



PRESENTATION(S)

Meeting on May 17, 2023

<u>Agenda Item(s)</u>	<u>Page</u>
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2. Home In Tacoma Project (PowerPoint slides for Discussion Item F2)	19 – 33



2023 Amendment

to the Comprehensive Plan and Land Use Regulatory Code

PLANNING COMMISSION RECOMMENDATIONS
05.17.2023

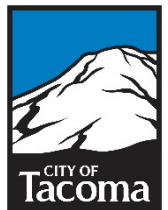


AGENDA

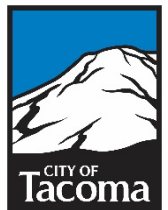
Purpose: Finalize Exhibits and Forward Recommendations to City Council.

Presentation Outline:

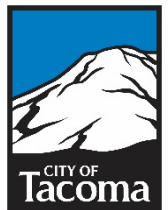
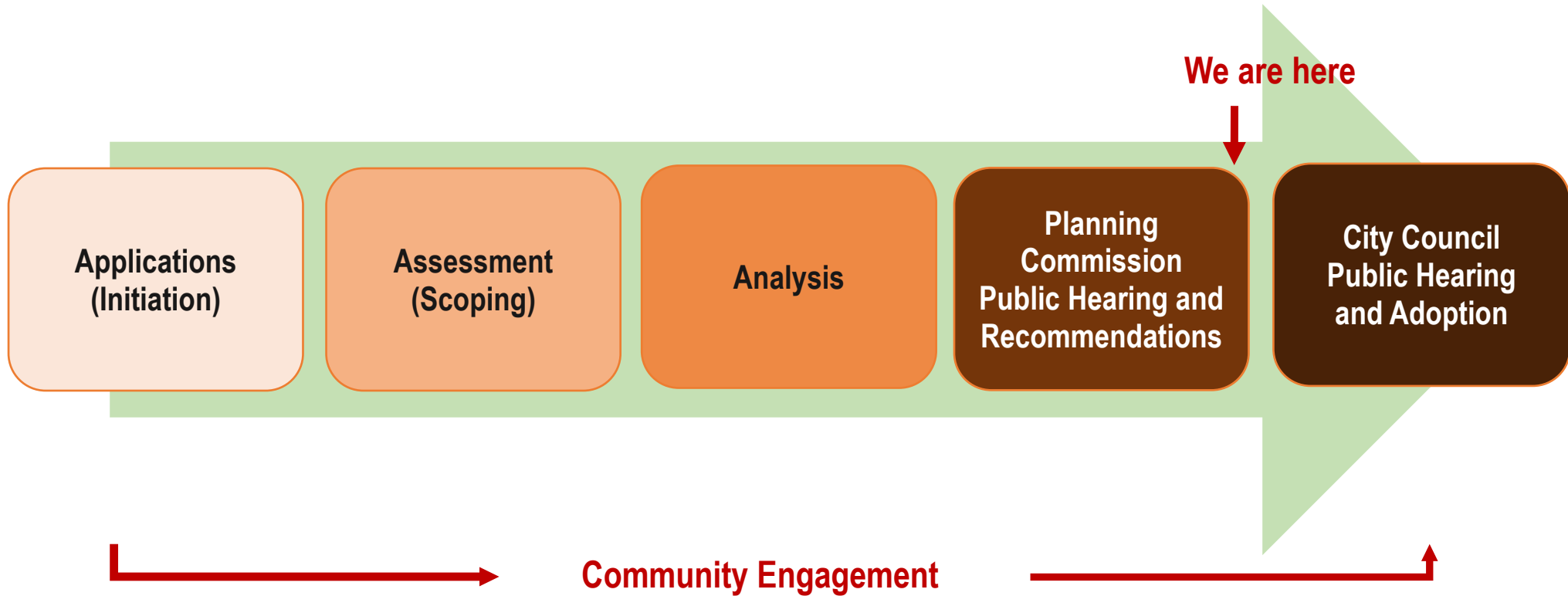
1. Amendment Process and Timeline
2. Planning Commission's Recommendations



PROCESS & TIMELINE



AMENDMENT PROCESS

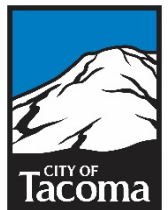


TIMELINE/NEXT STEPS

Date	Actions
March 29, 2023	Informational Meeting
April 5, 2023	Planning Commission Public Hearing
April 7, 2023	Deadline for Written Comments – 5:00 p.m.
April 19 & May 3, 2023	Planning Commission Review & Direction on Applications
May 17, 2023	Planning Commission Recommendations
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PLANNING COMMISSION'S RECOMMENDATIONS



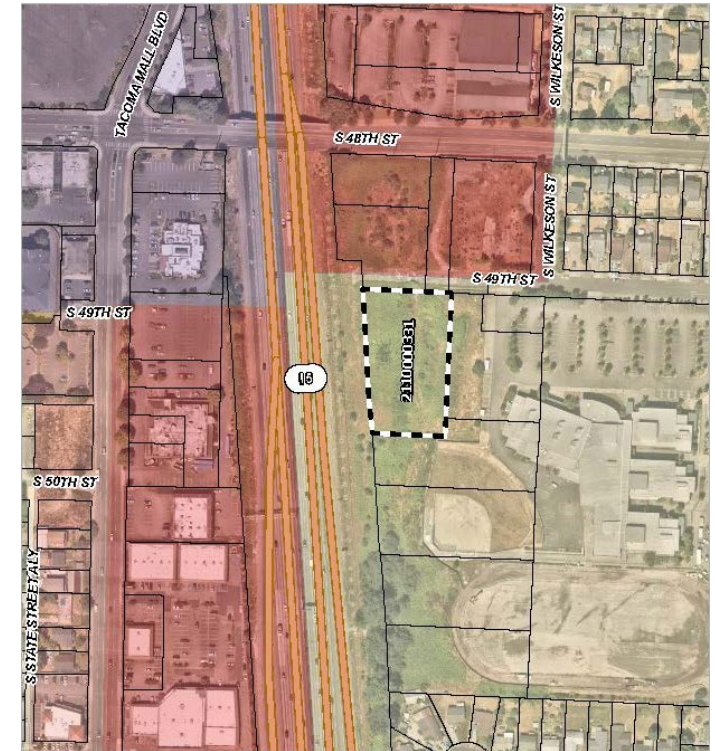
APPLICATION: MOR FURNITURE LAND USE DESIGNATION

Applicant's Request:

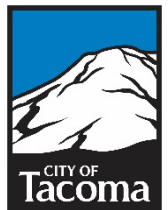
- Change land use designation for a 1.24-acre site from “Low Scale Residential” to “General Commercial”

DRAFT PC Recommendation to the City Council:

- Exhibit 1.a, Land Use Designation Request, is NOT Recommended for Adoption
- Exhibit 1.b, Park + Recreation Facilities Map amendment, is Recommended for Adoption
- Recommend further consideration of:
 - South Tacoma Land Use and Health Impacts
 - Safe Routes to School
 - I-5 Land Use Compatibility
 - Air Quality



Subject site: 1824 S 49th St.



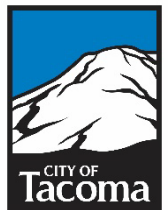
APPLICATION: ELECTRIC FENCES

Proposal: Allowance and standards for electric fences in non-Industrial Zoning Districts

- Allow Electric Fence in C-1, C-2, DR, DMU, CIX, UCX, CCX
- Limiting to outdoor storage
- Require 5-foot setback and no taller than 8 feet from certain uses
- Allow Electric Fence to be 1 foot from perimeter fence
- Require proof of insurance
- Requiring testing and labeling to IEC Standard
- Allow electric fence in between the building and front (and side on a corner) property line in limited instances. Do not allow on designated Core Pedestrian or Pedestrian Street.

DRAFT PC Recommendation to the City Council:

- Exhibit 2, Electric Fence Standards, is Recommended for Adoption



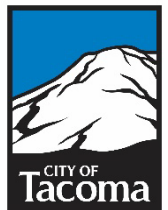
APPLICATION: SHIPPING CONTAINERS

Proposal: Allow shipping containers as an accessory structure in C-1 and C-2 Commercial Districts, and on residentially zoned properties in certain instances

- Subject to setback and screening. Limit to one per site
- Allowed on residential zoned properties with an approved Conditional Use Permit (such as parks, schools, and churches)
- Expanded Temporary Use

DRAFT PC Recommendation to the City Council:

- Exhibit 3, Shipping Container Standards, is Recommended for Adoption



APPLICATION: DELIVERY-ONLY RETAIL BUSINESSES

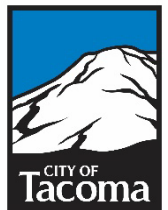
Proposal:

- Add commissary kitchens as a subset of “Retail” uses in the Tacoma Municipal Code land use tables; Retail standards will apply
- “Additional regulations” for commissary kitchens in mixed-use districts, including limiting to 6,000 SF of net building area and prohibiting exterior display or storage of equipment
- Require in-person, direct-to-customer sale component for retail establishments located on a designated pedestrian street.



DRAFT PC Recommendation to the City Council:

- Exhibit 4 Delivery-Only Retail Businesses is Recommended for Adoption

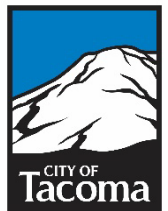
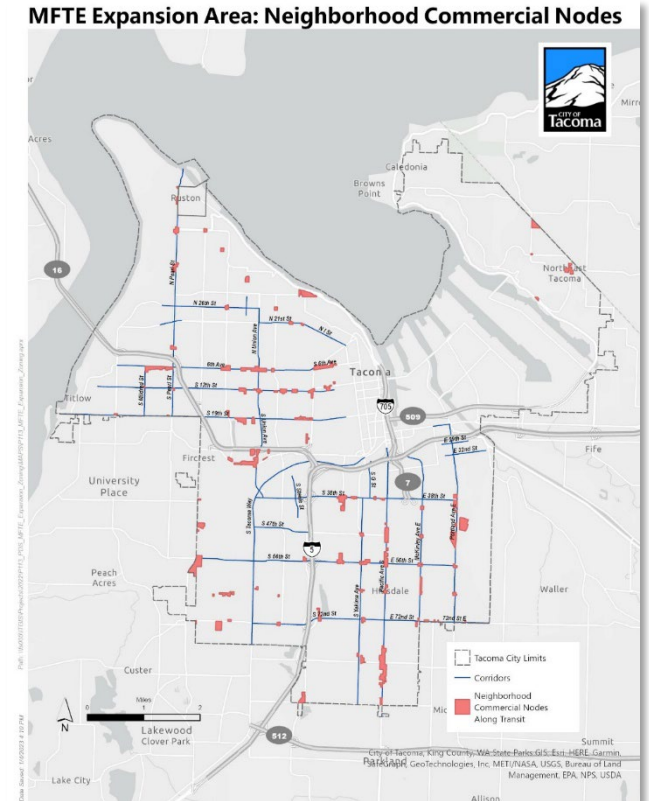


APPLICATION: COMMERCIAL ZONING UPDATE

Proposal: Phase 1 of citywide update to commercial zoning code that includes a comprehensive review of the design standards for projects which include residential development in “neighborhood commercial nodes.”

DRAFT PC Recommendation to the City Council:

- Exhibit 5, Commercial Zoning Update Phase 1 is Recommended for Adoption
- Recommend further consideration of:
 - Expand multi-family tax exemption program to neighborhood commercial nodes (as adopted in Ordinance 28798)
 - Conduct a comprehensive commercial zoning review as part of the Comprehensive Plan update

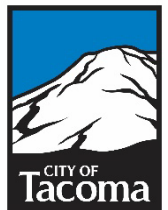
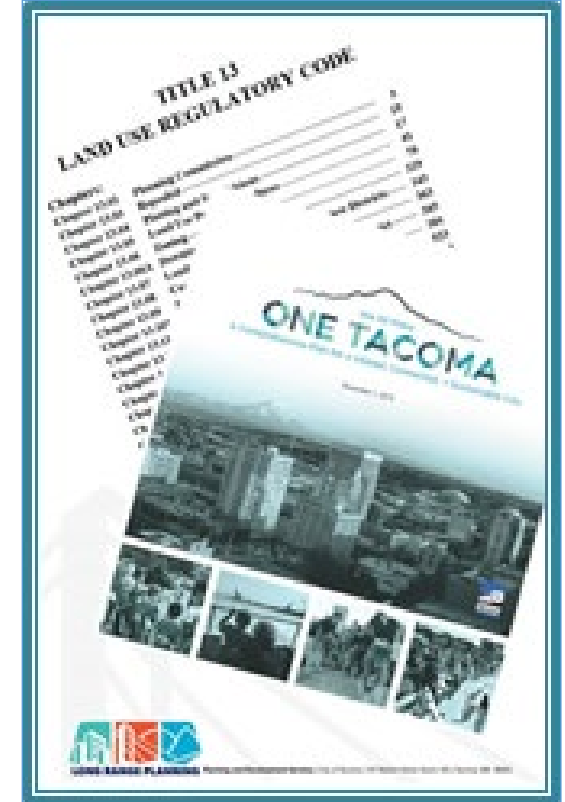


APPLICATION: MINOR PLAN/CODE AMENDMENTS

Proposal: Consider minor amendments (7 issues) to the Comprehensive Plan and the Tacoma Municipal Code to intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.

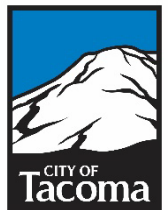
DRAFT PC Recommendation to the City Council:

- Exhibit 6, Minor Plan and Code Amendment, is Recommended for Adoption



FINDINGS AND RECOMMENDATIONS

- Request final direction on Draft Letter
- Staff will work with Chair and Vice-chair to incorporate final edits



TIMELINE/NEXT STEPS

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2023 Amendment

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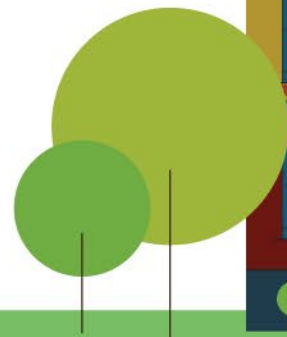
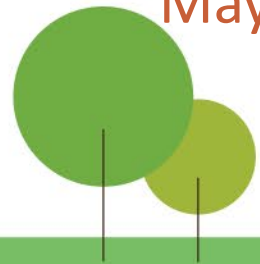
PLANNING COMMISSION RECOMMENDATIONS
05.17.2023



Affordable Housing

*Home In Tacoma Project
Planning Commission*

May 17, 2023



Agenda

Review and discuss

- Home In Tacoma – Phase 2 initial zoning and standards
- 2023 State Legislative Session and options for Home In Tacoma
- Upcoming City Council District in-person meetings



Home in Tacoma as part of the Affordable Housing Action Strategy (AHAS)

AHAS Objectives

Objective 1:

More homes for more people

Objective 2:

Keep housing affordable and in good repair

Objective 3:

Help people stay in their homes and communities

Objective 4:

Reduce barriers for people who often encounter them

Home In Tacoma

Updating Tacoma's housing rules to promote housing supply, choice and affordability

- Residential zoning and standards
- Affordable housing regulatory tools
- Actions to support growth

Home In Tacoma – Phase 1 Outcomes

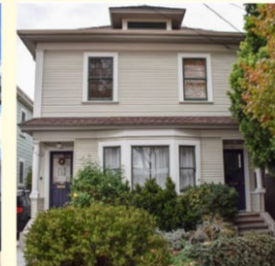
- Established a Middle Housing Growth Strategy
 - Comprehensive Plan goals and policies
 - Low-scale and Mid-scale Land Use Designations
 - Updated range of housing types and densities to be allowed in areas formerly designated for single-family detached
- Direction
 - Expand tools to address affordability and anti-displacement
 - Evaluate public facility and service needs
 - Shift towards form-based codes

Examples of middle housing supported by Tacoma's growth strategy

Low-scale housing



House & ADU(s)



Duplex, triplex



Small lot house



Cottage housing

Low-scale housing (in some circumstances)



Fourplex



Small multifamily

Mid-scale housing



Rowhouses



Medium multifamily

Engagement overview

Round 1: January to February

- ✓ Housing equity champions: 24 participants
- ✓ Environmental Impact Statement: ~100 comments
- ✓ Home In Tacoma survey: ~1100 responses
- ✓ Ideas wall: 100+ and growing
- ✓ Developer engagement
- ✓ Community events and meetings

Round 2: April to June

- In-person City Council District meetings

Round 3: mid-2023

- Planning Commission Public Hearing



cityoftacoma.org/homeintacoma

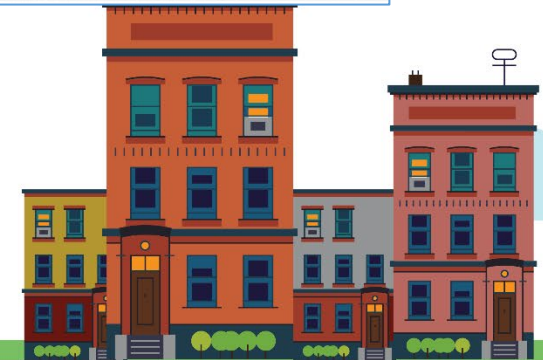
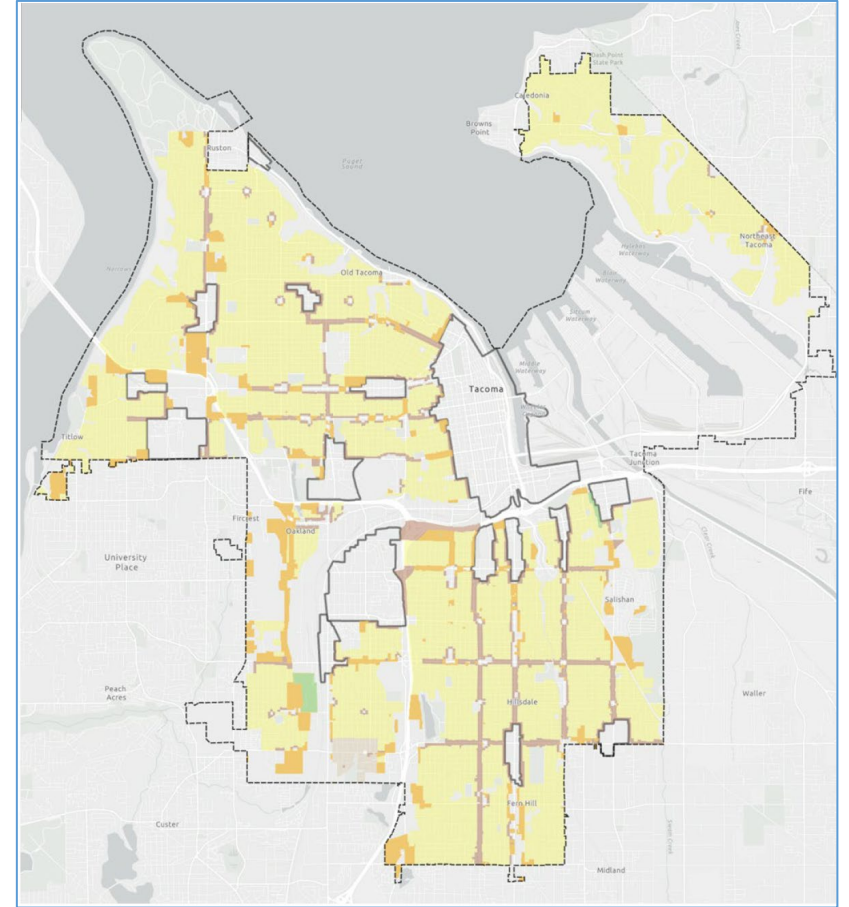
Initial package: Zoning

Adopted policy direction

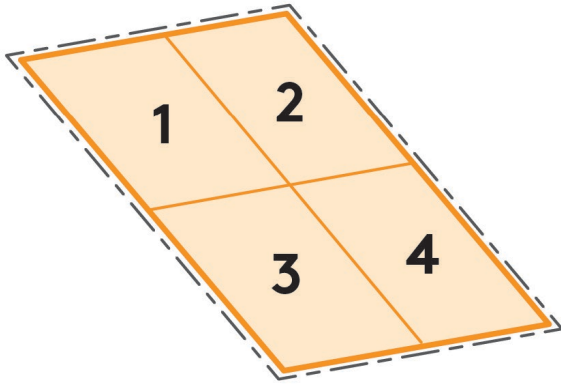
- Missing Middle Housing (citywide, systematic approach)
- Low-scale and Mid-scale areas
- Housing types, number of units

Initial proposals (highlights)

- A “hybrid” form-based system
- 2 Low-scale zones and 1 Mid-scale zone
- Higher density + scale through bonuses; near “complete neighborhood features”
- Other areas (such as Parks and Open Space) zoned Low-scale; new Passive Open Space Overlay District

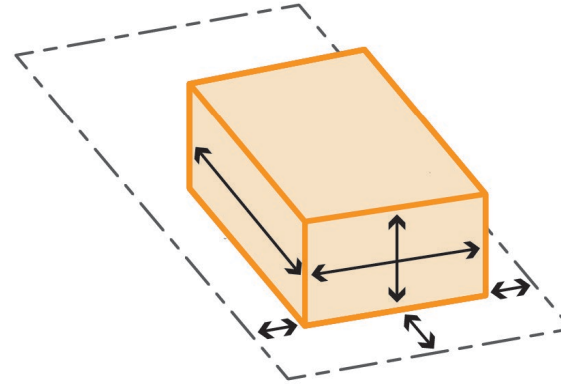


Initial package: Hybrid Zoning Framework



1. Unit Count

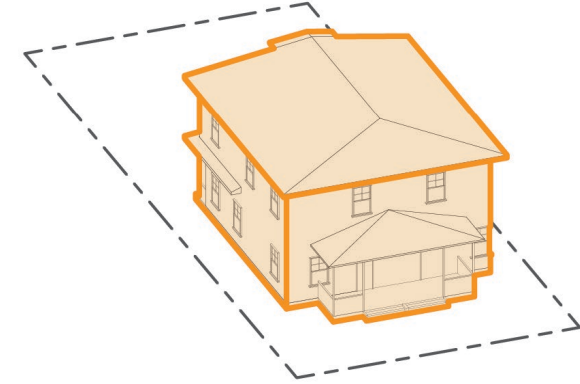
How many units can be accommodated on a specific site.



2. Scale

District-wide standards, such as:

- *Height*
- *Setbacks*

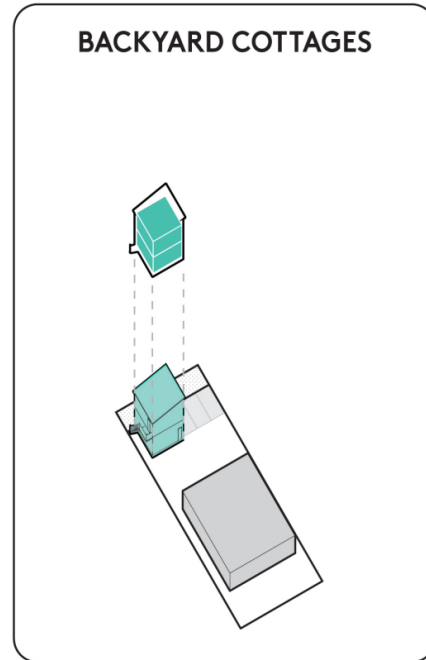


3. Housing Types

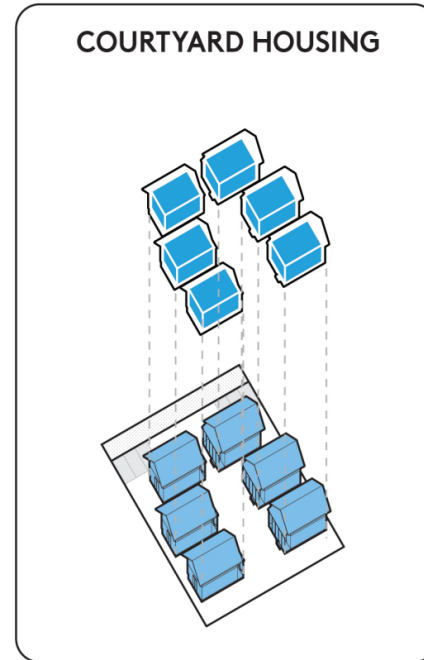
Housing-type based standards, such as:

- *Building dimensional standards*
- *Orientation*
- *Access*
- *Building design elements*

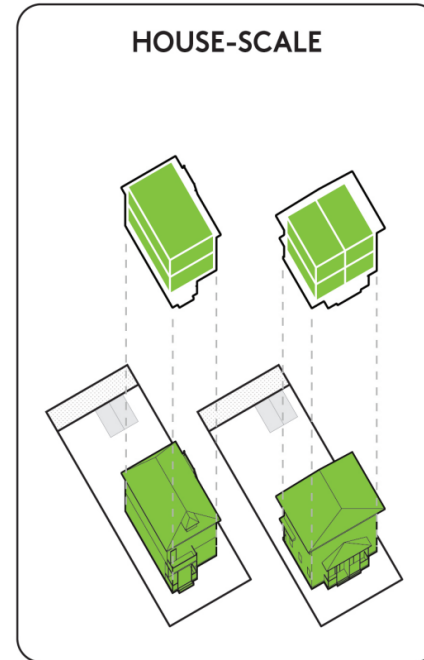
Initial package: Housing Types



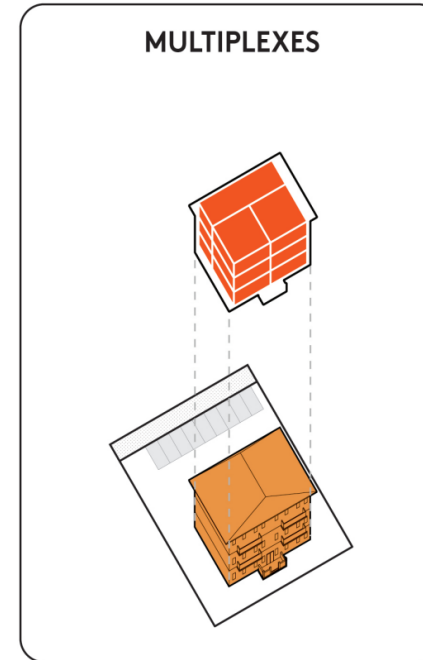
Small, detached building behind main structure (1 or 2 units)



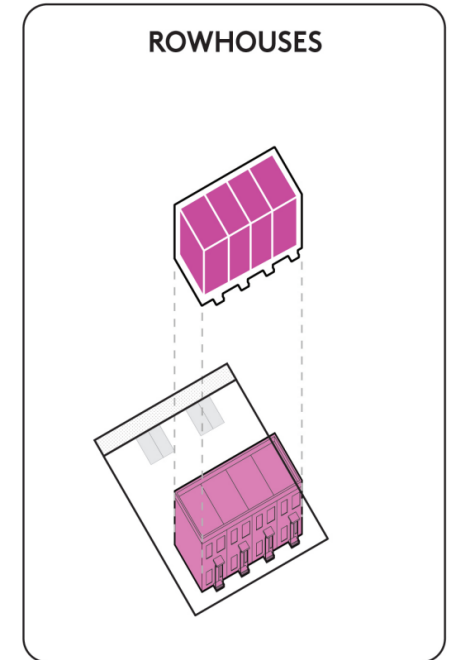
A group of units arranged around a shared courtyard. Depending on the zone, could be attached



A single building with 1 to 6 units, generally the size and position of a single-family house



A medium building with multiple, stacked units, usually shared entrance

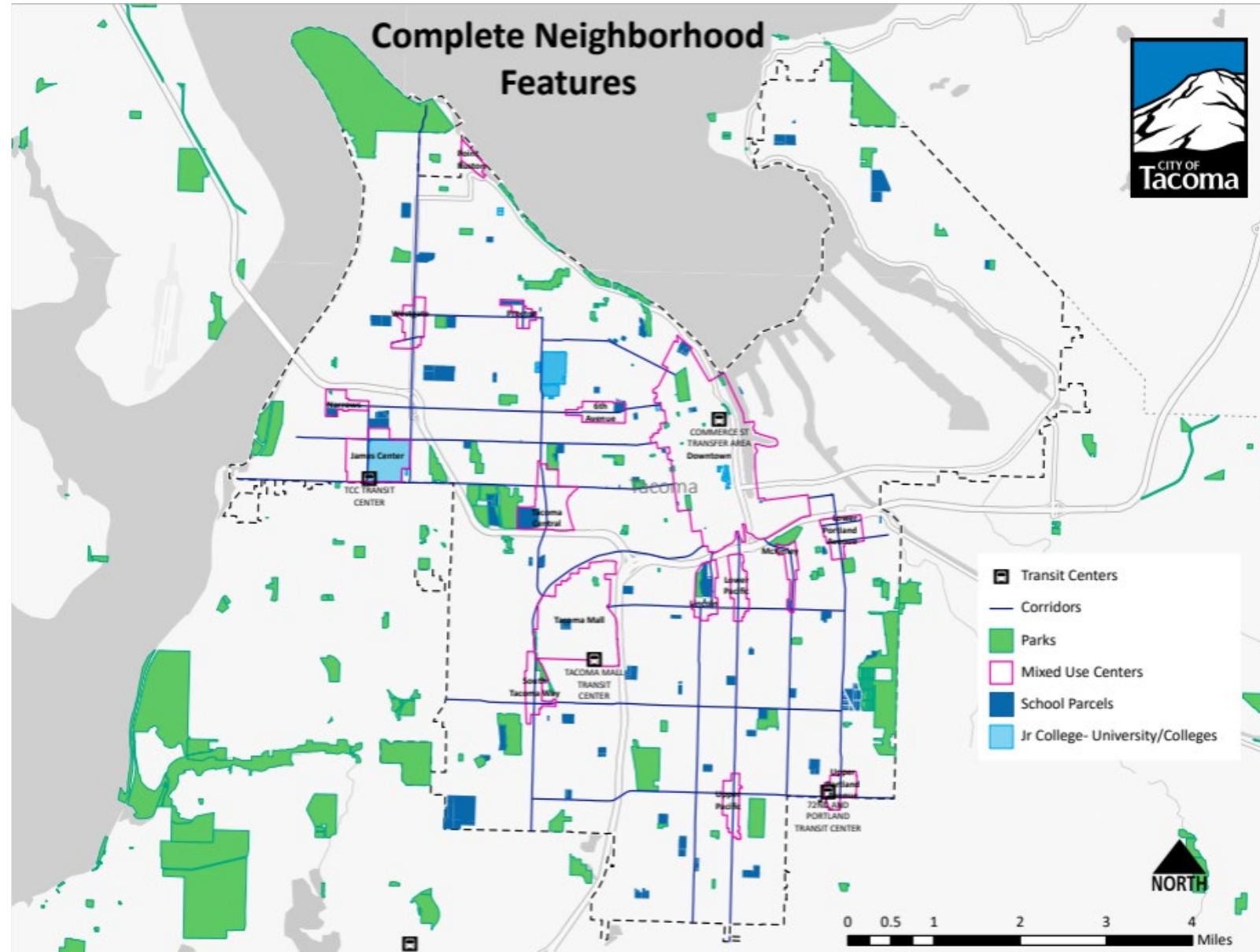


Attached units with access to the sidewalk, individual front features

Initial package: Low-scale Zoning Districts

- **Low-scale Residential 1:**
3 units (4 with bonuses) on a typical lot
- **Low-scale Residential 2:**
4 units (6 with bonuses) on a typical lot – *proposed for areas near “complete neighborhood” features*

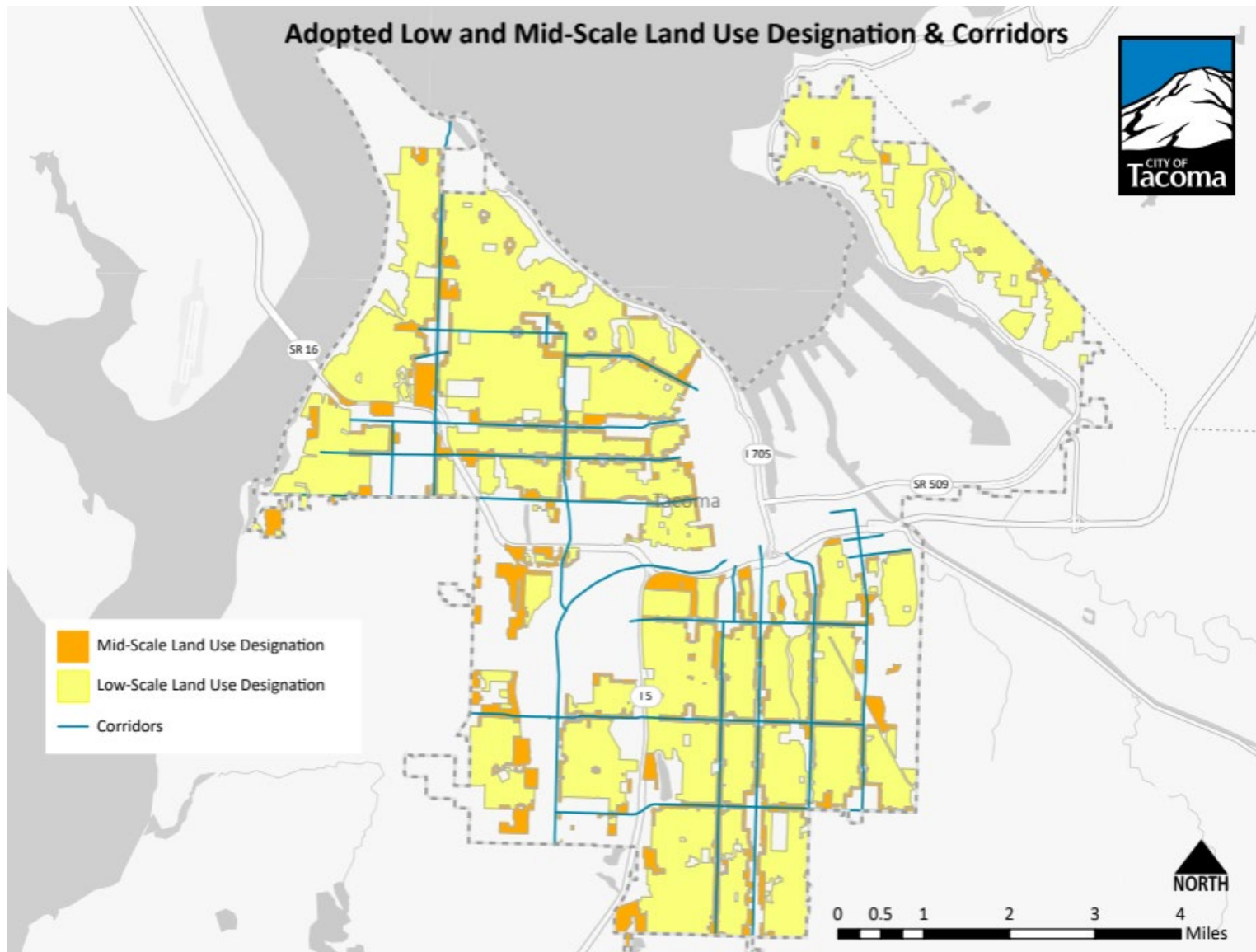
NOTE: New state requirements — generally, 4 dwellings (6 with bonus); 6 dwellings $\frac{1}{4}$ from major transit



Initial package: Mid-scale Zoning District

- **Mid-scale Residential:**
6 units (8 with bonus) on
a typical lot; bonus to 4
stories

*Bonus height near
designated Corridors,
where additional height
will not be incompatible*



Initial package: Standards

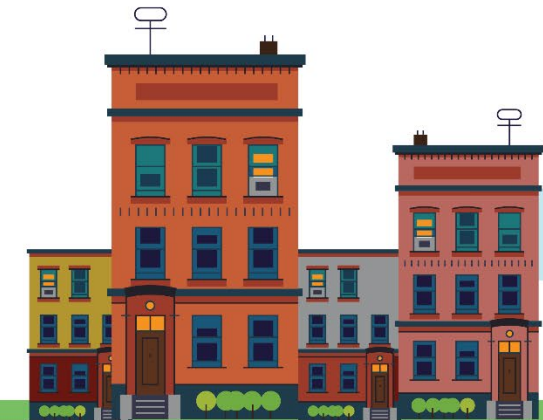
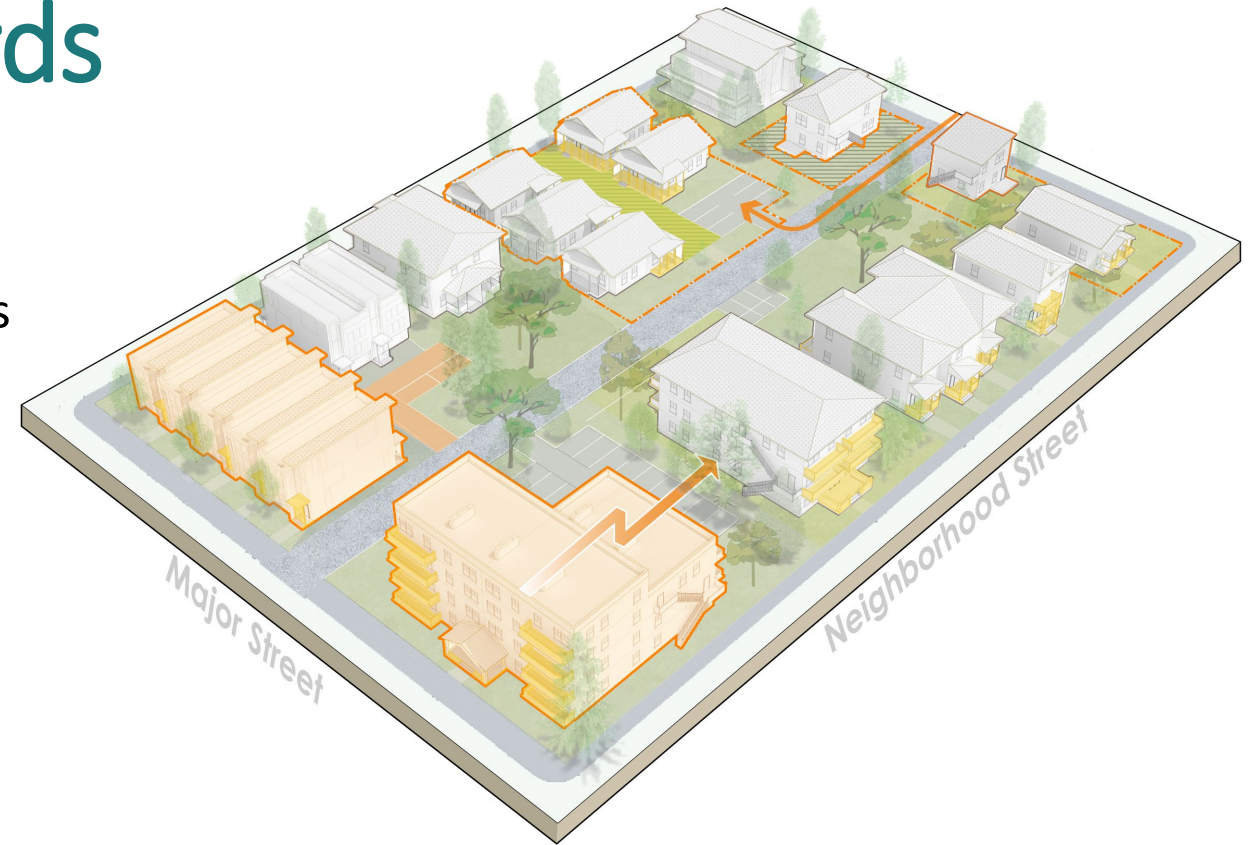
Adopted policy direction

- Support middle housing
- Compatibility with residential patterns (such as building size, yards, access)
- Meet multiple goals – affordability, choice, ownership, sustainability, accessibility, reuse and more

Initial proposals (highlights)

- More flexibility (such as reduced lot size, setbacks, parking requirements)
- Prioritize compatibility (such as building scale, housing type standards, trees, yard standards)

NOTE: New state requirements (ex: parking requirements capped near major transit)



Initial package: Affordability and Anti-displacement

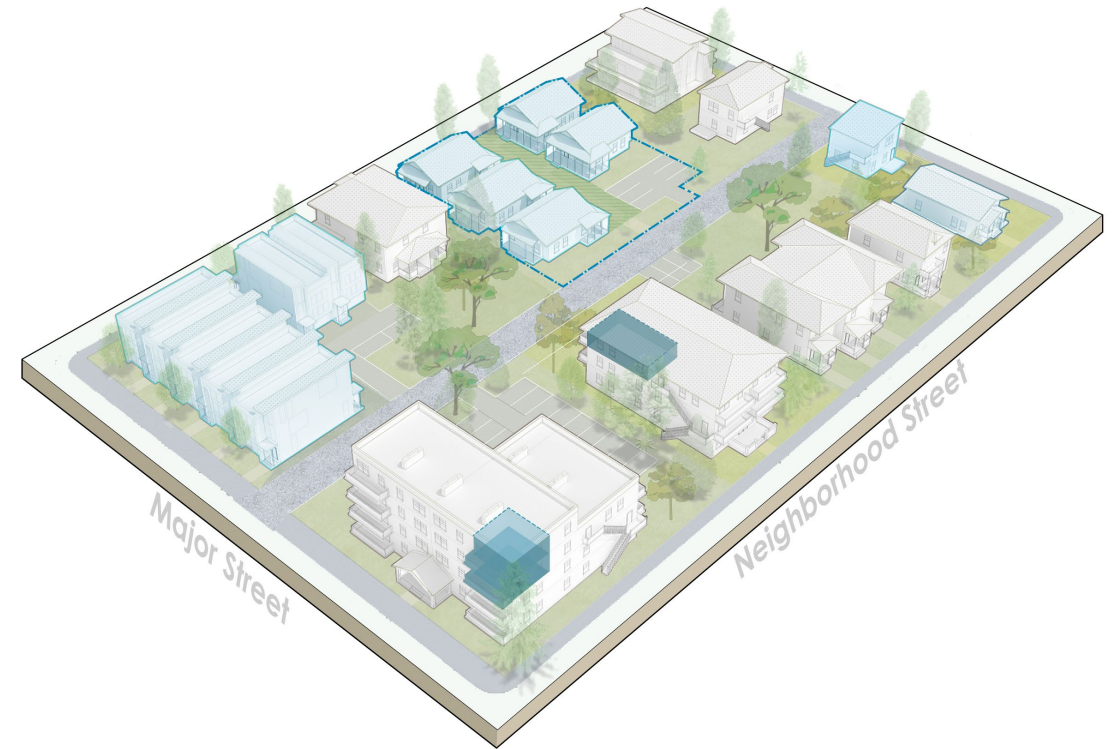
Adopted policy direction

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

Initial proposals (highlights)

- Get the costs/benefits right
- Affordability is top priority, other public benefits could be considered
- Density + building scale is most valuable as bonus

NOTE: New state requirements (bonus from 4 to 6 with 2 affordable units)



State housing-related bills and HIT (highpoints)

	Home In Tacoma	State bills
Density	Low-scale 1: 3 units (4 with bonus) Low-scale 2: 4 units (6 with bonus)	4 units (6 with bonus)
Density bonuses	Affordability, proximity to Centers, parks, schools, etc.	Affordability, proximity to “major transit stops”
Parking	Reducing, but not yet defined	No parking requirements within ½ mile of major transit stops
ADUs (height)	Current is 20 feet, exploring more	Must be at least 24 feet
SEPA Exemptions	EIS in process	Need to ensure EIS review meets state-required criteria (i.e. WSDOT review)



Discussion

- Home In Tacoma – initial package
- State housing bills and options for Home In Tacoma
 - Determine number of Low-scale zones
 - Recalibrate density ranges
 - Review geography for zones
 - Determine bonuses
 - Review standards package



Home In Tacoma Open House Events

Learn about Home In Tacoma and share your views on how to get middle housing right

- District 1: Wednesday, June 7th at Tacoma Public Library Swasey Branch (7001 6th Ave)
- District 2: Thursday, May 25th at Meeker Middle School (4402 Nassau Ave NE)
- District 3: Thursday, June 1st at Tacoma Community House (1314 S L St.)
- District 4: Monday, May 22nd at Stewart Middle School (5010 Pacific Ave)
- District 5: Thursday, June 8th at Tacoma Public Library Fern Hill Branch (765 S 84th St.)
- Virtual Meeting: Wednesday, June 14th on Zoom

Meetings are 6-8 p.m. and are free and open to all!

