



PRESENTATION(S)

Meeting on April 19, 2023

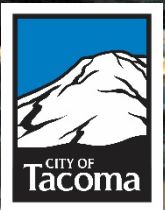
<u>Agenda Item(s)</u>	<u>Page</u>
1. 2023 Amendment Public Hearing Debrief (PowerPoint slides for Discussion Item F1)	3 – 18
2. Home In Tacoma Project - Phase 2 (PowerPoint slides for Discussion Item F2)	19 – 39



2023 Amendment

to the Comprehensive Plan and Land Use Regulatory Code

PLANNING COMMISSION PUBLIC HEARING DEBRIEFING
04.19.2023



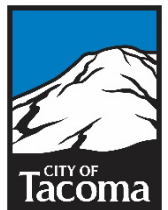
AGENDA

Purpose of the Meeting:

- Debrief Planning Commission on public comments received during public hearing & comment period for the 2023 Amendment
- Get direction from the Commission on next steps for recommendations

Presentation:

- Timeline/Next Steps
- Public Hearing Recap & Comments Received
- 2023 Amendment Applications
- Commission Review/Direction



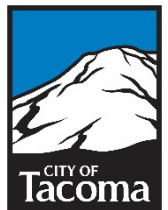
TIMELINE/NEXT STEPS (TENTATIVE)

Date	Actions
April 19 & May 3, 2023	Planning Commission Review & Direction on Applications*
May 17, 2023	Planning Commission Recommendations**
June 6, 2023	City Council Study Session City Council Public Hearing
June 13, 2023	City Council 1 st Reading
June 27, 2023	City Council Final Reading (adoption)



*Opportunity to request additional information, propose modifications, clarify rationale, draft recommendations

**Vote on Recommendations (Target date)



PUBLIC HEARING/COMMENTS RECAP

Informational Meeting March 29, 2023	Application (Type of Amendment)	Comments Received
Public Hearing April 5, 2023	Mor Furniture (Plan) ●	13
Written Comments April 7, 2023 5 p.m. Closing	Electric Fences (Code)	7
	Shipping Containers (Code)	1
	Delivery-Only Retail Businesses (Code) ●	0
	Commercial Zoning Update (Code) ●	0
	Minor Plan & Code Amendments (7) (Plan/Code) ●	0
	TOTAL	21



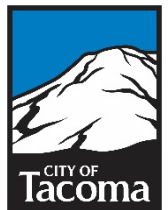
APPLICATION: MOR FURNITURE LAND USE DESIGNATION

Applicant: Wesco Management, LLC

Location: 1824 S 49th St.

Proposal: Change land use designation for a 1.24-acre site from “Low Scale Residential” to “General Commercial” (enabling future rezone request for furniture outlet store)

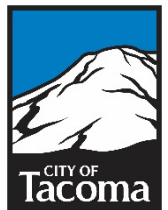
***13 Comments Received**



MOR FURNITURE - PUBLIC COMMENTS

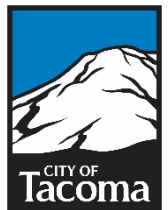
Key Themes

- Traffic & Safety
- Air Quality & Health Impacts
- Parks, Greenspace, Tree Canopy
- Site Access
- Compatibility with City Plans & Policy



MOR FURNITURE – AIR QUALITY

- EPA and WA Ecology set air quality standards for 6 criteria pollutants
- Puget Sound Clean Air Agency and WA Ecology monitor pollution at the regional level with focus on particulate pollution
- Entire state currently in attainment (meeting EPA standards) for all 6 criteria pollutants
- AQ impacts further considered as part of the City's Environmental Review (SEPA), typically at a project level



MOR FURNITURE - BUFFER CONSIDERATIONS

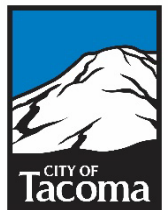
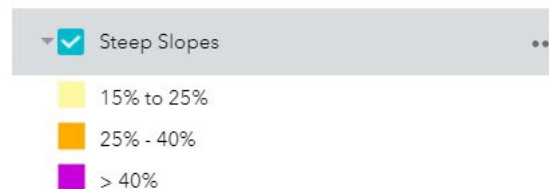
Parcel History

- No indication the subject parcel ever required to be buffer between school and freeway
- 2018 – TPS Sale of Subject Parcel

Potential Buffer/Conservation Programs?

- Trust for Public Lands – Tacoma Green Schoolyards
- Pierce County Conservation Futures Fund
 - Requires Willing Seller & Funding/Maintenance Plan
 - Competitive Process

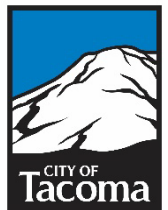
Existing Buffer Opportunities - Remaining School Parcels?



MOR FURNITURE – NEXT STEPS

Commission Comment & Direction

- How do you feel about the proposal? (For/Against/Concerns)
- Modifications to proposal to consider?
- Any additional information needed to aid in developing Recommendation?
- Recommendation to approve/deny the change? Recommendation/s you would like City Council to consider?
 - Site Access suggestions (access off 48th)
 - Buffering between property and school
 - Restoration enhancement of the still publicly-owned TPS/Giaudrone MS parcels
 - Air quality considerations



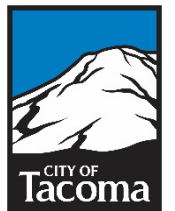
APPLICATION: DELIVERY-ONLY RETAIL BUSINESSES

Applicant: City of Tacoma

Proposal: Amend the TMC Title 13 to address Delivery-Only Retail Businesses:

- Expand retail definition to include “commissary kitchens”
- Size limitation on Commissary Kitchens in Mixed Use Centers
- Require on-site customer component for Designated Pedestrian Streets in Mixed-use Centers

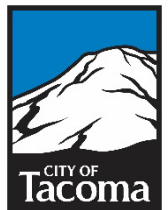
***0 Comments Received**



DELIVERY ONLY RETAIL BUSINESSES – NEXT STEPS

Commission Comment & Direction

- How do you feel about the proposal? (For/Against/Concerns)
- Modifications to proposal to consider?
- Any additional information needed to aid in developing Recommendation?



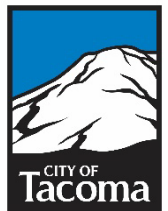
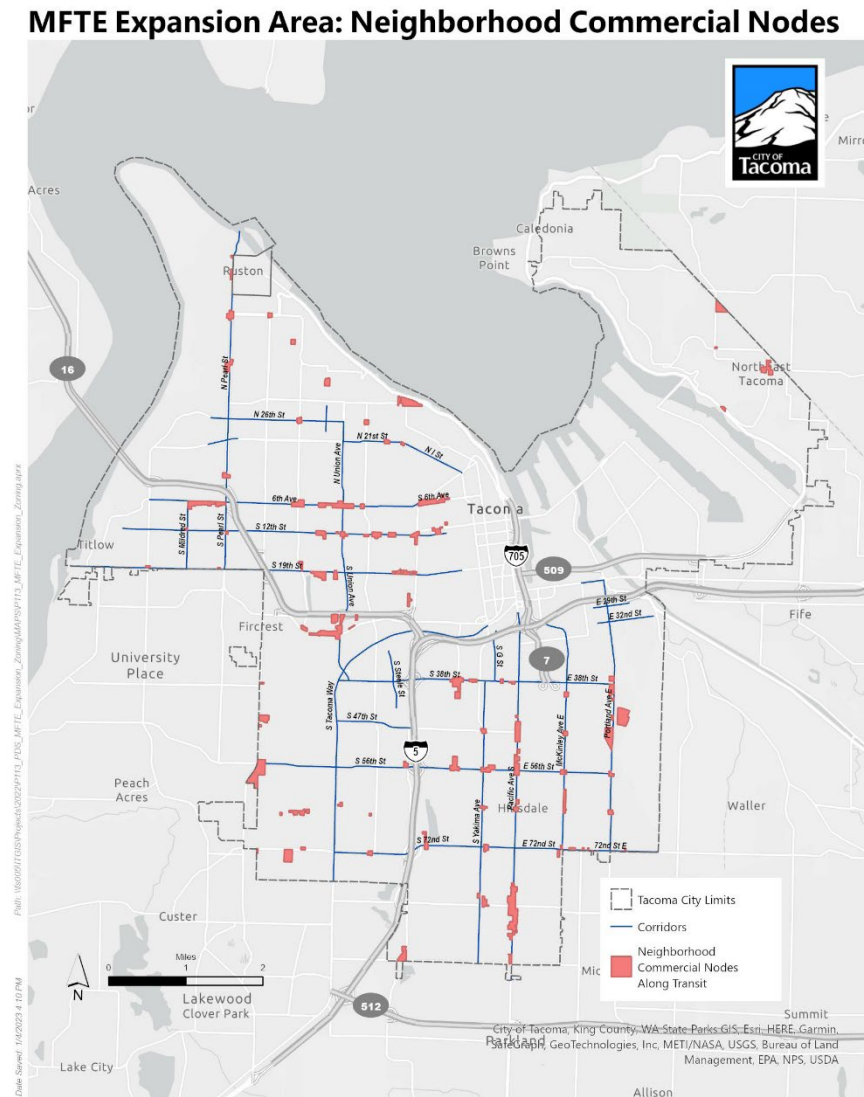
APPLICATION: COMMERCIAL ZONING UPDATE

Applicant: City of Tacoma

Proposal: Update building and site development standards in commercial zoning districts (C-1, C-2, T, PDB) in association with expansion of the multifamily tax exemption.

- Apply existing standards to mixed-use projects: yard space, tree canopy, transition areas, maximum setbacks, parking lot location

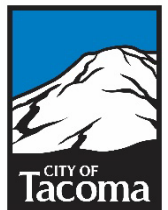
***0 Comments Received**



COMMERCIAL ZONING UPDATE – NEXT STEPS

Commission Comment & Direction

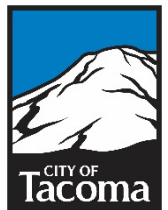
- How do you feel about the proposal? (For/Against/Concerns)
- Modifications to proposal to consider?
- Any additional information needed to aid in developing Recommendation?



APPLICATION: MINOR PLAN/CODE AMENDMENTS

#	Subject	Objective
1	Standards for Ground-level Utilities	Enhance code clarity and applicability
2	Landmarks Preservation Commission Membership	Maintain consistency with City Charter
3	Critical Areas Preservation Ordinance Clarifications	Enhance code clarity and applicability
4	Home Address Signage	Maintain consistency with State law; Prevent undesired consequences
5	Overlay Zoning Maps	Enhance code clarity and applicability
6	Platting and Subdivision Vesting	Maintain consistency with State permitting
7	Land Use Table Re-organization	Enhance code clarity and applicability

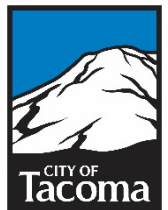
***0 Comments Received**



MINOR PLAN & CODE AMENDMENTS – NEXT STEPS

Commission Comment & Direction

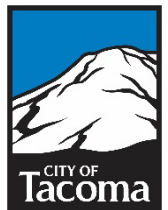
- How do you feel about the proposals? (For/Against/Concerns)
- Modifications to proposals to consider?
- Any additional information needed to aid in developing Recommendation?



NEXT STEPS

Next Two Commission meetings

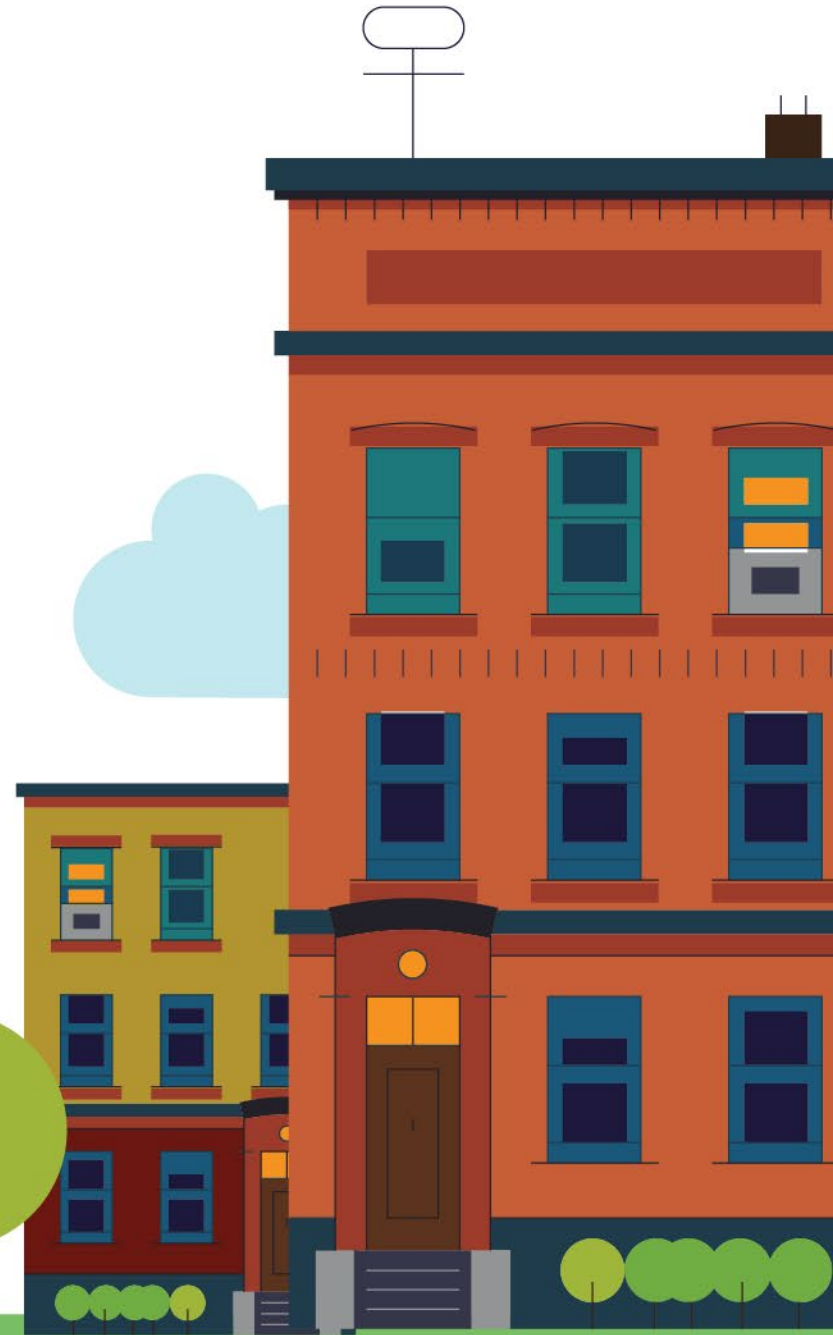
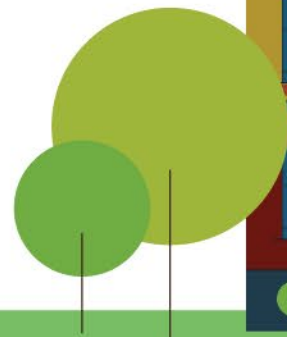
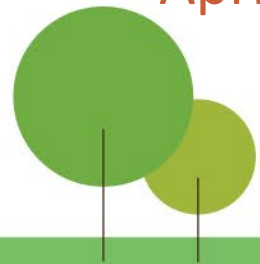
- **May 3**
 - Debrief: Electric Fences & Shipping Containers Applications
 - Comment & Direction
- **May 17**
 - Draft findings & recommendations
 - Request Commission finalize recommendations



Affordable Housing

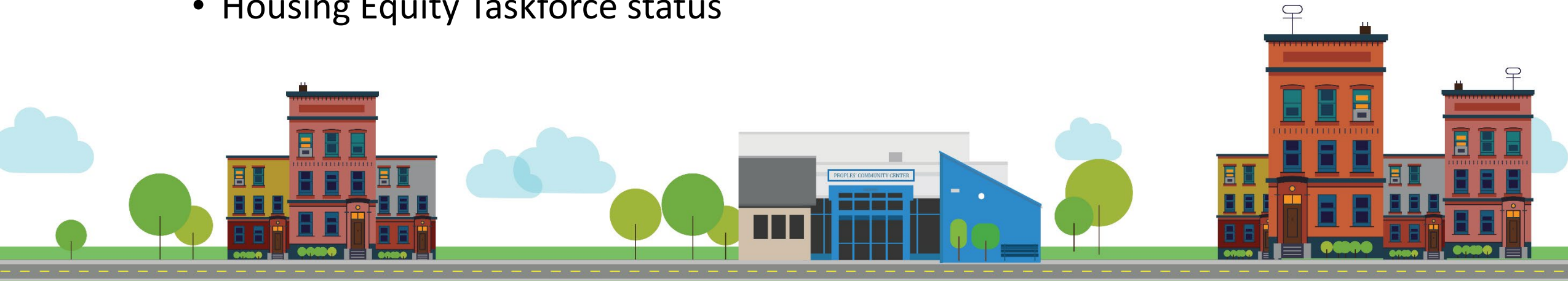
*Home In Tacoma Project
Planning Commission*

April 19, 2023



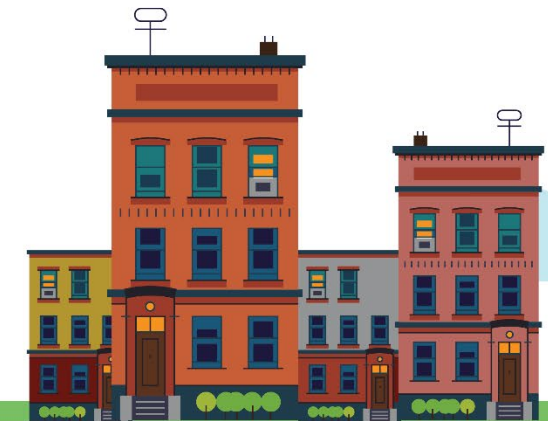
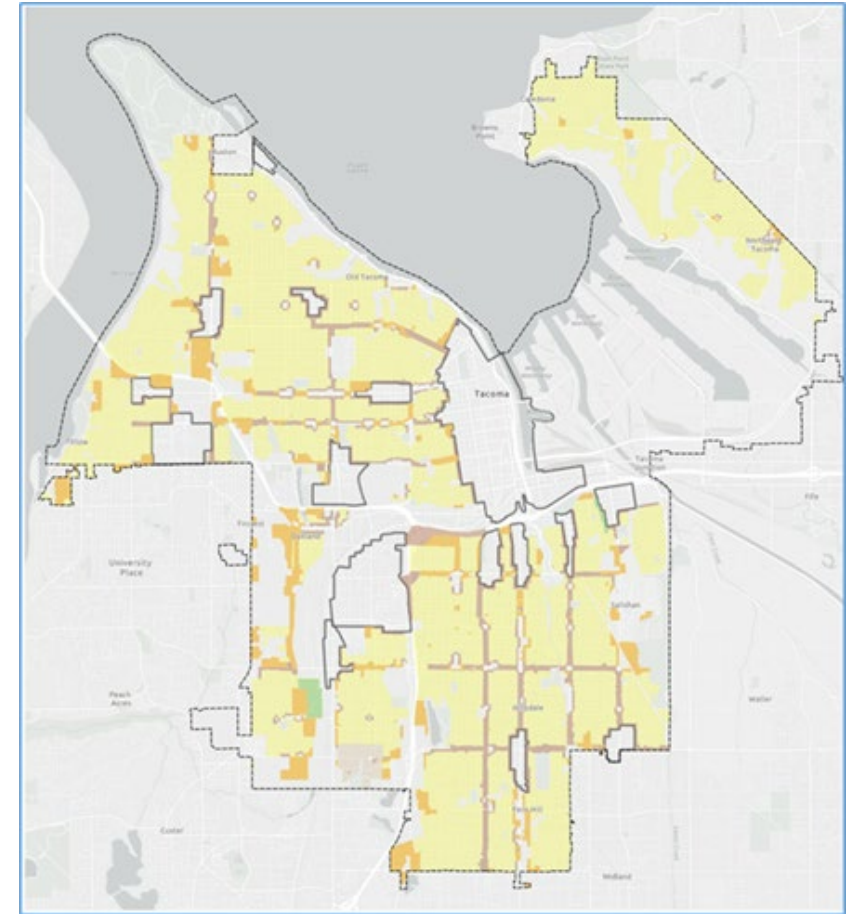
Meeting Objectives

- Confirmation of complete list of HIT 2 actions
- Discuss next batch of zoning/standards topics
- Next steps/updates
 - Continue discussion of zoning/standards options
 - Public meetings in May 2023
 - EIS review underway
 - Legislative decisions related to housing
 - Housing Equity Taskforce status



1. ZONING

1. Middle Housing zoning framework
2. Middle Housing zoning districts
3. Zoning map criteria
4. Areas zoned single-family but not intended for substantial Middle Housing development
5. View Sensitive Districts – Potential East Tacoma Expansion
6. Land uses (residential and associated, including non-residential in Mid-scale)
7. Existing Planned Residential Districts
8. Actions for consistency with State law



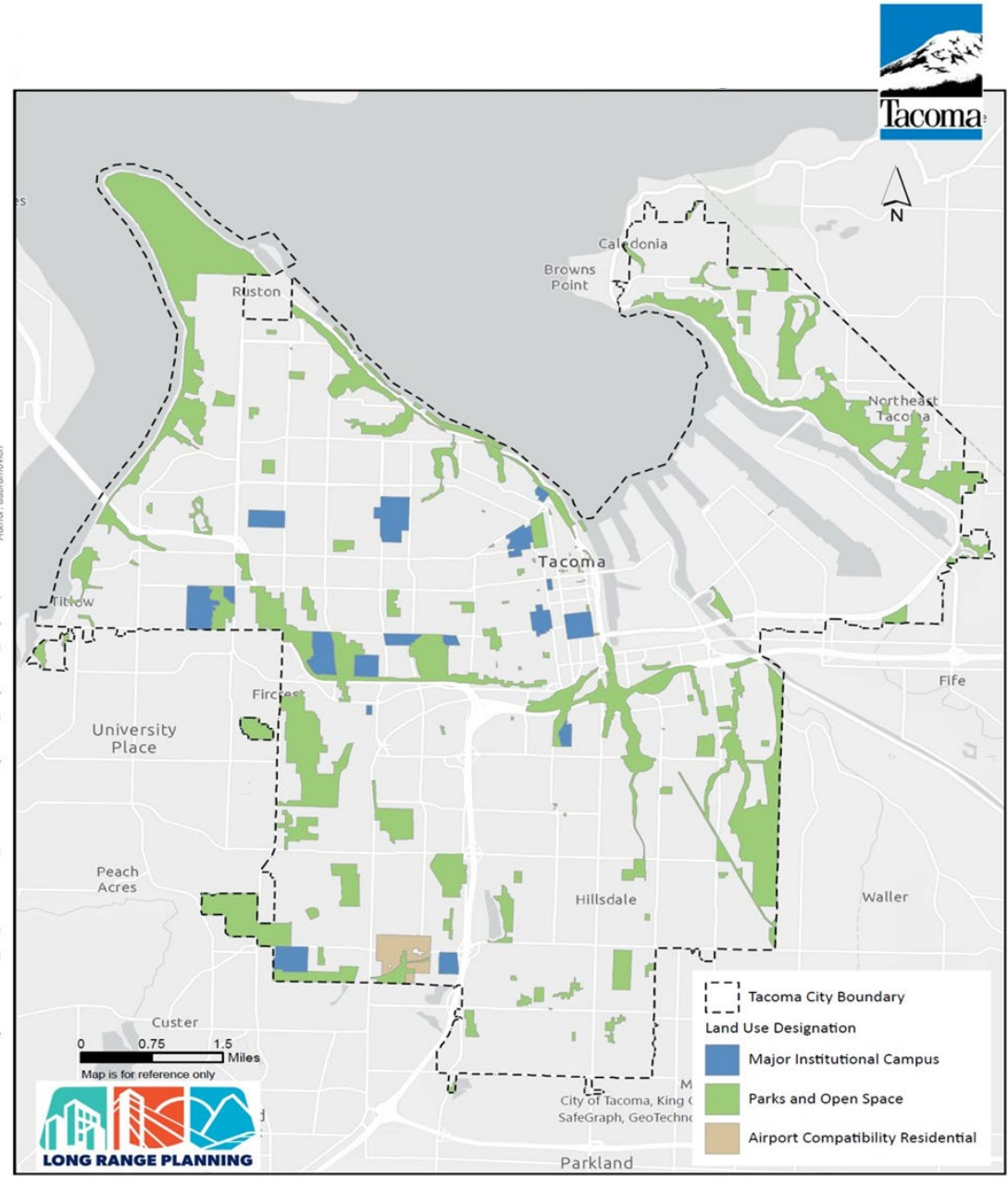
Areas not intended for substantial middle housing development

Comp Plan – Future Land Use Designations

- Major Institutions
- Parks and Open Space
- Airport Compatibility

Initial recommendations

- Zone all 3 areas Low-scale 1 (the lowest density residential zoning district)
- Establish a Passive Open Space Overlay District

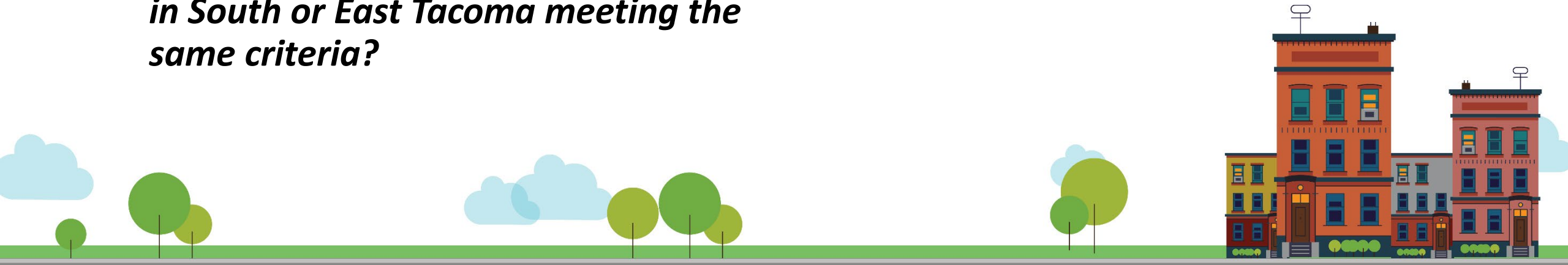


View Sensitive District Overlay – Potential East Tacoma Expansion

- VSD intent: Maintain height compatibility between new and existing development in areas with Puget Sound/Narrows Bridge views
- Limits height to 20 or 25 feet
- Scope of this review: ***Are there areas in South or East Tacoma meeting the same criteria?***



VSD Overlay as updated in 2020

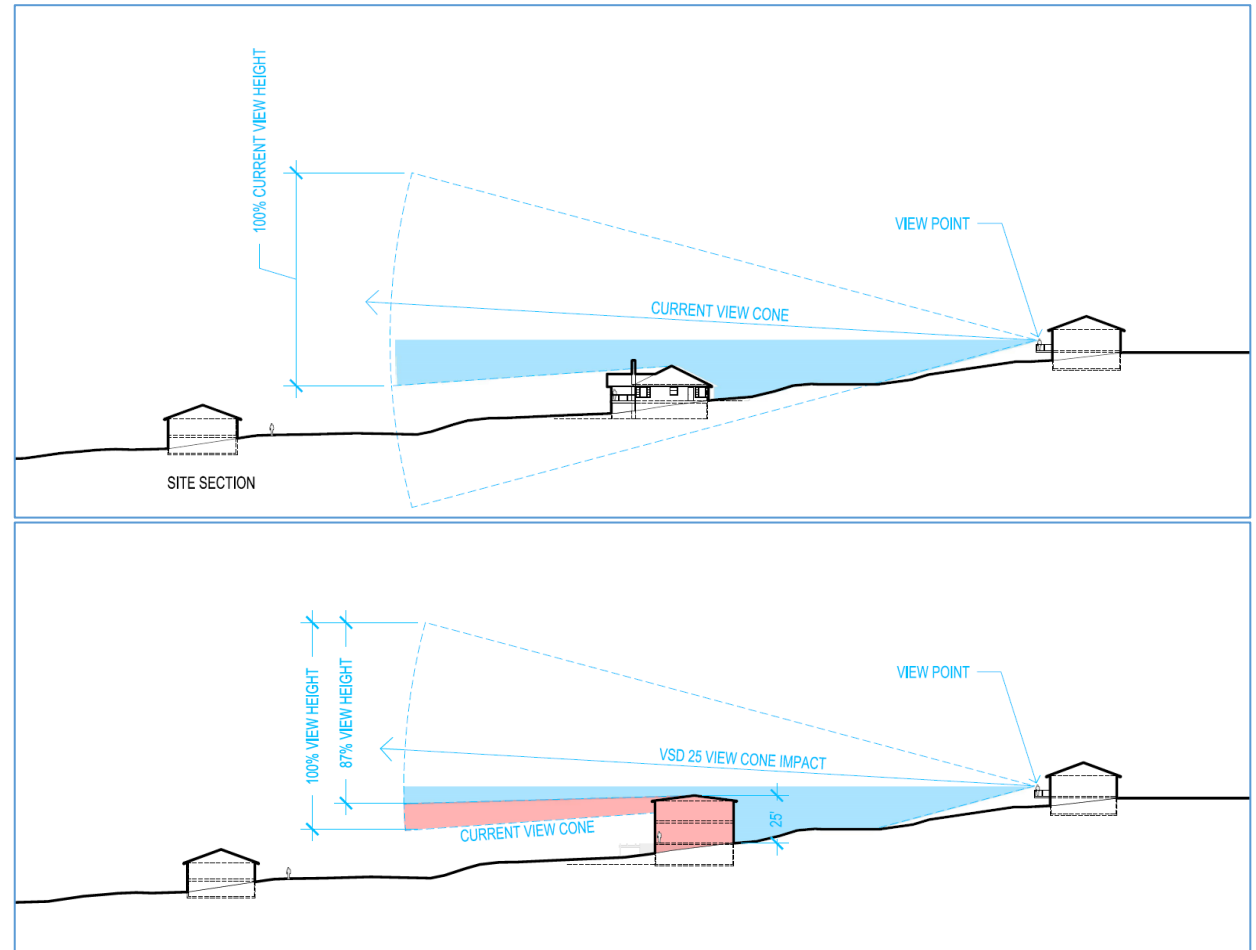


Criteria for VSD designation

Used in 2020 updates:

- Significant views of the Puget Sound (or forests, mountains)
- Height of most structures under 25 feet (or under 20 feet)
- Topography (slope) is steep enough, but not too steep, for height limits to significantly protect views (5% to 15% grade)
- Also considered – properties taxed as having views

EXAMPLE – View impact analysis



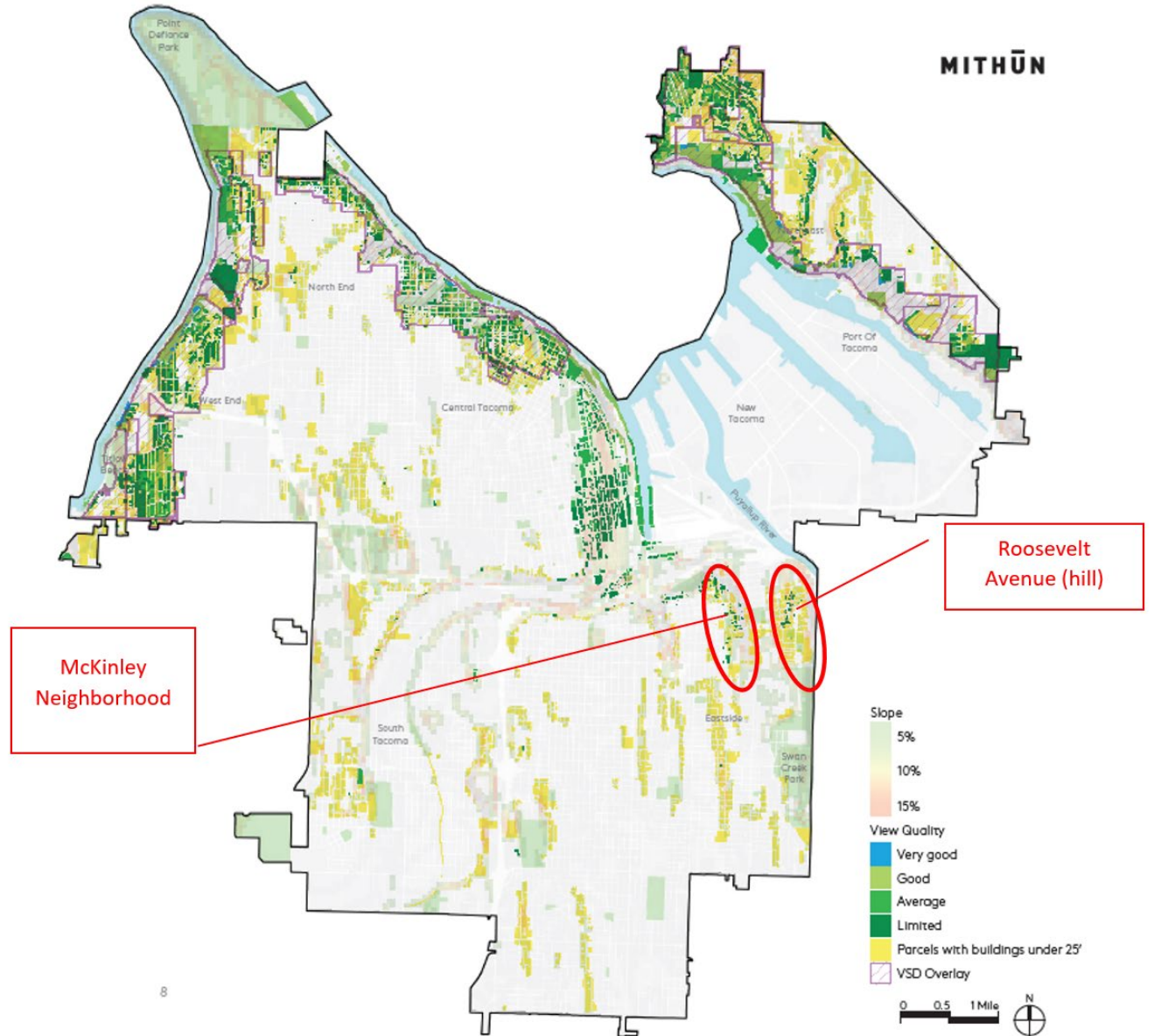
Initial analysis

2 VSD candidate areas in East Tacoma

- McKinley Hill (areas facing north and east)
- Roosevelt neighborhood (areas facing north)
- *Relatively small size/topography less conducive to VSD than existing VSD areas*

Next steps

- Further study to determine whether height limits (25 or 20 feet) would provide meaningful view protection, and if so to delineate specific parcels
- Neighborhood consultation



McKinley Hill



Roosevelt Ave (hill)



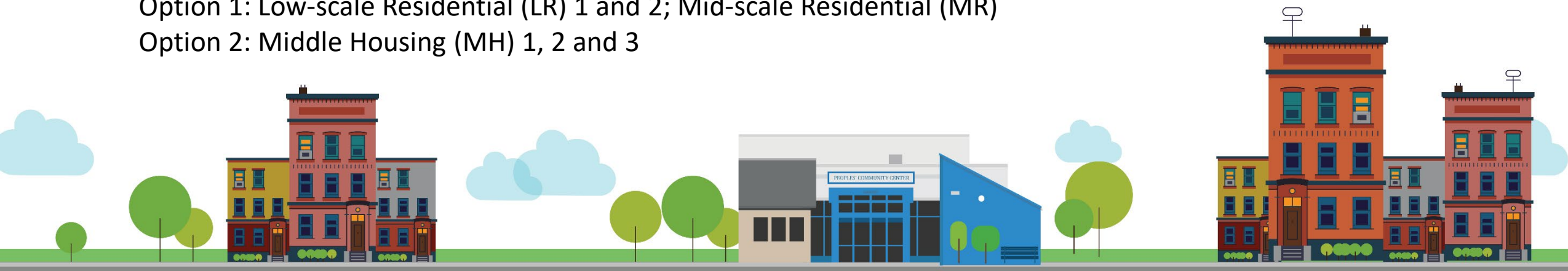
Zoning: Initial direction

Topic	Direction
4. Areas zoned single-family but not intended for substantial Middle Housing development	<ul style="list-style-type: none"> • <i>Zone these areas Low-scale Residential 1</i> • <i>Establish a Passive Open Space Overlay District; with CAPO updates</i> • <i>Potential future study of zoning for Major Institutions</i>
5. View Sensitive Districts – Potential expansion	<ul style="list-style-type: none"> • <i>Confirm 2 areas for potential VSD expansion</i> • <i>Continue analysis and neighborhood outreach</i>

BONUS QUESTION: What should zones be called?

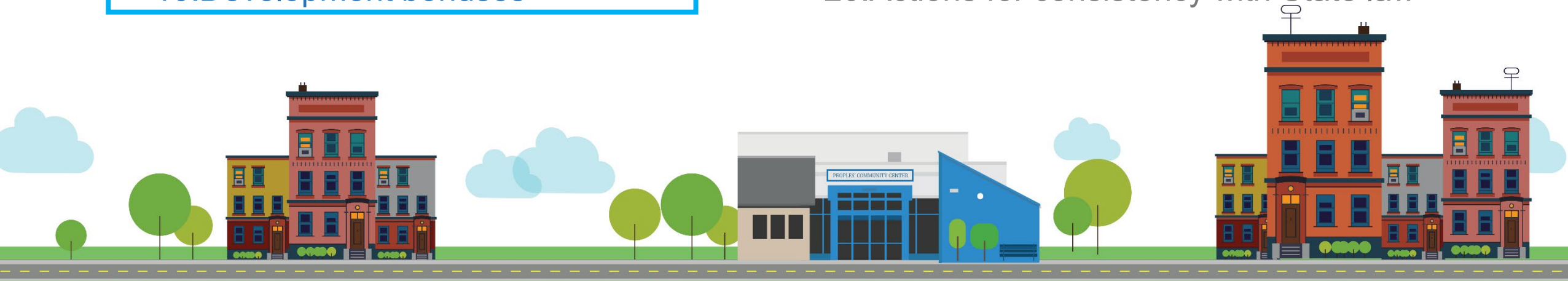
Option 1: Low-scale Residential (LR) 1 and 2; Mid-scale Residential (MR)

Option 2: Middle Housing (MH) 1, 2 and 3



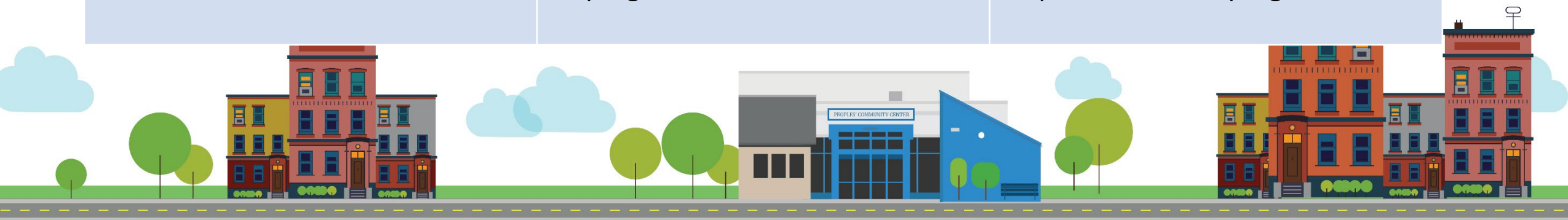
2. Standards

1. Height and scale controls
2. Density
3. Housing types
4. Lot standards
5. Setbacks
6. Pedestrian and vehicular access
7. Open space/yards
8. Parking
9. Trees/landscaping
10. Development bonuses
11. Building orientation and design features
12. Adaptive reuse/historic preservation
13. Physical accessibility
14. Green building
15. Discretionary permit processes
16. Special Needs Housing
17. Short-term Rentals
18. Tiny, modular and mobile homes
19. Definitions
20. Actions for consistency with State law



Additional features that vie for space

Open space/yards	Parking	Trees/landscaping
<p><i>Initial recommendations</i></p> <ul style="list-style-type: none"> • Increase consistency across housing types and zones • Tailor (amount and shared/private division) across Housing Types • Remove Residential Buffers 	<p><i>Initial recommendations</i></p> <ul style="list-style-type: none"> • Reduce off-street parking requirements to 1 per dwelling for all housing types (currently 2 for single-family development) • Consider expanding parking reduction features offered • Parking requirements could vary across zoning districts • Consider making parking reductions part of a bonus program 	<p><i>Initial recommendations</i></p> <ul style="list-style-type: none"> • Require street trees for all residential development (including single-family) • Consider extending the onsite tree canopy requirement to some or all Middle Housing development • Consider new tools to promote tree retention • Consider making tree canopy part of a bonus program



3. Bonuses (Affordability and others)

1. General guidance and objectives
2. What development bonuses to offer
3. Public benefits to promote through bonuses
4. Structure of bonus program
5. Relation to Multifamily Tax Exemption Program
6. Actions for consistency with State law



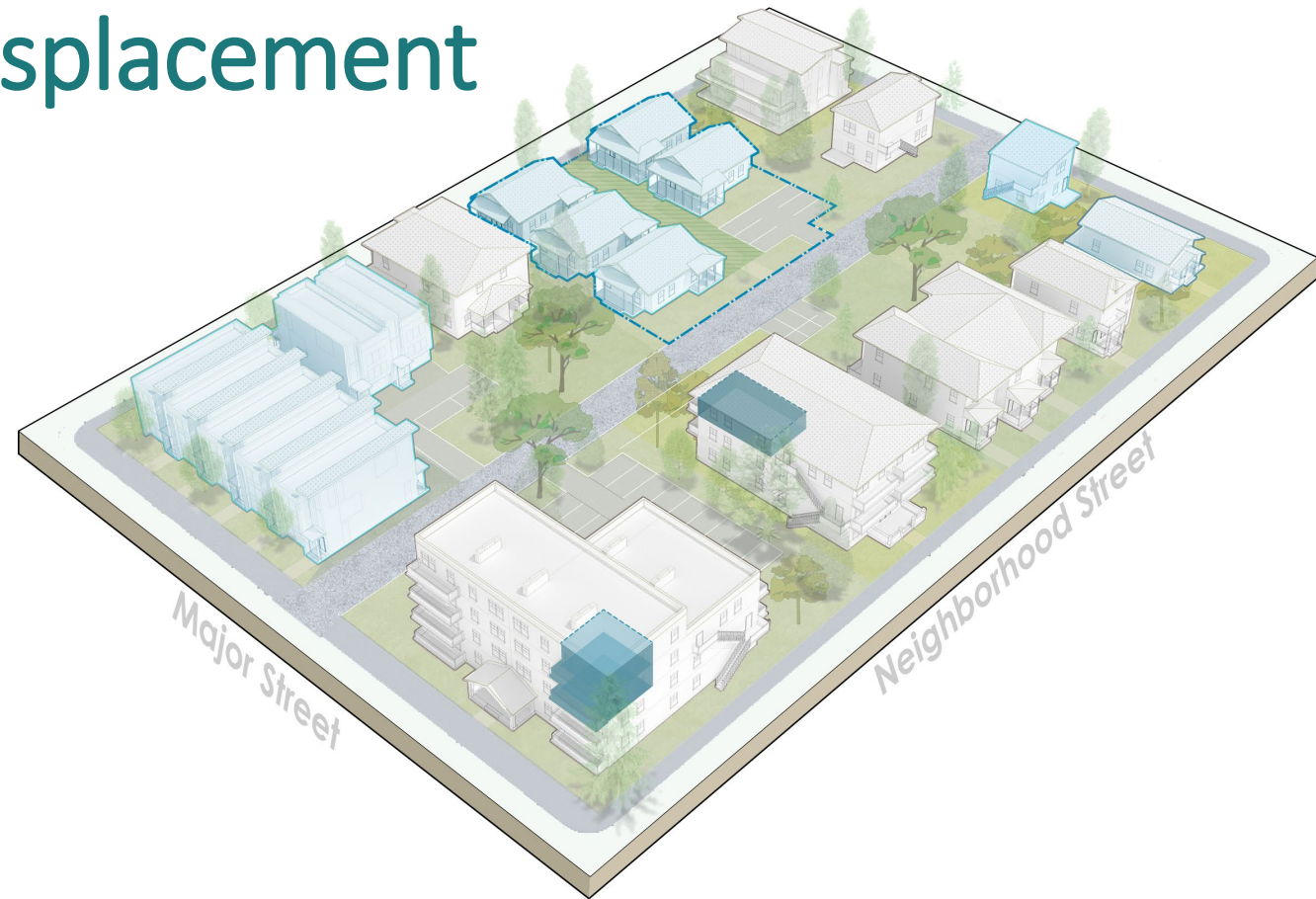
Affordability and Anti-displacement

Adopted policy direction

- Calibrate standards to promote affordability
- Strengthen regulatory affordable tools
- Expand Multifamily Tax Exemption Program
- Coordinated anti-displacement strategy

Key Decisions

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



Existing affordability tools

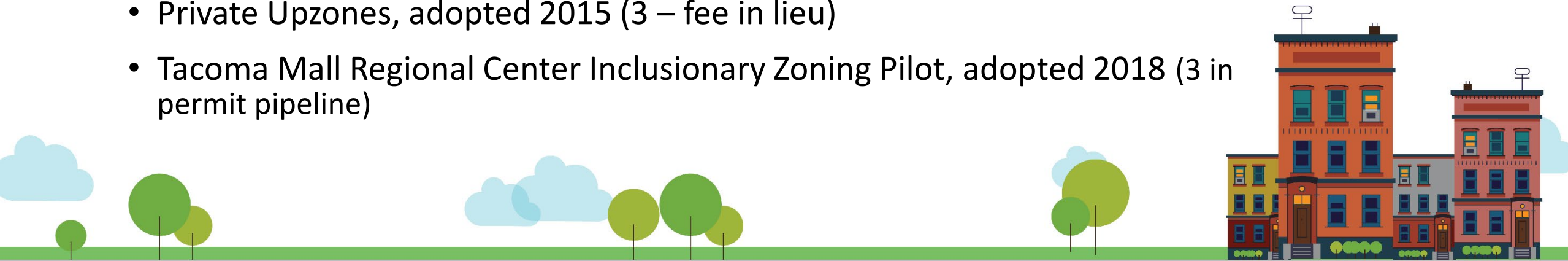
Voluntary Inclusionary Zoning

- Downtown Regional Center, adopted 1999, modified 2015 (0)
- Affordable Housing Incentives Code (administrative standards), adopted 2015
- Mixed-Use Centers, adopted 2009, modified 2015 and 2018 (0)
- Planned Residential Districts, adopted 2015 (0)
- DRA – Affordability option, 2021 (0)
- Affordable housing CUP, 2021 (0)

MFTE is linked with several of these

Mandatory Inclusionary Zoning

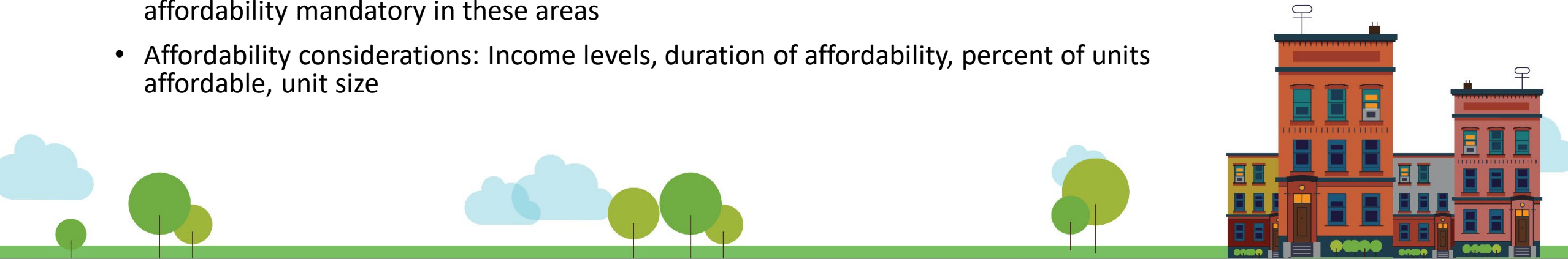
- Private Upzones, adopted 2015 (3 – fee in lieu)
- Tacoma Mall Regional Center Inclusionary Zoning Pilot, adopted 2018 (3 in permit pipeline)



1. Overall guidance and objectives

Initial staff recommendations

- Bonuses should fit within the density/scale of the adopted HIT Phase 1 housing growth strategy
- The value of the bonuses must be commensurate with the added cost of providing the affordable units
- Bonuses should be valuable enough to encourage developers to build rental units at 50% AMI, and ownership units at 80% AMI
- Consider offering a range/sliding scale of bonuses for units at different AMI levels, with bigger bonuses for deeper affordability levels
- Increase or eliminate the fee in lieu option (in order to promote creation of units)
- Bonuses offered could potentially target different types of developers (for-profit, non-profit)
- Administration (monitoring, enforcement) is needed (and needs to be funded)
- Creation of affordable units should be skewed towards higher opportunity areas—consider making affordability mandatory in these areas
- Affordability considerations: Income levels, duration of affordability, percent of units affordable, unit size



Mandatory vs. Voluntary

35

A 2021 study found that mandatory programs far outnumber voluntary programs; there are two-and-a-half times as many mandatory programs as voluntary programs

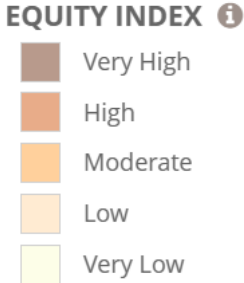
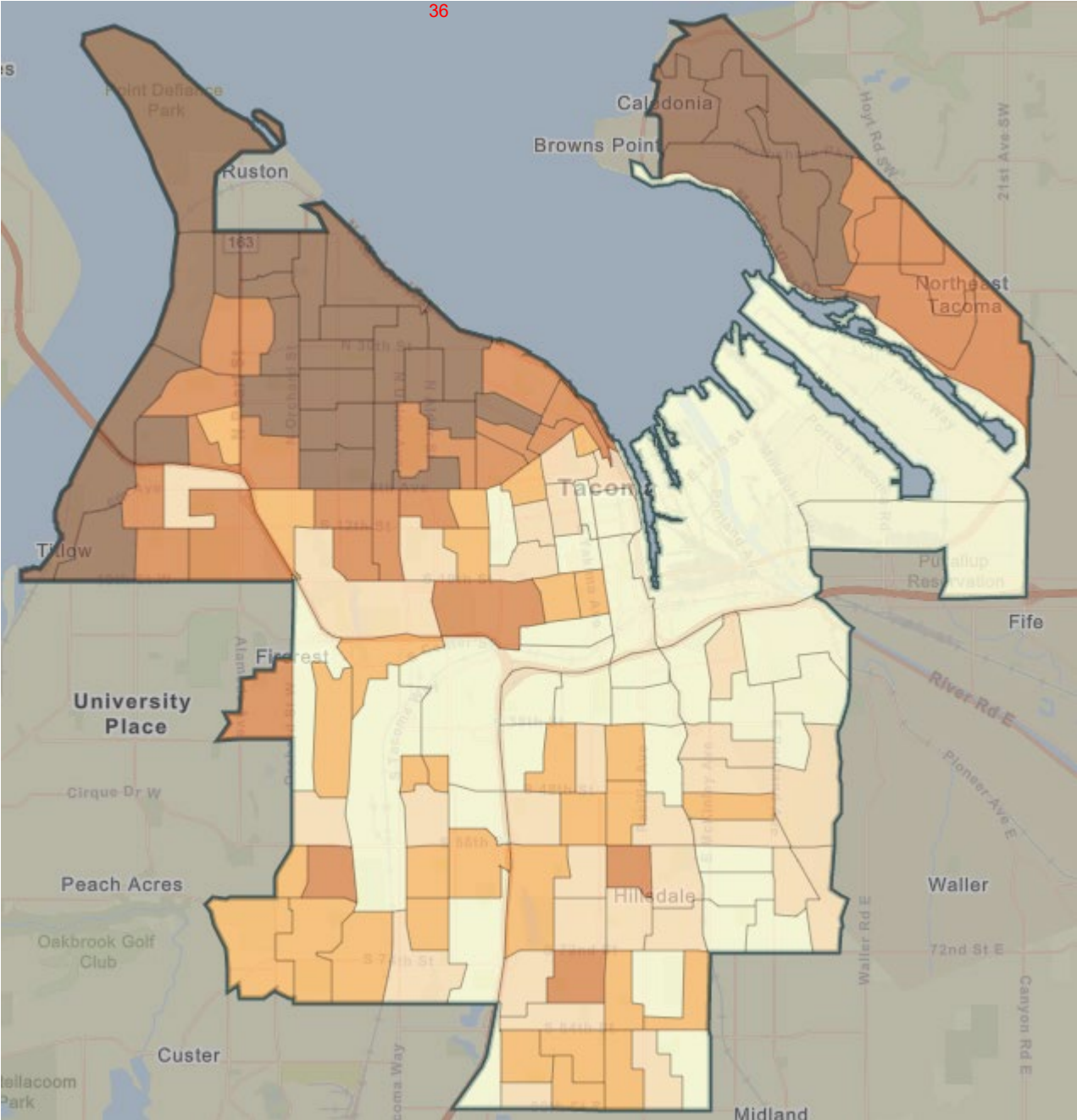
Voluntary (less risk, less gain): less likely to disrupt market if requirement is too expensive, but less likely to produce as many affordable units as developers can opt out.

Mandatory (more risk, more gain): more likely to stymie development if requirement is too expensive, but more likely to produce affordable units if the incentive is profitable enough.



Creation of affordable units should be skewed towards higher opportunity areas.

If a mandatory component is used, it could be tied to higher opportunity areas.



Bonuses (2.) and Public benefits (3.)

What bonuses should be offered?

Initial recommendations:

- Density bonuses
- Scale bonuses
- Height bonuses (in the Mid-scale only)
- Parking reductions (depending on how parking requirements are structured)

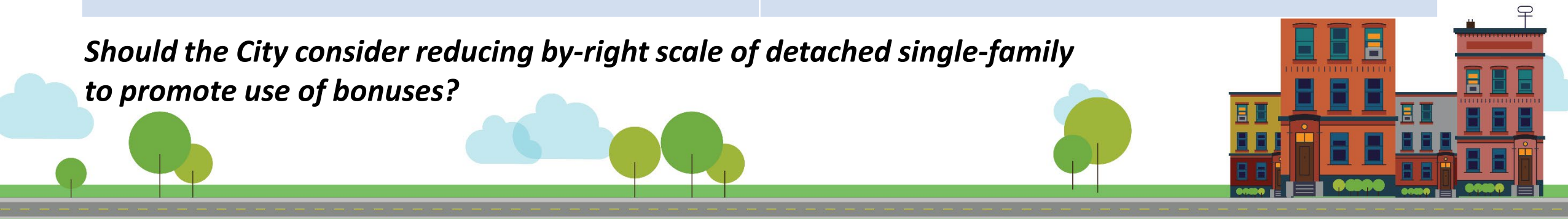
Note: MFTE expansion already underway to Mid-scale areas

What public benefits to promote through bonuses?

Initial recommendations (clearest nexus to this project):

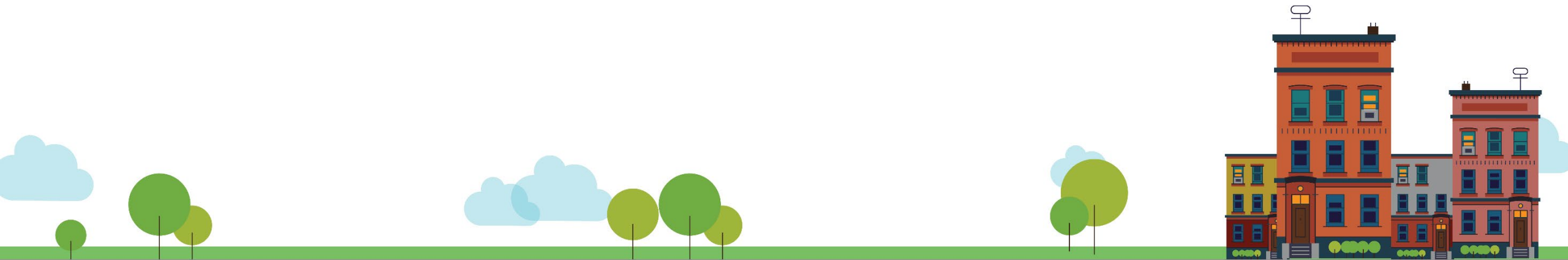
- Affordable housing
- Physical accessibility (visitable) housing
- Retention of existing structures while adding units to the site
- Family-sized units
- Others (green building, tree canopy, others)?

Should the City consider reducing by-right scale of detached single-family to promote use of bonuses?



Discussion on bonuses

1. General guidance and objectives
2. What development bonuses to offer
3. Public benefits to promote through bonuses



Next steps

- Continue discussion of zoning/standards options
- Prepare for public meetings in May 2023
- EIS review underway
- Legislative decisions related to housing
- Housing Equity Taskforce status

