and depriving trees of accustomed sunlight (and compacting surrounding soil) is likely to negatively impact their growth and vitality”

**Written Comment-** “Our concern is with extra growth, you also have more utilities needed without jeopardizing existing customers, and more high-end businesses to support more growth in our community.”

**Map comment-** “People, children and dogs use this beautiful street to walk safely to Proctor amenities. Too much density brings more vehicles; air pollution and noise. Honor promise of Low Scale only from City Council decision Dec 2021.”

**Map Comment:** “Would love to see stronger standards around walkable/bike-able communities. Great neighborhood but tough to transit on bike.”



# Home in Tacoma and Recent State Housing Legislation

March 27, 2024

## ADOPTED BILLS DIRECTLY RELATED TO HOME IN TACOMA:

### HB-1110 Middle Housing Bill (2023)

- Increasing middle housing in areas traditionally dedicated to single-family detached housing
- Minimum 4 units per lot, with bonuses for affordable housing and proximity to major transit stops
- Specific limitations/allowances regarding housing types, parking, other development standards, design review, permit processes, subdivisions, and covenants
- Allowance for “substantially similar” approach to be approved by the State

### HB 2321 Modifying the Middle Housing Requirements (2024)

- Effectively a follow-up/clarification bill for HB-1110 (from 2023)
- Clarifies that the definition of “major transit stops”, which affects the middle housing minimum density requirements, includes Bus Rapid Transit stops that are *under construction*
- Clarifies that the exemption from minimum density requirements for lots with critical areas or their buffers is limited to that *portion* of a lot, parcel, or tract with a critical area or buffer

### HB-1337 ADU Support Bill (2023)

- Expanding housing options by easing barriers to the construction and use of ADUs
- Cities must allow two ADUs per lot with specific limitations/allowances regarding size, height, setbacks, infrastructure, impact fees, design standards and ownership

### SB-5412 Expanded SEPA Exemptions for Infill (2023)

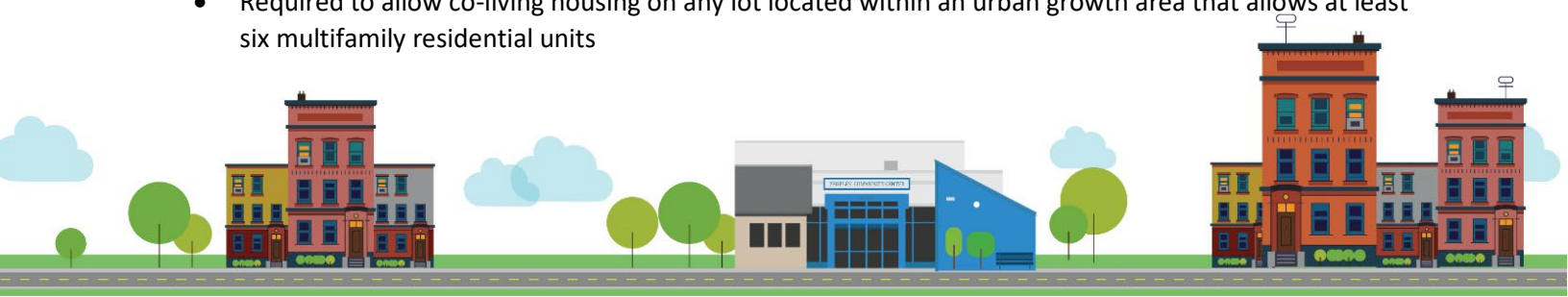
- Reducing local governments’ land use permitting workloads
- Significantly expanded SEPA exemptions for all projects with one or more residential units, but the adoption of the Plan and Code must meet certain State review criteria (including an EIS)

### SB 5235 Prohibits Zoning Limits on Housing Occupancy (2021)

- Increasing housing unit inventory by removing limits on housing options
- Accessory Dwelling Units (ADUs). Required to allow ADUs, cannot require parking for ADUs on lots within 1/4-mile of a major transit stop, and generally cannot require owner-occupancy of the ADU or main home
- Unrelated Occupants. May not regulate or limit the number of unrelated persons that may occupy a household or dwelling unit, except for occupant limits on group living arrangements regulated under state law, on short-term rentals, and occupancy limits within the applicable building code

### HB 1998 Supporting Co-Living Housing (2024)

- An act relating to legalizing inexpensive housing choices through co-living housing
- Required to allow co-living housing on any lot located within an urban growth area that allows at least six multifamily residential units



- Prohibits imposing certain regulations or restrictions on co-living housing, such as requiring parking within 1/2-mile of a major transit stop or requiring standards that are more restrictive than those applicable to other allowed multifamily uses

### **SB 6015 Residential Parking Requirements (2024)**

- Certain limitations/requirements relative to parking for residential development
- Cannot require parking to be enclosed/covered
- Tandem parking must be allowed
- Existing, non-conforming gravel parking (up to 6-stalls) shall be allowed to meet parking requirements
- Grass block pavers shall be allowed for required parking
- Parking spaces may not be required to exceed 8 feet by 20 feet (except for ADA stalls)
- Existing parking spaces that don't conform to these standards shall not be required to be updated (except for compliance with ADA)
- Cannot require off street parking if compliance with tree retention requirements would otherwise make the development infeasible

### **HB 2071 Studying Building and Energy Code Adjustments for Residential Housing (2024)**

- Directs the Washington State Building Code Council to convene two technical advisory groups: one to recommend changes needed to apply the Washington State Residential Code to multiplex housing and another to recommend changes needed to the International Building Code to allow smaller dwelling units
- Requires the Office of Regulatory and Innovation Assistance to contract for the development of an optional standard energy code plan set that meets or exceeds all energy code regulations for residential housing subject to the International Residential Code

### **HB 1220 Planning for Affordable Housing and Supportive Housing (2021)**

- The GMA Housing goal is updated to require jurisdictions to *plan for and accommodate* affordable housing, rather than just encourage the availability of it
- In addition to planning for overall residential growth, local comprehensive plans must now:
  - Identify sufficient land and zoning capacities for housing including moderate, low, very low, and extremely low-income households, emergency housing, emergency shelters, and permanent supportive housing
  - Identify programs and actions needed to achieve housing availability, including gaps in local funding, barriers such as development regulations, and other limitations
  - Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, and implement policies and regulations to address and begin to undo such impacts
  - Identify areas at higher risk of displacement and establish anti-displacement policies
  - Allow for moderate density housing options in addition to single-family residences



## OTHER HOUSING BILLS (LESS DIRECTLY RELATED TO HOME IN TACOMA AND ZONING REQUIREMENTS)

### HB 1054 Restricting Owners' Associations from Limiting Housing Unit Occupancy (2024)

- Prohibits an association of unit owners in a common interest community (condos, plats, cooperatives, etc.) from regulating or limiting the number of unrelated persons that may occupy a unit

### SB 5796 Concerning Common Interest Communities and Unlawful Restrictions/Covenants (2024)

- The board of associations may remove unlawful restrictions in the association's governing documents without a vote of the unit owners
- Follow-up to a 2023 bill (the Uniform Unlawful Restrictions in Land Records Act) that allowed individual homeowners to remove unlawful restrictive covenants from the deeds in their homes
- *Note: Passed legislature but not yet signed by Governor (as of 3/27/2024)*

### SB 6173 Additional Flexibility to Support Affordable Homeownership (2024)

- Previously, local jurisdictions that chose to impose an affordable housing sales and use tax were limited to using those resources to support persons whose income is at or below 60% of the median income; this bill provides additional flexibility to utilize those funds to support persons at or below 80% of the median income *for ownership units*

### SB 6059 Concerning the sale or lease of manufactured/mobile home communities (2024)

- Requires that, as part of the process of selling or leasing a manufactured/mobile home community, certain notifications are provided to tenants to help ensure they have the opportunity to compete to purchase the community

### HB 1181 Updating the State's Planning Framework Relative to Climate Change (2023)

- Adds Climate Change and Resiliency to the goals of the GMA
- Local comprehensive plans must have a climate element, with resilience and greenhouse gas emissions mitigation sub-elements, that is designed to maximize economic, environmental, and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities
  - The resilience sub-element must include goals and policies to improve climate preparedness, response and recovery efforts
  - The greenhouse gas emissions sub-element must include goals and policies to reduce emissions and vehicle miles traveled
- Additionally, other GMA goals are amended as follows:
  - The Transportation goal must encourage efficient multimodal transportation systems that will reduce greenhouse gas (GHG) emissions and per capita vehicle miles traveled (VMT)
  - The Open Space and Recreation goal must retain green space and enhance fish and wildlife habitat
  - The Citizen Participation and Coordination goal must encourage the participation of vulnerable populations and overburdened communities in the planning process

