



PRESENTATION(S)

Meeting on June 21, 2023

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South Tacoma Groundwater Protection District Code Update June 21, 2023



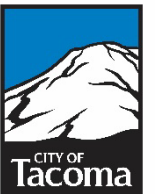
**Stephen Atkinson,
Principal Planner
Long Range Planning**

AGENDA

Purpose: Update the Scope of Work and Schedule

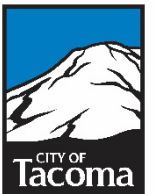
Presentation Outline:

- Outcomes of Moratorium
- Adopted Work Plan
- Revised Scope of Work
- Next Steps



LEGISLATIVE BACKGROUND

1. South Tacoma Neighborhood application
2. Work Plan Recommended to City Council
 - South Tacoma Groundwater Protection District – phase 1
 - Economic Green Zone – phase 2
3. Amended Substitute Resolution adopting Work Plan and initiating moratorium
4. Council Adopts Ordinance No. 28872 enacting moratorium for 1-year



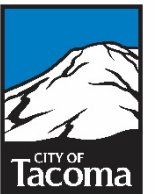
OUTCOMES OF MORATORIUM

PC Recommended Prohibited Uses:

- Underground storage tanks
- Metal recycling/auto wrecking
- Vehicle Service and Repair
- Vehicle Service and Repair, industrial

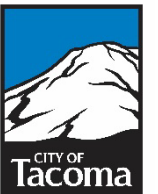
City Council Ordinance:

- Underground storage tanks
- Metal recycling/auto wrecking



COMMUNITY INPUT

- Aquifer Recharge/Impervious Surfaces
 - Infiltration Policy and Stormwater Treatment BMPs
 - Remediation of contaminated sites
 - Concern with PFAS
-
- Use best available science
 - Consider climate change
 - External consultant and SME support
 - Involve EPA, Ecology, other responsible parties



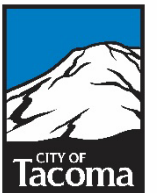
REVISED SCOPE OF WORK

Original Work Plan

- General program awareness
- Enforcement and monitoring
- Define “periodic update”
- Review proposal for prohibited uses
- Code implementation and code location
- Infiltration policy
- Program funding

Revisions

- Aquifer recharge and impervious surfaces
- Infiltration policy and stormwater treatment BMPs
- Soil contamination and remediation
- Standards for underground storage tanks, metal recycling/auto wrecking
- PFAS
- Permit procedures and intergovernmental coordination

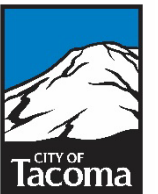


ADOPTED WORK PLAN

Community Engagement and Outreach Strategy

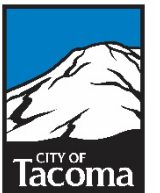
- Staff Team (representing TPCHD, Tacoma Water, ES and PDS)
- Permitted and Non-permitted Businesses
- Homeowners and Taxpayers
- Neighborhood Councils (South Tacoma, Central, and South End)
- Planning Commission and City Council
- Additional local, regional, state and federal agencies and organizations, as may be identified

Seek additional resources to support the effort



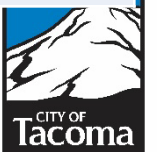
GUIDANCE DOCUMENTS

Process/Project	Link
Dept. of Ecology Critical Aquifer Recharge Areas Guidance	https://apps.ecology.wa.gov/publications/documents/0510028.pdf
Pierce County Critical Areas Best Available Science Review	https://www.piercecountywa.gov/DocumentCenter/View/121377/CAO-BAS-and-Gap-Analysis-report-23?bidId=
TW Integrated Resource Plan (2018)	https://www.mytpu.org/wp-content/uploads/tacomawaterirp0219.pdf
Water System Plan (2018)	https://www.mytpu.org/wp-content/uploads/tacoma-water-system1.pdf



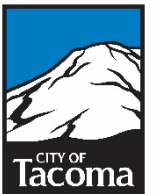
NEXT STEPS

Process/Project	Subject Matter	Timeline
Home in Tacoma – EIS	Water supply and distribution for housing growth	Fall of 2023
2024 Comprehensive Plan update	Best Available Science review; Aquifer Recharge Benchmarking Report	End of 2023
Urban Water Protection Plan	Stormwater management modeling tool	End of 2023
Tacoma Water Integrated Resource Plan	Considers future water supply needs, demand forecasts, and climate impacts	Mid-summer to Winter
USGS Model and Report	Chambers-Clover Creek Basin (South Tacoma area), hydrogeology of the basin	September 2023
Tacoma Water PFAS Sampling	Informs treatment and water quality planning	Summer 2023
EPA PFAS Rulemaking	Proposed PFAS National Drinking Water Regulation	End of 2023
Stormwater Management Plan	Update in compliance with NPDES Permit	End of 2023



NEXT STEPS

- Present to Fall of 2023 – Coordinate with other ongoing efforts and evaluate implications for STGPD; consider budget requests
- Fall to Winter 2024 – Draft Code Amendments and legislative process
- March 20, 2024 – Moratorium expires



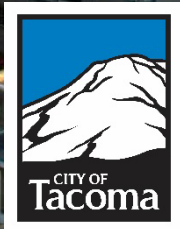
South Tacoma Groundwater Protection District Code Update June 21, 2023



**Stephen Atkinson,
Principal Planner
Long Range Planning**

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**2024 Update to the Comprehensive Plan
Planning Commission Meeting
June 21, 2023**



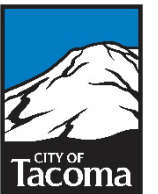
**Stephen Atkinson,
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AGENDA

Purpose: Consider scope impacts from recent state legislation amending the Growth Management Act and consider initial prioritization.

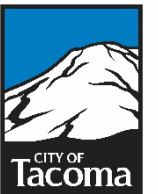
Presentation Outline:

- HB 1220 – Housing
- HB 1181 – Climate
- Prioritization Discussion



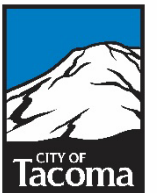
WHAT'S NEW IN GMA?

- **Tribal Planning and Coordination**
 - Comprehensive Plan update
 - Container Port Elements
- **Housing (HB 1220)**
 - Anti-displacement policies
 - Provisions for all economic segments of the community
 - Address racially disparate impacts
- **HB 1181 – Climate Element**



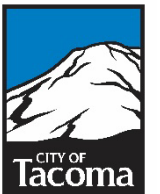
HOW ARE HOUSING TARGETS SET?

- **Office of Financial Management:** State and County Population Forecasts
- **Puget Sound Regional Council:** Establish Population and Employment Allocations across regional geographies
- **Pierce County:**
 - Buildable Lands – ensure an adequate supply of land to accommodate growth
 - Housing and Employment Targets – Allocate housing and employment countywide
- **Local Jurisdictions:** Adopt housing and employment targets in Comprehensive Plans; distribute across jurisdiction



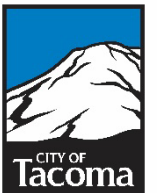
HB 1220 – MODIFIED HOUSING TARGETS

- Adopted in 2021
- Instructs local governments to “plan and accommodate” for housing affordable to all income levels. The previous goal was to encourage affordable housing.
- City of Tacoma Goal: 25% of new housing units affordable for 80% AMI and below



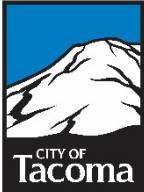
HB 1220 – AFFORDABILITY

1. Projecting housing needs (HAPT Tool)
 2. Allocating Countywide housing needs (Commerce allocation tool)
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3. Reviewing capacity for affordable housing
 4. Identifying barriers to affordable housing and making adequate provisions



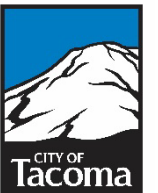
TACOMA'S AFFORDABLE HOUSING TARGETS

		Total	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Beds)
			0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
			Non-PSH	PSH *						
Tacoma	Est. Supply (2020)	92,310	4,806	255	9,574	35,970	17,418	9,633	14,654	1,118
	Allocation (2020-2044)	42,865	5,538	7,483	7,949	6,283	2,705	2,452	10,455	2,624



HB 1220 – RACIAL DISPARITIES

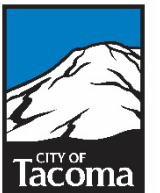
1. Identify policies and regulations that result in racially disparate impacts, displacement and exclusion
2. Identify policies and regulations to undo racially disparate impacts
3. Identify areas at higher risk of displacement
4. Establish anti-displacement policies



HB 1181 – CLIMATE PLANNING

GMA Goals:

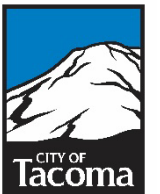
- **Transportation:** Reducing Greenhouse Gas Emissions and Vehicle Miles Traveled
- **Open Space:** Retain Open Space and Green Space ... Enhance fish and wildlife
- **Environment:** Protect and enhance the environment
- **New Goal: Climate Change and Resiliency**
 - Reduce GHG and VMT
 - Prepare for climate impact scenarios
 - Foster resilience
 - Protect/enhance environmental, economic, and human health and safety
 - Advance environmental justice



HB 1181 – CLIMATE PLANNING

Some specifics:

- **Land Use Elements:** Environmental justice, reduce risk and mitigate impacts from wildfires
- **Capital/Utility Elements:** incorporate green infrastructure and telecommunications
- **Transportation Elements:** Multimodal level of service standards and travel demand, safety benefits, ADA Transition plan, concurrency and TDM
- **Park and Recreation Elements:** Evaluation of Tree Canopy coverage



HB 1181 – CLIMATE PLANNING

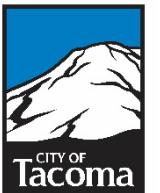
Climate Element:

- **Greenhouse gas emissions reduction subelement**

- Identify actions we will take to reduce GHG emissions generated by transportation and land use without increasing emissions elsewhere
- Actions resulting in reduced VMT
- Prioritize actions that benefit overburdened communities

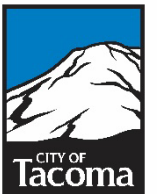
- **Resiliency subelement**

- Equitably enhance resiliency, using best available science and climate projections
- Prioritize actions that benefit overburdened communities
- Actions addressing natural areas, vital habitat and migration,
- Address natural hazards, including sea level rise, landslides, drought, heat, smoke, wildfire, changing precipitation patterns



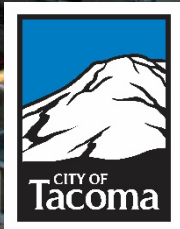
DISCUSSION: COMMISSION PRIORITIZATION

- Commercial Zoning Update
- South Tacoma Health Assessment and land use review
- Economic Green Zone
- Major Institutional Campus – master planning
- Portland Ave Corridor Plan
- Downtown Plan Integration
- Street Typology updates



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**2024 Update to the Comprehensive Plan
Planning Commission Meeting
June 21, 2023**

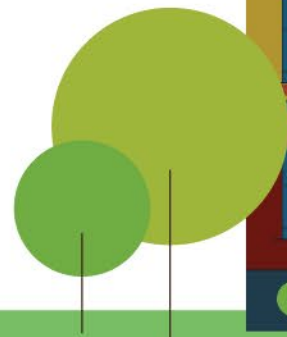
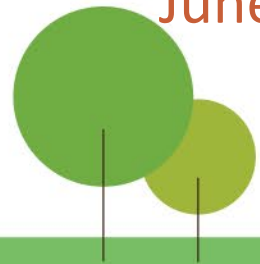


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Long Range Planning**

Affordable Housing

*Home In Tacoma Project
Planning Commission*

June 21, 2023



Agenda

Review and discuss

- Round 2 Engagement (Council District meetings) outcomes to date
- Adjustments to the Home In Tacoma – Phase 2 initial zoning and standards
- Updated project schedule



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

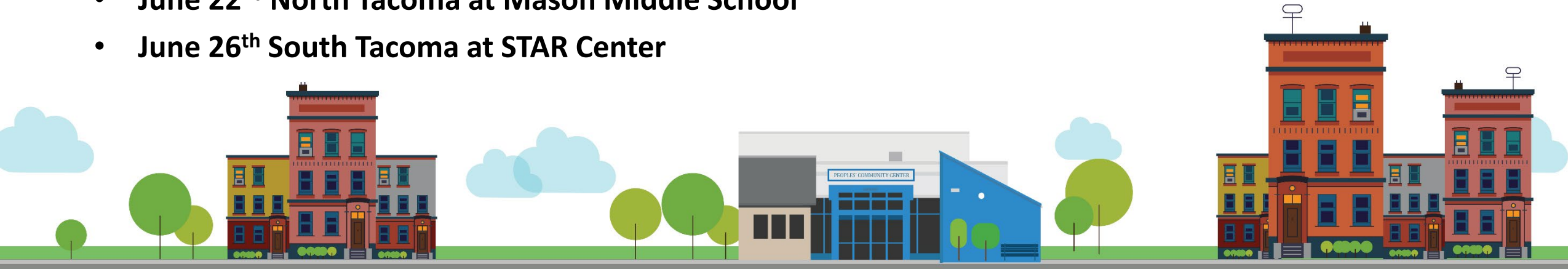
Home In Tacoma Open House Events

Learn and share your views on how to get middle housing right

- May 22nd District 4 at Stewart Middle School
- May 25th District 2 at Meeker Middle School
- June 1st District 3 at Tacoma Community House
- June 7th District 1 at Swasey Library
- June 8th District 5 at Fern Hill Library
- June 14th Virtual Meeting
- **June 22nd North Tacoma at Mason Middle School**
- **June 26th South Tacoma at STAR Center**

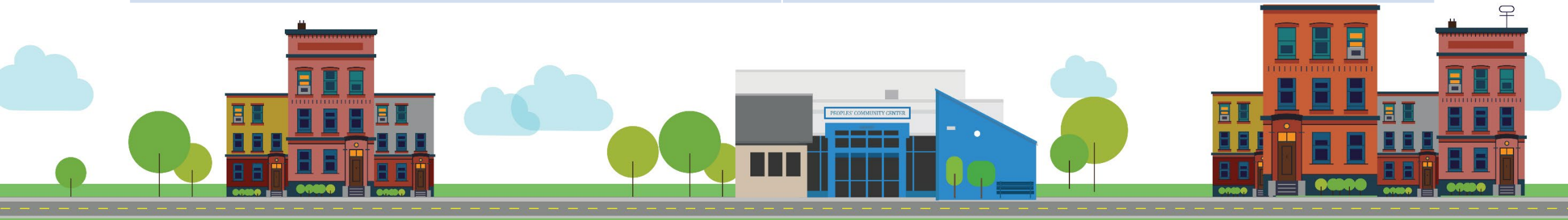
OUTCOMES:

- ✓ Councilmembers at in-person meetings
- ✓ Inter-departmental staff participation
- ✓ Housing Equity Champions support
- ✓ Language access prioritized
- ✓ Positive feedback on our effort to engage

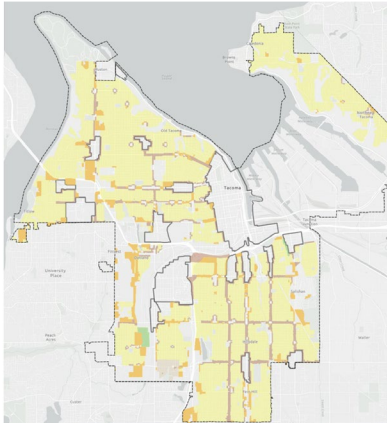


What are we hearing?

Themes	FAQs (examples)
<ul style="list-style-type: none">• Zoning: <i>A broad range of views</i>• Affordability: <i>Housing crisis, ownership, anti-displacement</i>• Design: <i>Parking, trees, building scale, demolitions</i>• Amenities and infrastructure: <i>Support growth, enhance livability</i>	<ul style="list-style-type: none">• Prohibiting single-family houses?• Relation to state housing bills?• Affordable for whom?• Property values and taxes?• View protections, private covenants?• Pace of growth (and keeping ahead of it)?



Council and Commission direction to date for zoning framework



Meet Tacoma's newly adopted housing growth vision



Use development scale as organizing characteristic



Prioritize walkability, transit, cycling and complete neighborhoods

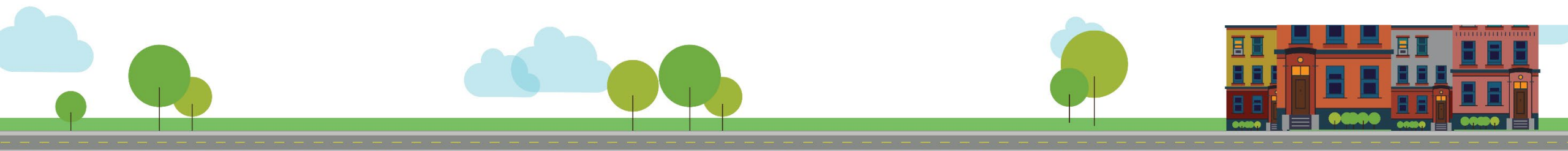
FRONTAGE STANDARDS
RESIDENTIAL STOOP / PORCH

GROUND FLOOR DESIGN AND ENTRY		PUBLIC REALM	
Max Street Level Facade Width	36'	Front Setbacks (Min, Max)	5' / 30'
Facade Transparency	50%	Corner Design	300 CSF requires within property line of corners where two intersecting streets are a combination of major thoroughfare, main street, or neighborhood street use.
Entrances	Location: Required of heritage, otherwise entry path		

Create predictable, flexible regulations and requirements

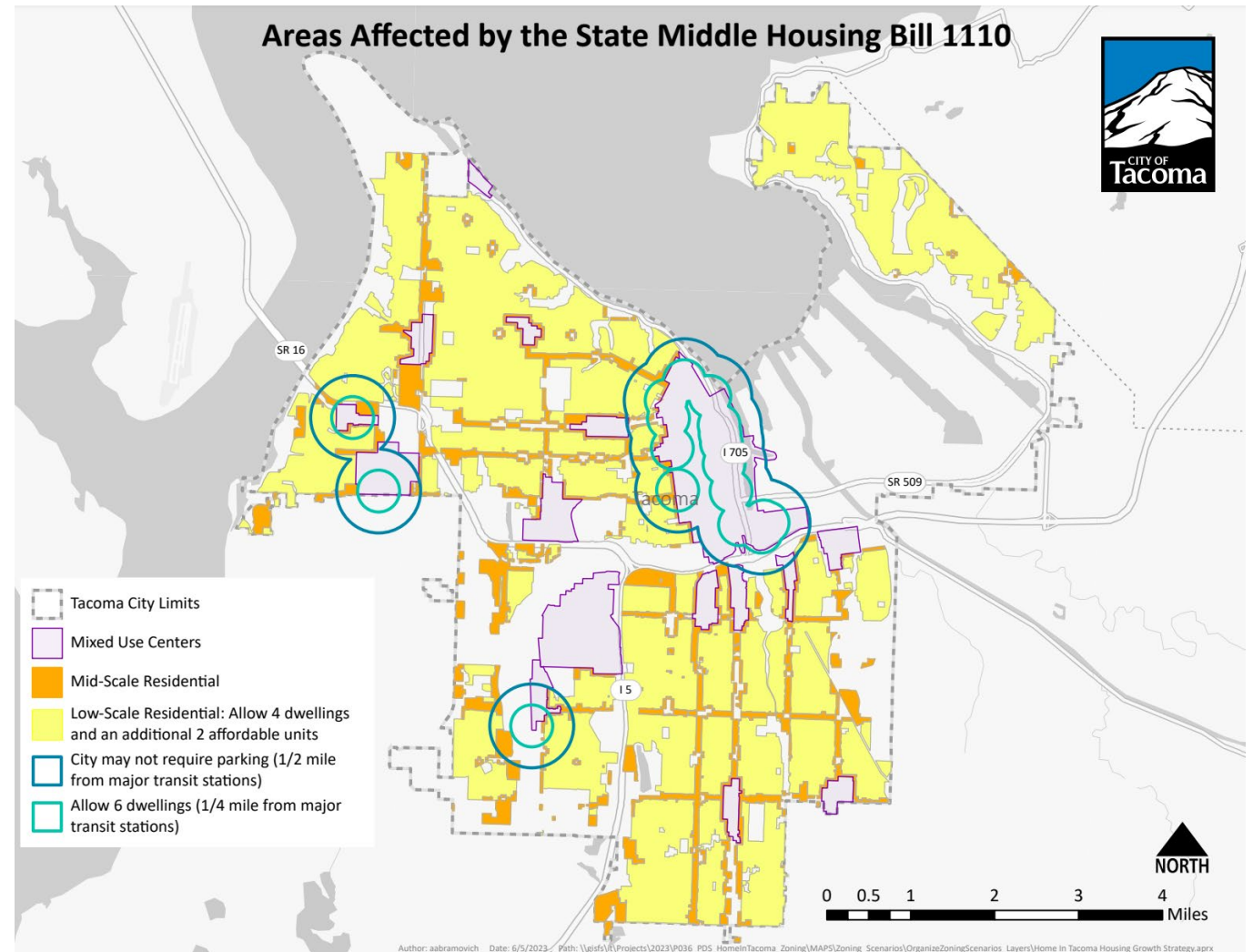


Reflect neighborhood patterns such as yards, building scale, height



Key HB 1110 and Home In Tacoma

- Allow 4 dwellings per lot (2 more affordable)
- Allow 6 dwellings per lot (¼ mile of major transit stations)
- No parking requirements (½ mile of major transit stations)



Adjustments to HIT initial zoning package

Low-scale Residential:

- Low-scale 1: Increase from 3 to 4 dwellings per lot
- Low-scale 2: Increases from 4 to 6 dwellings per lot
- Bonuses: Additional 2 affordable units allowed in both districts

Mid-scale Residential:

- Increase density from 6 to 8 dwellings per lot
- Bonuses (along Corridors): Additional density + 4th floor

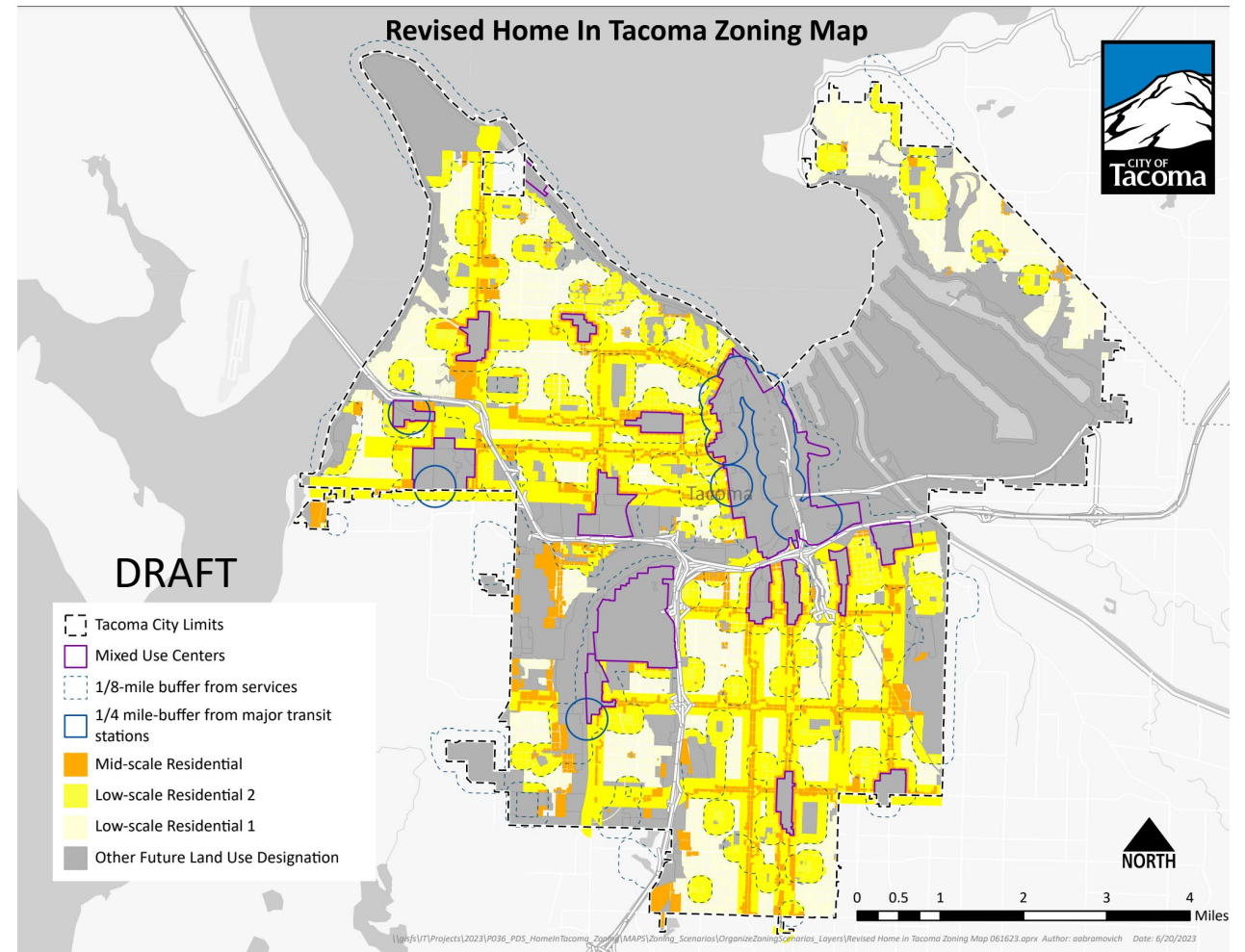
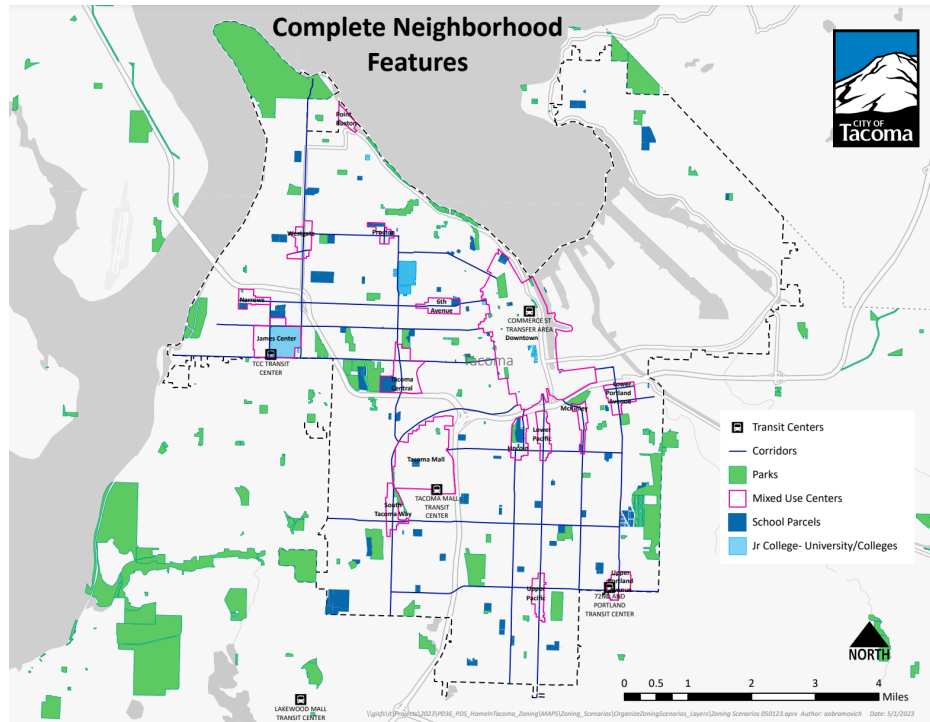
Redoing growth estimates to support the EIS



Adjustments to HIT initial zoning package (CONT)

Low-scale Residential 2

- 1/4-mile of “major transit stations” (per HB 1110)
- 1/8-mile of “complete neighborhood features” (per HIT policy direction)



Other adjustments (standards, bonuses)

Initial standards concepts largely consistent with state direction

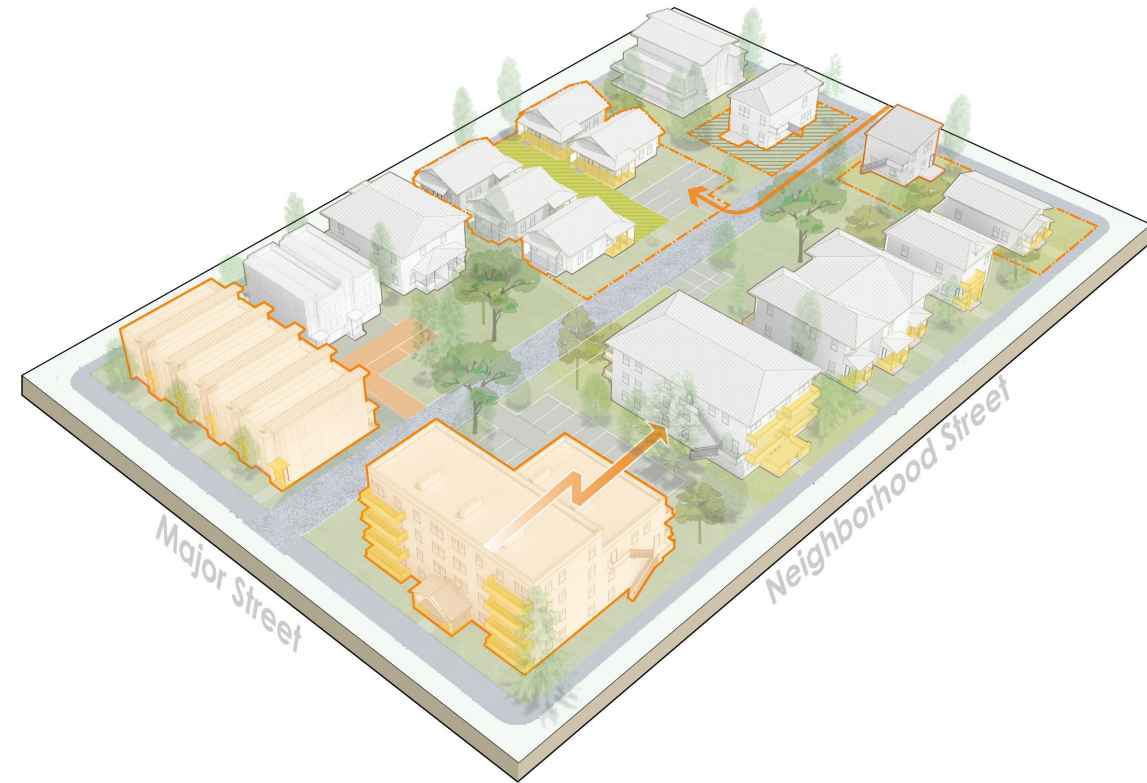
- More flexibility (such as reduced lot size, setbacks, parking requirements)
- Prioritize compatibility (such as building scale, housing type standards, trees, yard standards)

KEY STATE DIRECTION: Parking, ADU standards, separate ownership of units, SEPA process and more

Initial affordability/bonus concepts also largely consistent

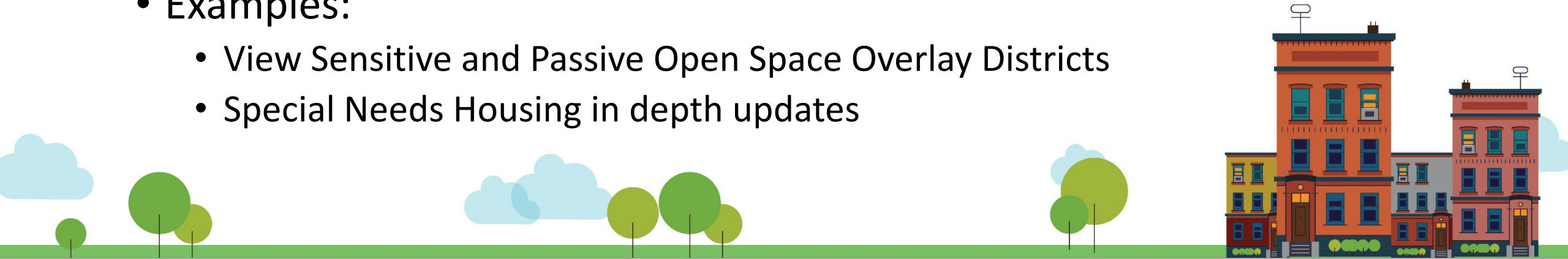
- Bonuses: Scale and density are the most valuable
- Public Benefits: Affordability, short list of others

KEY STATE DIRECTION: +2 affordable units in Low-scale; affordability levels, duration



Coordination with 2024 Amendments (and other initiatives)

- Lots to accomplish in the Home In Tacoma package
- The EIS is forward-looking and will identify more tasks
- Tasks that could be addressed in upcoming policy initiatives...
 - Not critical to initial rollout of Home In Tacoma
 - Require additional analysis and/or consultation
 - Have yet to be fully scoped
- Examples:
 - View Sensitive and Passive Open Space Overlay Districts
 - Special Needs Housing in depth updates



Revised project schedule

July to Oct 2023

- Develop full package
- EIS Consultation

TOPICS:

- Finalize zoning map
- Middle Housing design package
- Parking, trees and yard space
- Land uses, discretionary permits, definitions
- Affordability and bonuses

Nov 2023 to Jan 2024

- Planning Commission Public Hearing
- Release Draft EIS
- Planning Commission recommendation

Feb to April 2024

- City Council review
- Release Final EIS
- Council Public Hearing
- Council action

Ongoing engagement throughout



Discussion

- Revised zoning map principles
 - Staff identified map refinements
 - Minimum park size (e.g., 20,000 sf)
 - Remove areas interrupted by freeway or other barriers
 - Follow streets, alleys and property lines
- Project scope and schedule
- Upcoming topics

