




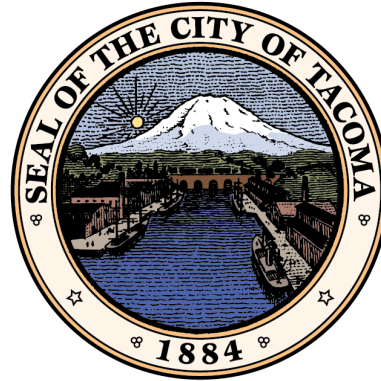
PRESENTATION(S)

Meeting on October 4, 2023

<u>Agenda Item(s)</u>	<u>Page</u>
1. Historic Special Review and Conservation Districts Moratorium (PowerPoint slides for Discussion Item F1)	3 – 18
2. South Tacoma Groundwater Protection District (STGPD) Code Update (PowerPoint slides for Discussion Item F2)	19 – 30
3. Home in Tacoma – Phase 2 (PowerPoint slides for Discussion Item F3)	31 – 66

 The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 905-4146 (voice) or 711 (TTY) before 5:00 p.m., on the Monday preceding the meeting.

¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?
 Нужна информация на русском? Потрібна інформація українською мовою? ☎ Contact **TacomaFIRST 311** at (253) 591-5000.



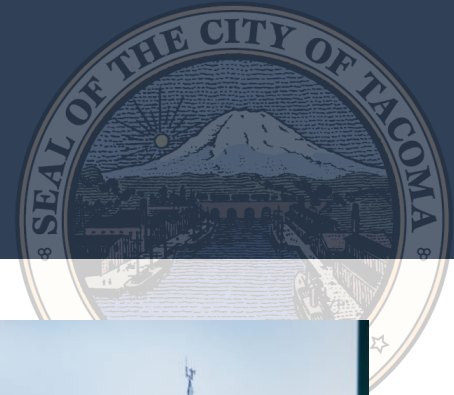
**Public Hearing Debrief:
Moratorium on Nomination and Designation of
Historic Special Review and Conservation Districts**

Planning Commission
City of Tacoma | Planning and Development Services

October 4, 2023



Agenda

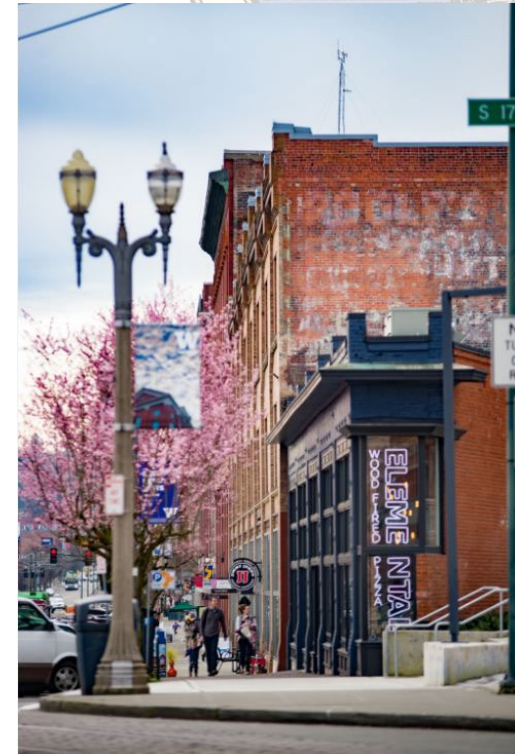


Purpose:

To review public comment and identify issues for Landmarks Commission feedback.

Discussion:

- Recap of Resolution 41226
- Public comment summary
- Landmarks Commission questions



Overview



Council Resolution 41226:

The Planning Commission, in coordination with the Landmarks Preservation Commission, [is requested to] conduct a **public process** to develop findings of fact and recommendations as to **whether a moratorium** on nomination and designation of Historic Special Review and Conservation Districts **is warranted**, and if so, to recommend the **scope and duration**.

Overview



Key Considerations

1. Question before Commission is to determine if a moratorium is warranted, and if so, what is the scope and schedule
2. Question is not to evaluate merits of historic districts generally, or the merits of a specific application



Overview



Comments Summary

1. 30 comments received in total (3 in support, 26 opposed, 1 other)
2. Comments in support included:
 - Support historic districts but code should be amended first
 - City should not review new districts while code update is pending
 - Current criteria are too broad and vague
 - Historic districts are exclusionary



Overview



Comments Summary

Comments opposition included:

1. Moratorium is not necessary
2. Historic districts are important to Tacoma
3. Moratorium will not improve equitable outcomes
4. Moratorium could/would be harmful
5. Home in Tacoma and historic districts can be compatible
6. Planning Commission should defer historic issues to Landmarks Commission



Public Comment



1. Support moratorium

Three comments in support of the moratorium were received.
Specific/related comments under this topic include:

Comment Theme	Mentions
Support moratorium	3
Support historic districts but process needs to be refined first	3
Current code is inadequate and needs to be reviewed through a DEI lens/council resolution 40622	2
Historic districts are exclusionary	1
Eligibility criteria are too vague and broad and could apply to many areas of city	1
Should not accept applications for new districts if code is pending change	1

Public Comment



1. Moratorium is unnecessary

Specific/related comments under this topic include:

Comment Theme	Mentions
Moratorium is unnecessary	10
Historic district nominations are infrequent due to the amount of work involved	8
Moratorium is not required to amend code	6
Consideration of historic districts is an appropriate use of LPC and HP staff time/is a core function/not unreasonable	4
Moratorium is a waste of time	2
There are no currently proposed historic districts	2
The lengthy time spent reviewing historic districts recently was caused by consideration of irrelevant factors, commission workload, and the complex process in city code	2
There is no planning emergency	1
Commission and staff time is addressed through fees	1
Commissions have shown they can review historic districts under present code	1
Moratorium inappropriate response to an application	1
Council resolution does not address impacts to commercial districts or potential boundary changes to existing districts*	1

Public Comment



2. Historic districts are important

Specific/related comments under this topic include:

Comment Theme	Mentions
Historic districts are important to Tacoma	7
Historic districts/Historic preservation important economic development driver in Tacoma	3
Historic districts are an important form of citizen involvement	2
Tacoma has a long commitment to historic preservation	2
Historic districts have improved Tacoma	1
Historic neighborhoods provide affordable housing	1
Historic districts are important to sustainability goals because they encourage adaptive reuse and green development	1
City should have more historic districts	1
Neighborhoods need more historic protection, not less	1

Public Comment



3. Moratorium will not improve equity

Specific/related comments under this topic include:

Comment Theme	Mentions
Moratorium would prevent underserved neighborhoods from gaining tax benefits from district creation	4
Statements about redlining were not substantiated in college park review/not part of Commission's criteria	3
Moratorium won't improve equitable outcomes	2
City needs to work proactively in underserved neighborhoods	1
VSD zoning covers 12% of the City while historic districts around 1% yet VSDs are in areas that historically had racially restrictive covenants, which is not the case for existing or recently proposed historic districts. How can VSD be equitable but historic districts are not?	1
There need to be better tools for DEI issues	1

Public Comment



4. Moratorium would be harmful

Specific/related comments under this topic include:

Comment Theme	Mentions
Moratorium would be harmful	3
Moratorium would prevent access to tax incentives and hurt investment	3
Moratorium would decrease flexibility for the City reviewing development proposals or to amend historic district boundaries for economic development reasons	3
Moratorium would send the wrong message	2
Moratorium would cause potential harm while code is being updated without addressing housing issues	2

Public Comment



5. Historic Districts and Home In Tacoma can coexist

Specific/related comments under this topic include:

Comment Theme	Mentions
City has stated that historic preservation is supported within Home In Tacoma/historic preservation has been presented to the community as a mitigation for Home In Tacoma	5
Historic districts are not an impediment to Home In Tacoma	2

6. Landmarks Commission is the historical subject matter expert

Specific/related comments under this topic include:

Comment Theme	Mentions
Planning Commission needs to better understand history when making historical comparisons/arguments	1
The Landmarks Commission is the commission that is subject matter expert in history, not the planning commission. If the Planning Commission deferred to the historical findings of LPC the review districts would not take as long	1

Overview



Potential considerations for Landmarks Commission:

1. Necessity
 - a. Are there current pending or anticipated historic district nominations?
 - b. Does the LPC believe that a moratorium would assist during the upcoming comprehensive plan review?
2. Effects of Moratorium
 - a. Will a moratorium prevent historic tax incentives from being available?
 - b. Are there other negative effects on historic resources that would result?
3. Duration and scope
 - a. Is the current scope (all locally designated historic and conservation districts) appropriate, or should it be limited or defined?
 - b. If a moratorium were recommended, does the Landmarks Commission have input on duration?



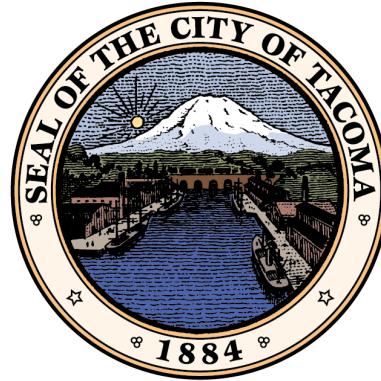


Overview



Review schedule :

DATE	FORUM	SUBJECT
Sept 20	Planning Commission	<ul style="list-style-type: none"> ● Public hearing on moratorium
October 4	Planning Commission	<ul style="list-style-type: none"> ● Debrief on hearing testimony ● Summary of issues ● Identify key questions for LPC input
October 11	Landmarks Commission	<ul style="list-style-type: none"> ● Review testimony ● Adopt response to Planning Commission
November 15	Planning Commission	<ul style="list-style-type: none"> ● LPC feedback presented to Planning Commission ● Finalize recommendations to Council
TBD	Council Study Session	
Jan-Feb 2024 - TBD	City Council	<ul style="list-style-type: none"> ● Resolution on moratorium (TBD)



**Public Hearing Debrief:
Moratorium on Nomination and Designation of
Historic Special Review and Conservation Districts**

Planning Commission
City of Tacoma | Planning and Development Services

October 4, 2023

South Tacoma Groundwater Protection District

Planning Commission

October 4, 2023

Agenda

- ◇ Project Overview
- ◇ Scope Consideration
- ◇ Potential Code Amendments
 - Impervious Surface Standards
 - Landscaping Standards
 - High Impact Uses
- ◇ Schedule

Project Overview

Agenda

- ◇ *Project Overview*
- ◇ *Scope Consideration*
- ◇ *Code Amendments*
- ◇ *Schedule*

The **South Tacoma Groundwater Protection District (STGPD)** is an overlay zoning and land use control district specifically designed to prevent the degradation of groundwater in the South Tacoma aquifer system by controlling the handling, storage and disposal of hazardous substances by businesses. The overlay zoning district imposes additional restrictions on high impact land use development in order to protect public health and safety.

Project Overview

Agenda

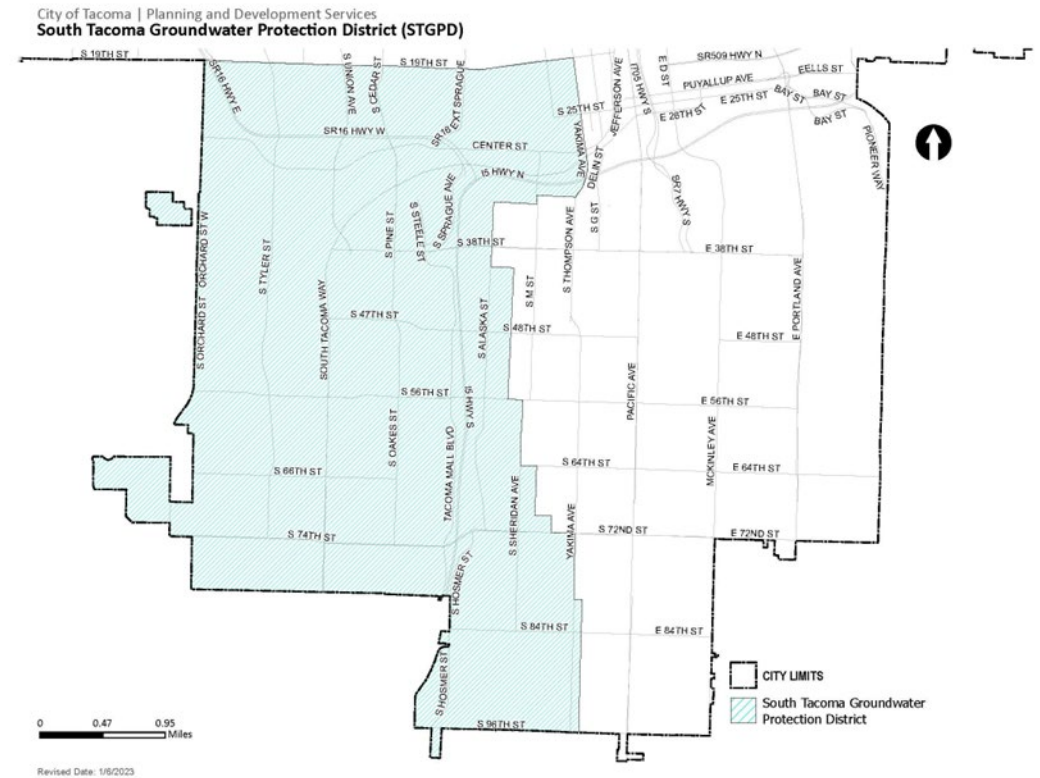
- ◇ *Project Overview*
- ◇ *Scope Consideration*
- ◇ *Code Amendments*
- ◇ *Schedule*

Scope of Review

1. High impact uses
 2. Stormwater management
 3. Underground storage tanks
 4. Inspections and testing
 5. Enforcement/penalties
-
6. Impervious surface standards
 7. Landscaping standards

Informational Topics:

- *PFAS Standards*
- *Consideration of Climate Change Impacts*



Scope Consideration: STGPD Land Uses

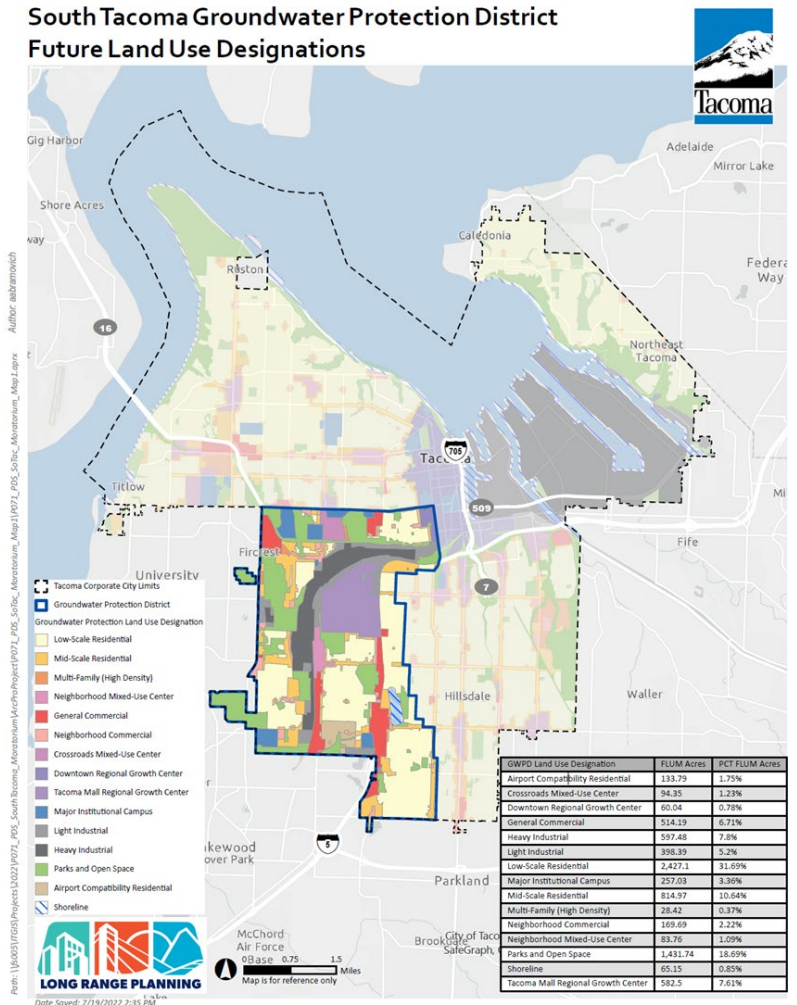
Agenda

- ◇ Project Overview
- ◇ Scope Consideration
- ◇ Code Amendments
- ◇ Schedule

Suggested Near Term Land Use Focus:

- Industrial Districts

GWPD Land Use Designation	FLUM Acres	PCT FLUM Acres
Airport Compatibility Residential	133.79	1.75%
Crossroads Mixed-Use Center	94.35	1.23%
Downtown Regional Growth Center	60.04	0.78%
General Commercial	514.19	6.71%
Heavy Industrial	597.48	7.8%
Light Industrial	398.39	5.2%
Low-Scale Residential	2,427.1	31.69%
Major Institutional Campus	257.03	3.36%
Mid-Scale Residential	814.97	10.64%
Multi-Family (High Density)	28.42	0.37%
Neighborhood Commercial	169.69	2.22%
Neighborhood Mixed-Use Center	83.76	1.09%
Parks and Open Space	1,431.74	18.69%
Shoreline	65.15	0.85%
Tacoma Mall Regional Growth Center	582.5	7.61%



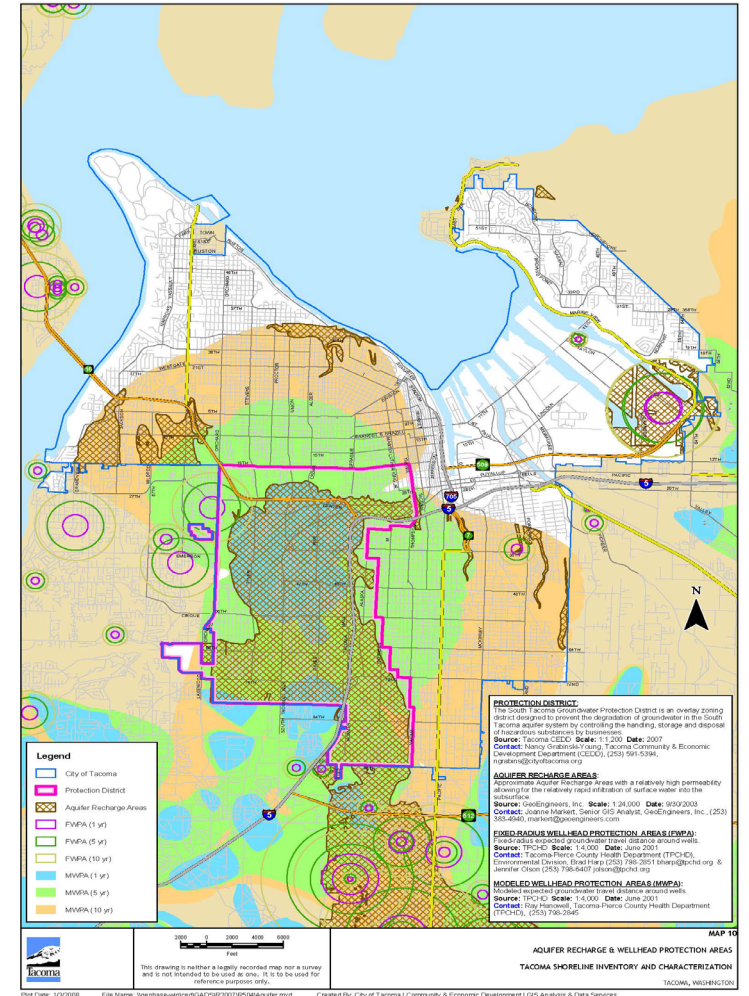
Potential Code Amendments

Agenda

- ◇ Project Overview
- ◇ Scope Consideration
- ◇ Code Amendments
 - ◇ Assumptions
- ◇ Schedule

Assumptions:

1. Consider Best Available Science
2. Best Available Science supports infiltration for groundwater recharge:
 - Maintain existing open space and natural areas
 - Impervious surface limits
 - Stormwater management
3. The South Tacoma Aquifer is highly urbanized in Tacoma
4. The South Tacoma Aquifer expands beyond Tacoma and is affected by actions outside Tacoma jurisdiction
5. Code review has focused on Pierce County jurisdictions that affect the aquifer
6. Pierce County is an appropriate comparable given the Frederickson Manufacturing and Industrial Center



Potential Code Amendments

Agenda

- ◇ *Project Overview*
- ◇ *Scope Consideration*
- ◇ *Code Amendments*
 - *Impervious Surfaces*
- ◇ *Schedule*

Discussion Topic 1: Impervious Surfaces

Jurisdiction	Impervious Surface Standards (Benchmarking)
City of Tacoma	<ul style="list-style-type: none"> • No explicit impervious surface limitation in land use & zoning code
Pierce County	<ul style="list-style-type: none"> • Applies specific impervious surface limitations to all land use designations within the aquifer recharge areas • Industrial zone/land use example: Frederickson Employment Center
University Place	<ul style="list-style-type: none"> • Applies general & flexible standard to minimize impervious surfaces

Staff Recommendation: Consider an impervious surface standard for industrial districts within South Tacoma based on the Pierce County approach.

Potential Code Amendments

Agenda

- ◇ *Project Overview*
- ◇ *Scope Consideration*
- ◇ *Code Amendments*
 - *Landscaping*
- ◇ *Schedule*

Discussion Topic 2: Landscaping

TMC Section 13.06.090 (B)(4)(d) Overall Site Landscaping

Current Code: Industrial Districts- 5 percent of parking areas over 20,000 sf

- Staff Recommendation: Consider modifications to the Overall Site Landscaping requirements for the South Tacoma Manufacturing and Industrial Center (MIC).

TMC Section 13.06.090 (B)(4)(e) Site Perimeter Landscaping

Current Code: Site Perimeter Landscaping is not required in Industrial Districts

- Staff Recommendation: Consider modifications to the Site Perimeter Landscaping standards for the South Tacoma MIC.

TMC Section 13.06.090 (B)(4)(f) Street Trees

- Staff Recommendation: Street Tree standards are adequately addressed in the current code and do not need to be revisited at this time.

Potential Code Amendments

Agenda

- ◇ *Project Overview*
- ◇ *Scope Consideration*
- ◇ *Code Amendments*
 - *Landscaping*
- ◇ *Schedule*

Discussion Topic 2: Landscaping

TMC Section 13.06.090 (B)(4)(g) Parking Lot Landscaping

Current Code: Parking Lot Perimeter Landscaping is not required in M-2 District.

- Staff Recommendation: Consider modifications to the Perimeter Parking Lot Landscaping standards for the South Tacoma MIC.
- Interior parking lot standards are adequately addressed in the current code and do not need to be revisited.

TMC Section 13.06.090 (J)(5)(d) Landscaping Buffers

Current Code: The Code requires landscaped buffers when an industrial zone abuts a residential R-District zone.

- Staff Recommendation: To enhance compatibility between industrial uses and nearby sensitive uses, consider modifying landscaping buffer standards to include a use-based buffer standard rather than, or in addition to, a zone-based one.

Potential Code Amendments

Agenda

- ◇ *Project Overview*
- ◇ *Scope Consideration*
- ◇ *Code Amendments*
 - *High Impact Uses*
- ◇ *Schedule*

Discussion Topic 3: High Impact Uses

Prohibited uses:

- Chemical manufacture and reprocessing.
- Creosote/asphalt manufacture or treatment.
- Electroplating activities.
- Manufacture of Class 1A or 1B flammable liquids.
- Petroleum and petroleum products refinery.
- Wood products preserving.
- Hazardous waste treatment, storage, or disposal facilities.

Other Regulated Activities:

- Threshold: 220 pounds, or 35 gallons
 - Automotive (repair, painting, supply)
 - Manufacturing
 - Gas stations
 - Apartment complexes
 - Schools
 - Big box and paint

Code Review Options:

- A. Comprehensive
- B. Targeted

Code Amendments - Summary

Agenda

- ◇ *Project Overview*
- ◇ *Scope Consideration*
- ◇ *Code Amendments*
 - *Summary*
- ◇ *Schedule*

- Request Commission concurrence with direction to focus on industrial zoning districts
- Consider percent-based impervious surface standard for industrial zones
- Focus on landscaping dimensional standards, not planting requirements
- High Impact Uses – pending budget discussions

Schedule

Agenda

- ◇ *Project Overview*
- ◇ *Debrief Overview*
- ◇ *Public Comments*
- ◇ *Possible Revisions*
- ◇ *Schedule*

Planning Commission

- November 2023 – Infiltration Policy and Water Quality BMPs
- December 2023 - PFAS Standards Update & Budget Report-Out
- January 2024 – Draft Code Amendments

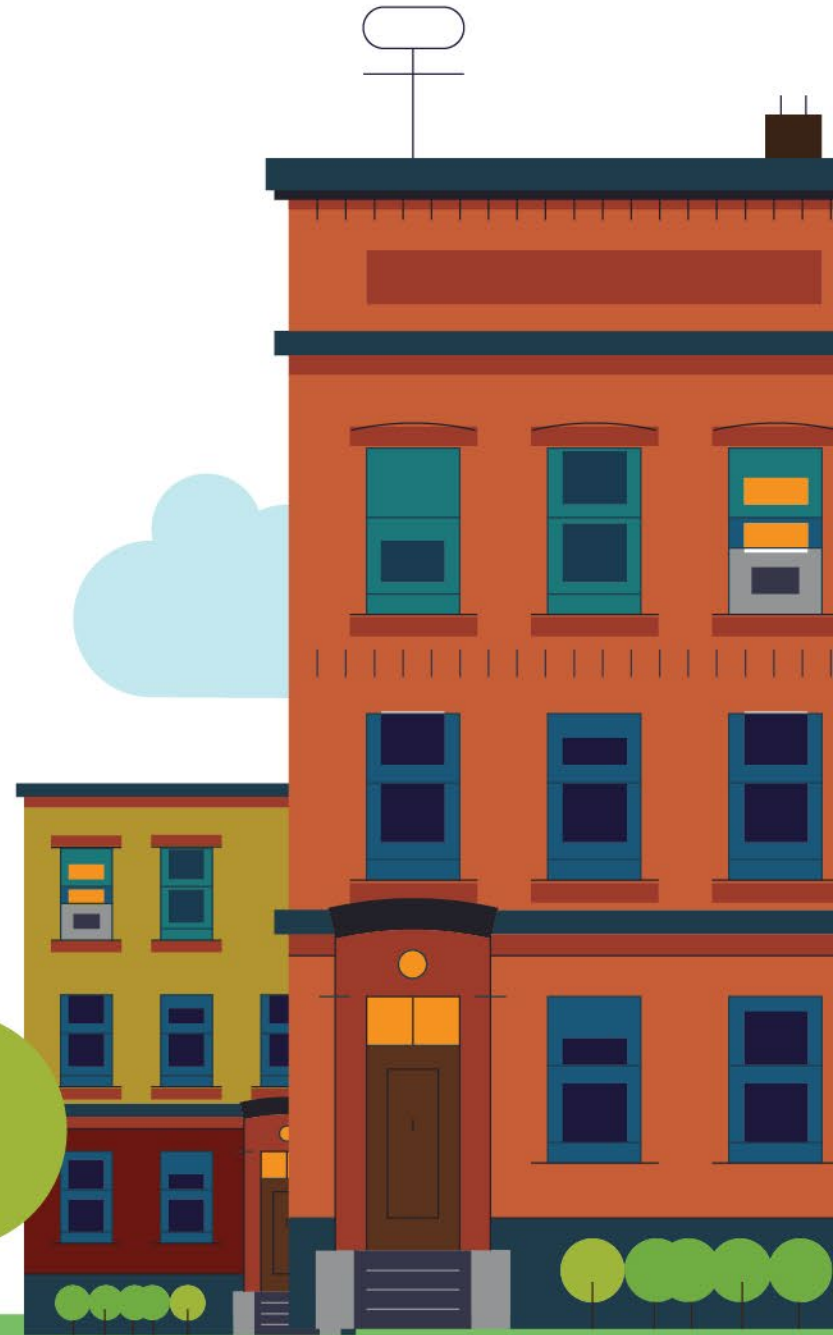
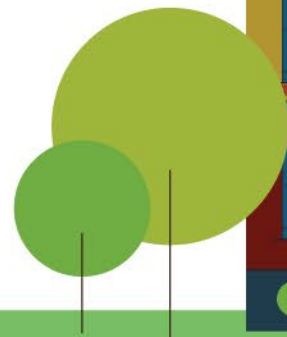
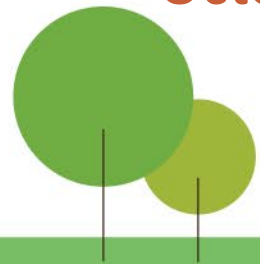
Other Related Work for Coordination

- USGS hydrogeologic assessment of aquifer
- Tacoma Water Integrated Resource Planning
- NPDES Permit updates

Affordable Housing

*Home In Tacoma Project
Planning Commission*

October 4, 2023



Revised project schedule

July to Dec 2023

- Develop full package
- EIS Consultation



Jan to Mar 2024

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



April to June 2024

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

INPUTS

- Round 1 engagement
- 2023 legislative direction
- Round 2 engagement

Ongoing engagement throughout



Objectives

Build on decisions to date

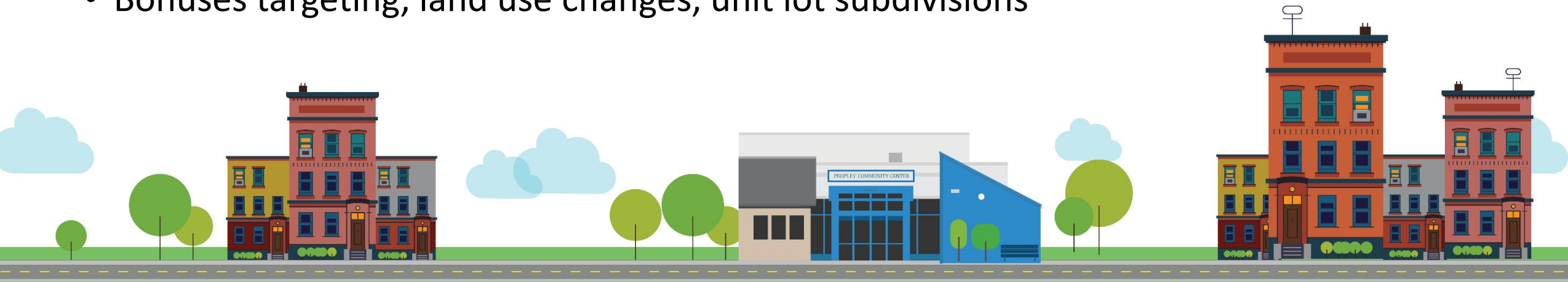
- Updates from Council, Commission, and Advisory Group discussions

Seeking direction on

- Building Design Standards (building placement, access, site features)
- Landscaping (tree planting and retention, tree longevity, flexibility)
- Parking (reduced parking requirements, adjust driveways/stalls & bike parking)

Next meetings

- Bonuses targeting, land use changes, unit lot subdivisions

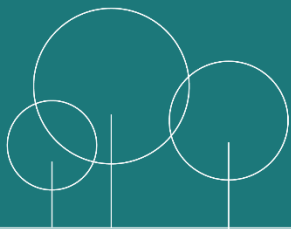


Topics

- **Landscaping (tree planting and retention, tree longevity, flexibility):** *Do proposals strike the right balance between urban forestry and housing goals? Is the approach clear?*
- Building
- Parking



**Affordable
Housing**



Landscaping – trees are a high community priority ³⁵

Objectives

- Balance trees and housing while density increases

Proposed Revisions

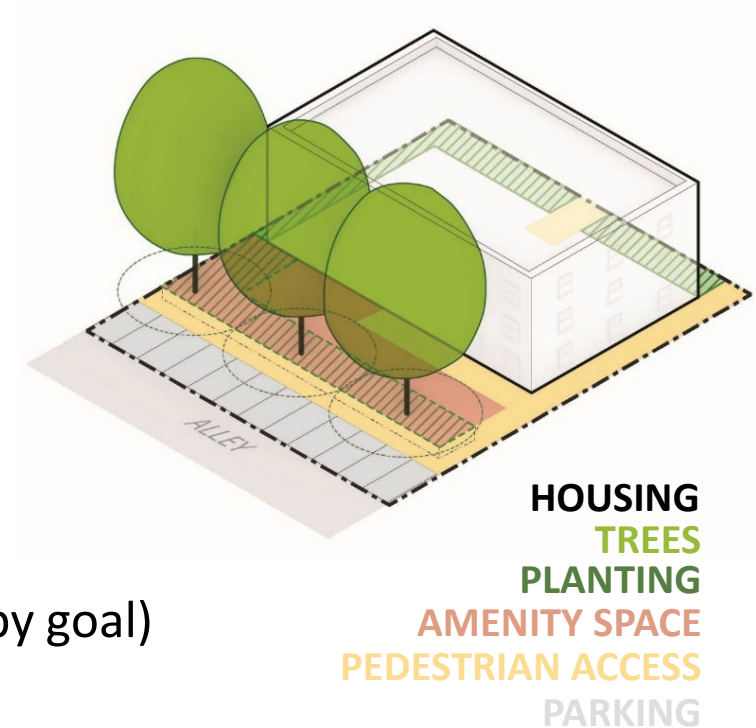
1. More large new trees (street trees, on site)
2. Retain existing trees
3. Improve conditions for tree longevity
4. Allow flexibility for balance with housing goals

Work products

- Revisions to General landscaping standards (citywide)
- New landscaping standards for Urban Residential areas
- Beyond HIT: Green Factor, Alignment with other zones

Anticipated Outcomes

- Significant urban forestry benefits (support citywide 30% tree canopy goal) and increase compatibility of new development
- Moderate increase in regulatory cost / staff time
- Minor impact on housing development cost, with potential development limitations on sites with valuable existing trees



Builds on Urban Forestry work underway

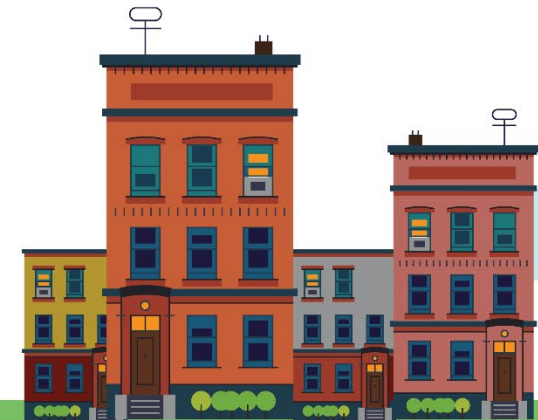
Right-of-way Trees: TMC Update

Big Picture:

1. Fix outdated & unclear requirements for planting, pruning, and removal
2. Remove inconsistencies & update with industry BMPs, adopted City policies, tech. manuals, & improved legal processes

Specific Issues:

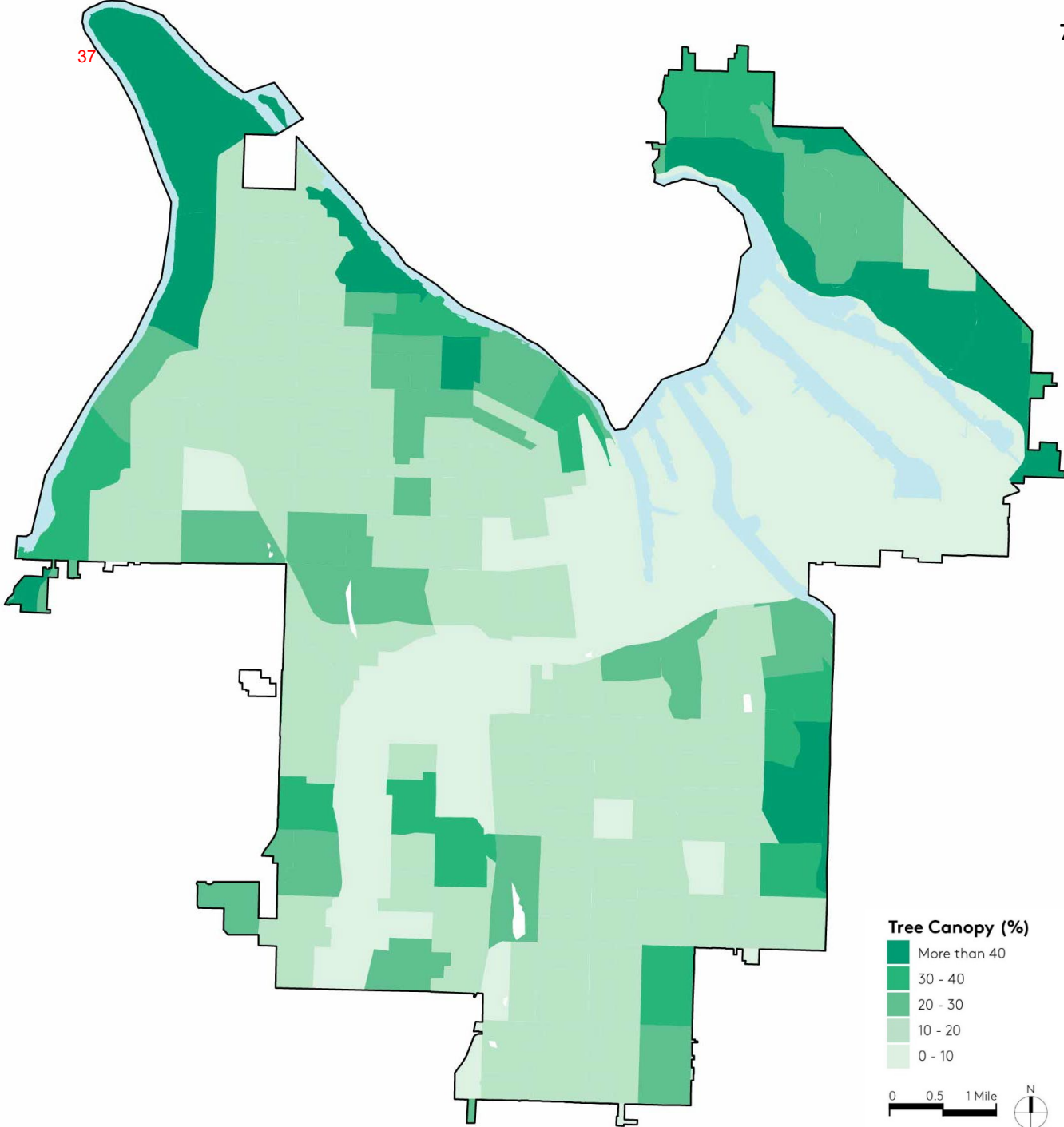
1. Remove prohibition on food-producing trees in ROW
2. Clarify permitting & protections for trees in the ROW
3. Update antiquated violations, penalty structure, and due process for illegal pruning and removal



Existing Citywide Tree Canopy

Existing citywide canopy is **about 20%** averaged across the city

Citywide canopy coverage goal = **30%**

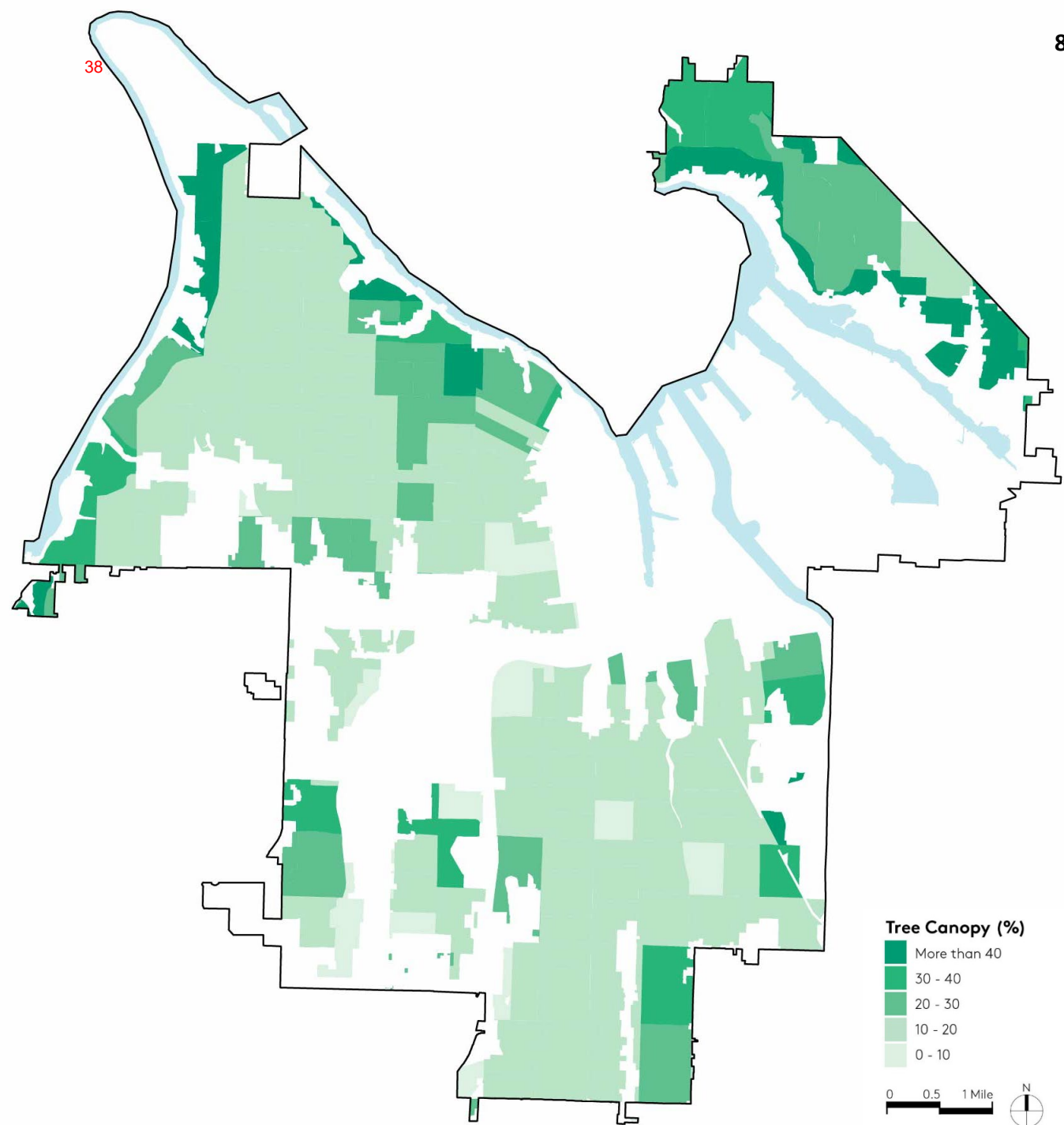


Residential areas are critical to meeting canopy goal

Existing canopy in Middle housing areas is **about 18%**

Middle housing areas are about 50% of city land area, rights-of-way are about 20%

If both grew to about **32%** average, Tacoma would reach **30% canopy coverage citywide**

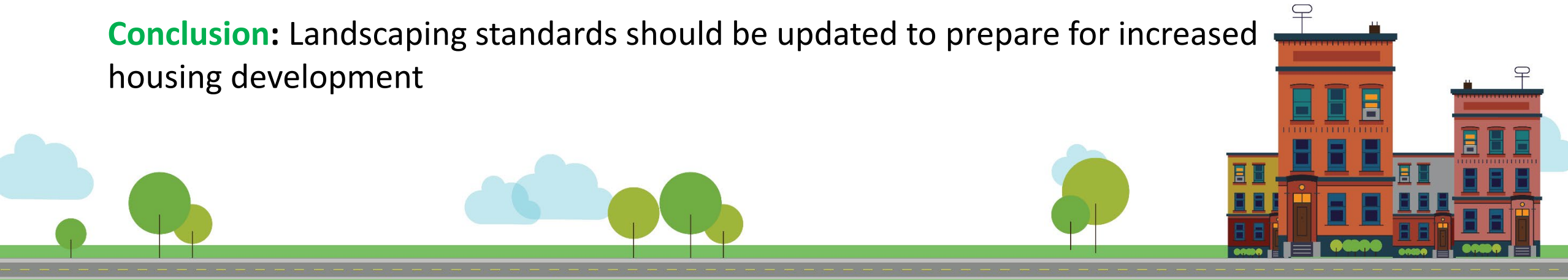


Tacoma's Existing Landscaping Code

Opportunities to improve...

- Some requirements are confusing (for example, two different canopy calculations are required per site)
- Tree removals are not regulated (outside of critical areas and rights-of-way)
- Single-, 2- and 3-family and townhouses are exempt from landscaping requirements
- Urban forestry best practices needed (for example...)
 - Clearances and credits for small, medium, and large trees discourage planting of large trees, which provide the most real-world benefit toward heat island reduction and stormwater management
 - Requirements for minimum soil volume do not reach recommendations for long term tree health

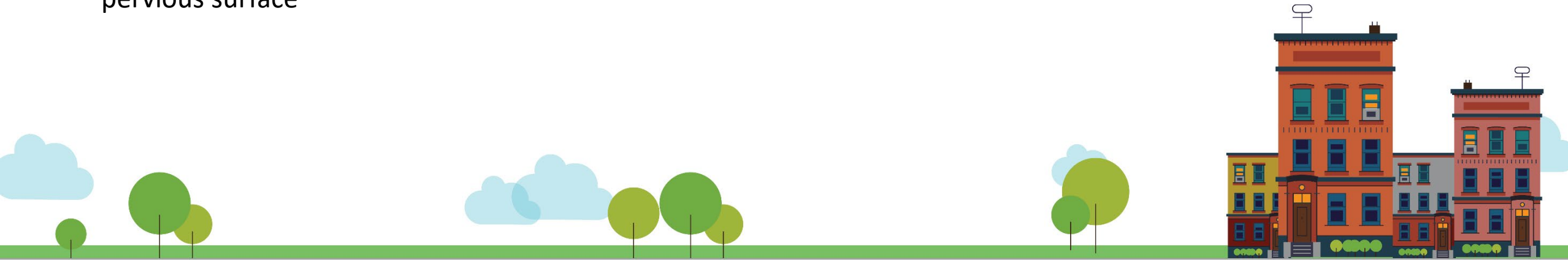
Conclusion: Landscaping standards should be updated to prepare for increased housing development



Benchmarking: What Other Cities are Doing

Cities are expanding housing options AND promoting urban forestry goals

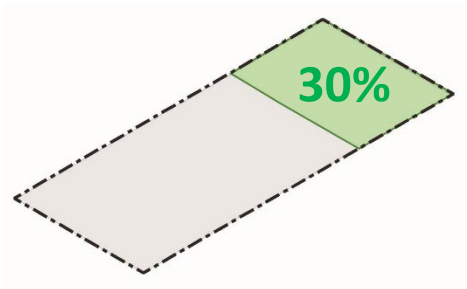
- **Tree preservation** via permits for tree removal on private property (associated with or without new development)
- **Flexibility & incentives for tree preservation** where tree preservation limits development capacity, flexibility of development standards (i.e. setback reduction, height increase, parking reduction, etc.)
- Use of **Green Factor** to allow flexibility while encouraging increased vegetation, soil volume and pervious surface
- Required **Soil Volume** in Tacoma is the lowest of any benchmarked city.
 - Seattle requires more than double the volume
 - Kirkland requires (and Eugene suggests) 7 times Tacoma's requirements
- All had smaller required **Tree Clearances** (how far apart trees must be planted) for large trees. Tacoma's larger clearances may be a factor in discouraging large tree planting



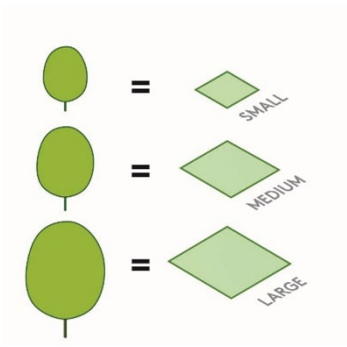
Tree "Credits" Concept

These recommendations propose tree "credits" as a concept to quantify the value of a given tree for the purposes of defining how many trees are required on a given site.

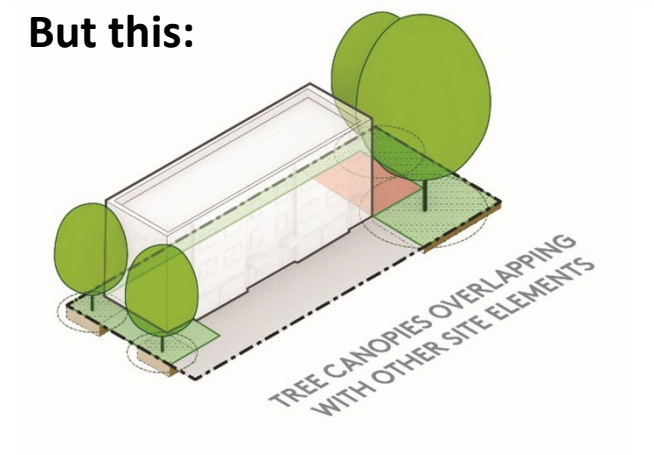
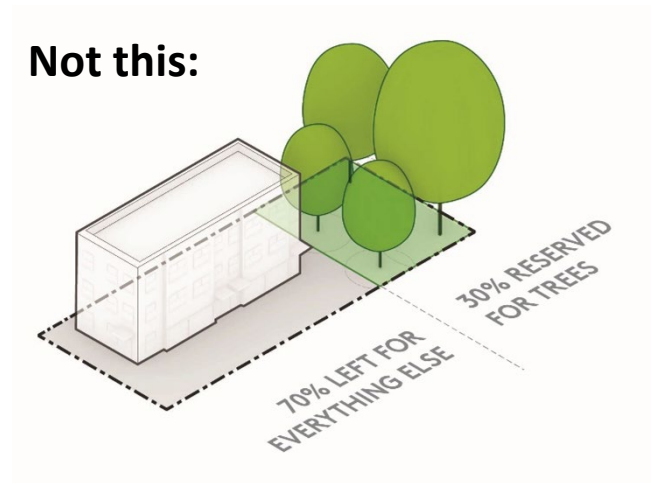
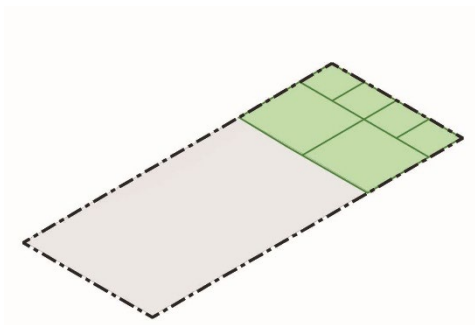
When 30% of the lot area is used to calculate tree requirements, what does this mean?



The percentage of lot area is used to determine how many trees or "tree credits" are required on a site.



Both existing and new small, medium, and large trees are each worth a certain amount of credit toward this target area.



Required Trees / Tree Credits by Zone ⁴²

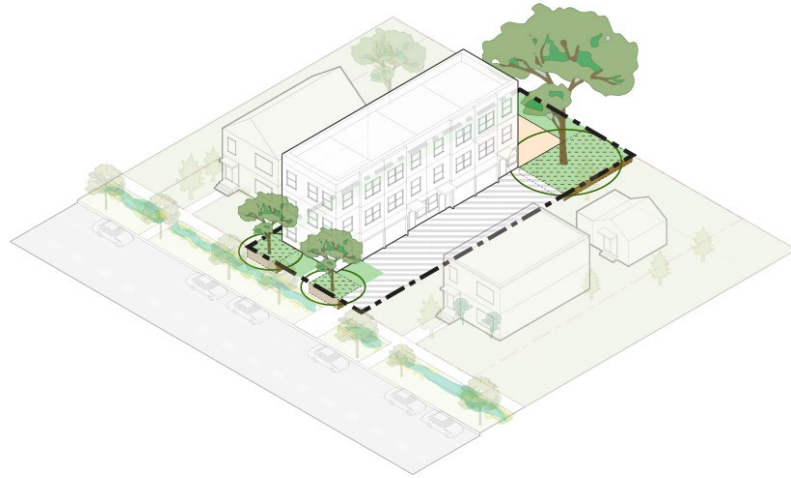
Urban Residential (UR-1)	Urban Residential (UR-2)	Urban Residential (UR-3)
Existing Required Trees (Canopy Coverage) <ul style="list-style-type: none"> • R-1, R-2, R-2 SRD, HMR-SRD: not required • R-3, R-4-L: 30% lot area • R-4: 20% lot area • Street trees: Single family exempt 		
Proposed Required Tree Credits Equivalent to 35% lot area	Equivalent to 30% lot area	Equivalent to 25% lot area
Exemption from street tree requirement removed		

Why?

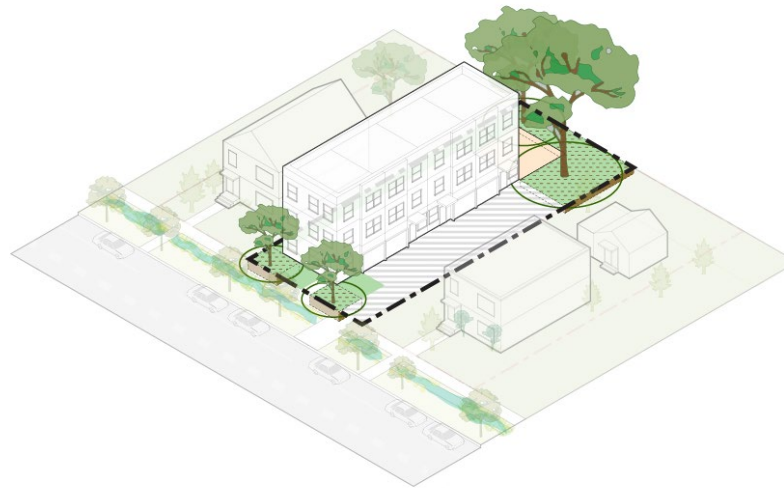
- Middle housing zones cover approximately 50% of the city's land area. Increasing the average tree canopy across these zones to approximately 32% is an important step in reaching the City's 30% tree canopy goal.
- Increasing development potential in residential areas could result in significant tree loss if left unregulated.

Tree Credits – Visual Comparison

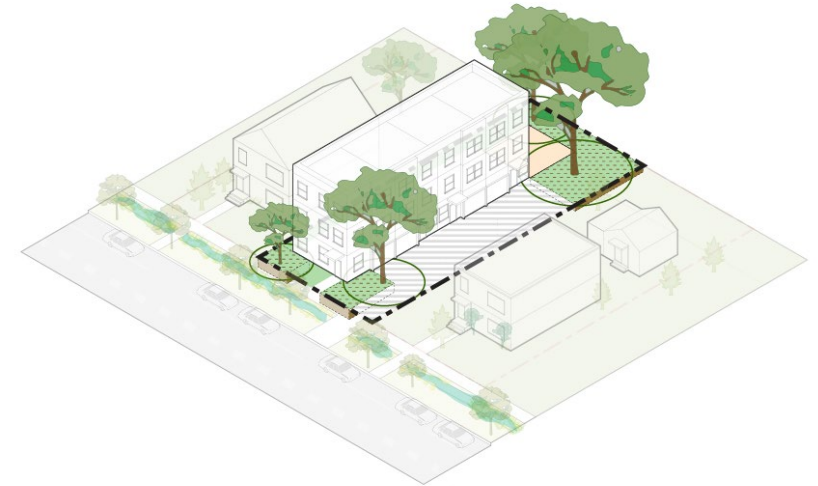
43



Zone: UR-1, 2, 3
 Units: 4
 FAR: 1
 Height: 35'
 Parking: 1 stall/unit
 Amenity Space: 492 SF/unit
 Tree Credits: Equivalent to
25% lot area



Zone: UR-1, 2, 3
 Units: 4
 FAR: 1
 Height: 35'
 Parking: 1 stall/unit
 Amenity Space: 492 SF/unit
 Tree Credits: Equivalent to
30% lot area



Zone: UR-1, 2, 3
 Units: 4
 FAR: 1
 Height: 35'
 Parking: 1 stall/unit
 Amenity Space: 492 SF/unit
 Tree Credits: Equivalent to
35% lot area

Require Retention of Existing Trees

Urban Residential (UR-1)	Urban Residential (UR-2)	Urban Residential (UR-3)
<p>Existing Standards</p> <ul style="list-style-type: none"> • Permit only required for critical areas and right-of-way tree removal • Retained trees provide credit toward landscaping requirements 		
<p>Proposed Standards</p> <ul style="list-style-type: none"> • Prevent tree removal over a certain size (associated or not with development on private property) • Permits required for tree removals • Restrict construction permit review where trees have been illegally removed • On site replacement required, or fee in lieu • Retained trees provide credit toward landscaping requirements • Offer flexibility where tree retention limits by-right development • Define maximum encroachment within tree protection zone for retained tree <p><i>* diameter at breast height</i></p>		

Why?

- **Trees do not provide measurable benefits until 8 to 12 years of age, yet the average tree lifespan is 7 years in an urban landscape = need to regulate removal of existing trees and encourage retention to meet citywide tree canopy goals.**

Retention (Continued) and Fee in Lieu

Urban Residential (UR-1)

Urban Residential (UR-2)

Urban Residential (UR-3)

Tree retention – initial recommendations

- Trees > 24" DBH cannot be removed
- Trees 12" ≤ 24" DBH can only be removed if retention would limit by-right development. Fee in lieu allowed if onsite replacement is not feasible
- Trees 6" ≤ 12" DBH can be removed if tree credits replaced onsite. Fee in lieu allowed if onsite replacement is not feasible
- Less than 6" DBH not regulated

Existing fee in lieu

Price per tree: \$750.00

Proposed fee in lieu

Consider fee in lieu proportional to tree size.

Policy decision needed for applicability and enforcement.

Why?

- **Fee in lieu provides resources for new tree planting when on-site replacement is not possible and deters unnecessary removal of existing trees. Because trees of larger diameter provide greater stormwater, cooling and shading benefits, more resources are required to make up for their loss.**



Overview of Proposed Planting Standards

These changes would incentivize and enable planting large tree species on more constrained lots.

Proposed Standards	Small tree	Medium tree	Large tree
Tree Credits	200 credits	500 credits	1,000 credits
Min. Planting Area*	5' x 5'	5' x 5'	5' x 5'
Soil Volume	500 ft ³	1,000 ft ³ (or 800 ft ³ if shared)	1,500 ft ³ (or 1,200 ft ³ if shared)
Min. Trunk-to-Trunk Tree Spacing	10 feet	16 feet	22 feet
Min. Trunk-to-Building Clearance	7 feet	8 feet	12 feet

Reduced credit for small trees (previously 300)

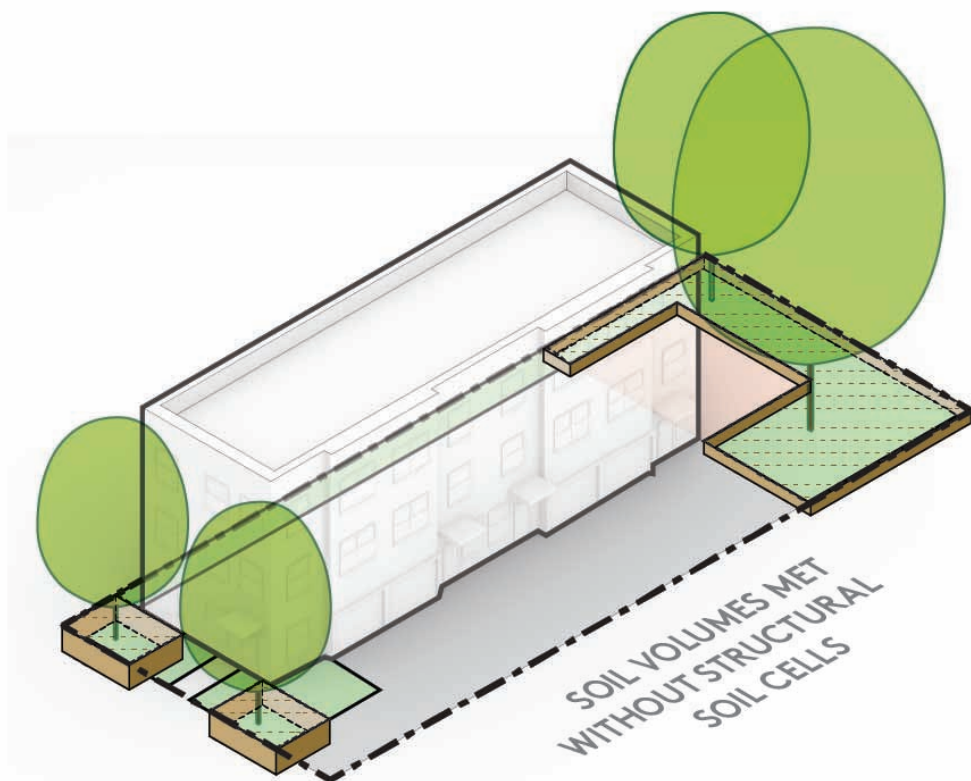
Structural soil cells encouraged by allowing reduced opening

Much higher soil volumes to match recommended volumes for long term growth

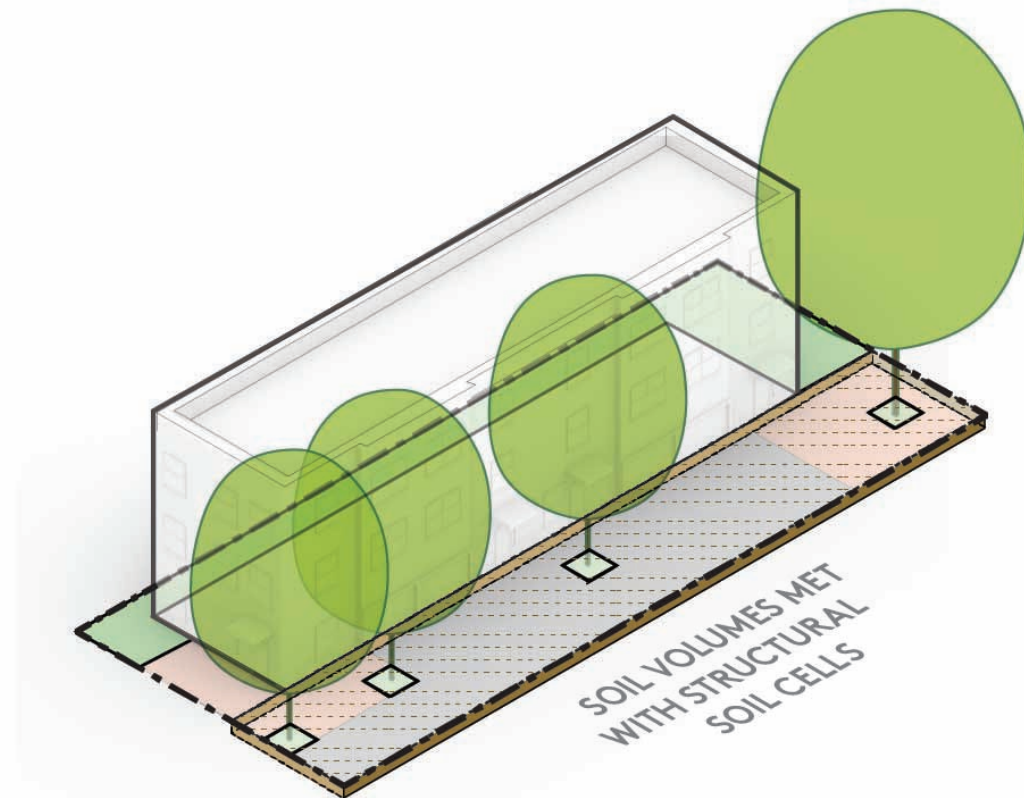
Clearances reduced to enable more tree planting

* Minimum opening for soil at the surface, provided structural soil cells are used to provide adequate volume underground. The minimum width can be reduced from 5' to 4' if ADA sidewalk (4' min. width) is otherwise infeasible.

Increased soil volumes



On many lots, soil volume requirements can be attained with no use of structural soil.



On constrained sites, or where additional paving is desired, soil cells can provide required soil volume underground, while openings at the surface may be reduced as small as 5' x 5' as shown above.

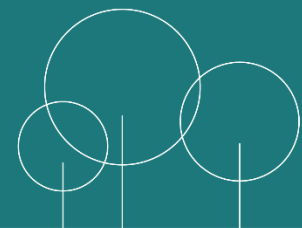
Discussion & Direction

- Landscaping (requires tree planting and retention, tree longevity, flexibility and clarity):

3. Do proposals strike the right balance between urban forestry and housing goals?

4. Is the approach clear?

Other changes or clarifications needed?



**Affordable
Housing**

Topics

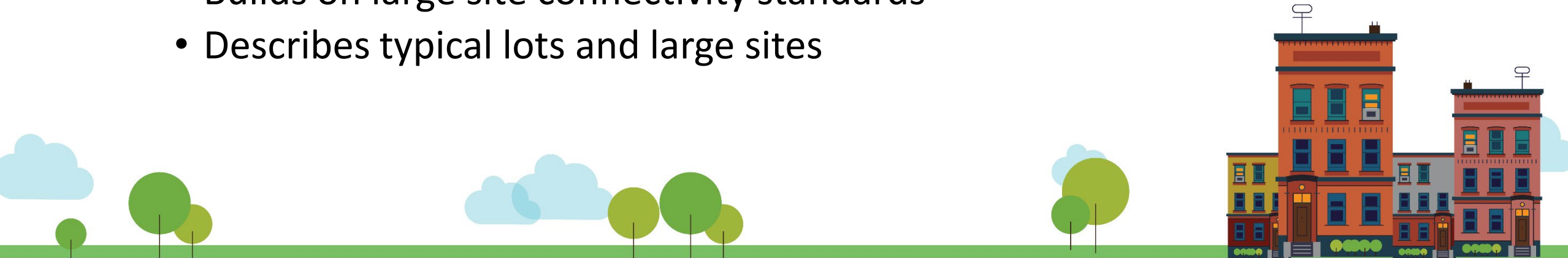
- **Building Design Standards (building placement, access, site features):**
 - Do the proposed standards implement policy direction?*
 - Is the approach clear and understandable?*
- Landscaping Code
- Parking



**Affordable
Housing**

Middle Housing Building Design Standards

- Ensures added housing density follows residential patterns and is appropriately scaled
- Creates a shared understanding of middle housing types
- Consistent/equal approach to all housing types (per state law)
- Strengthens & adds to existing standards
 - Promotes walkability/hides cars
 - Adds standards for non-residential uses
 - Builds on large site connectivity standards
 - Describes typical lots and large sites



Building Design Standards - Structure

Form-based code (see next slide)

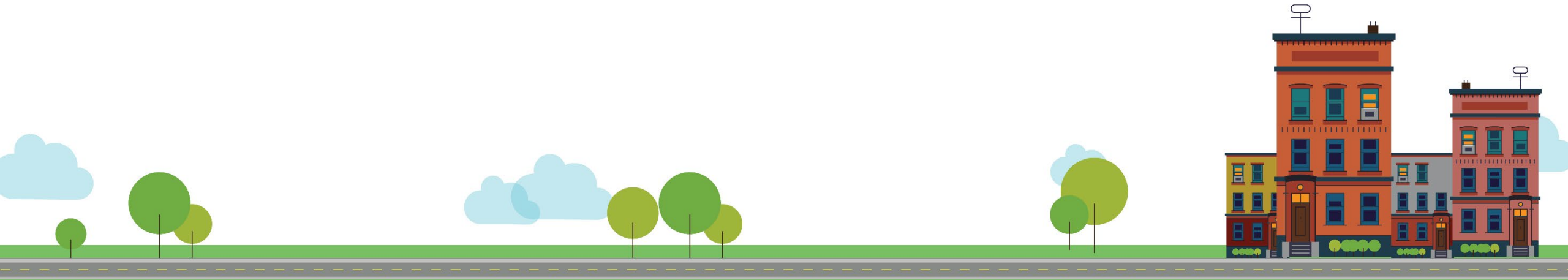
Works together (as a hybrid) with

- District Development Standards (scale & density)
- Site Development Standards (parking numbers, landscaping, etc.)

Includes

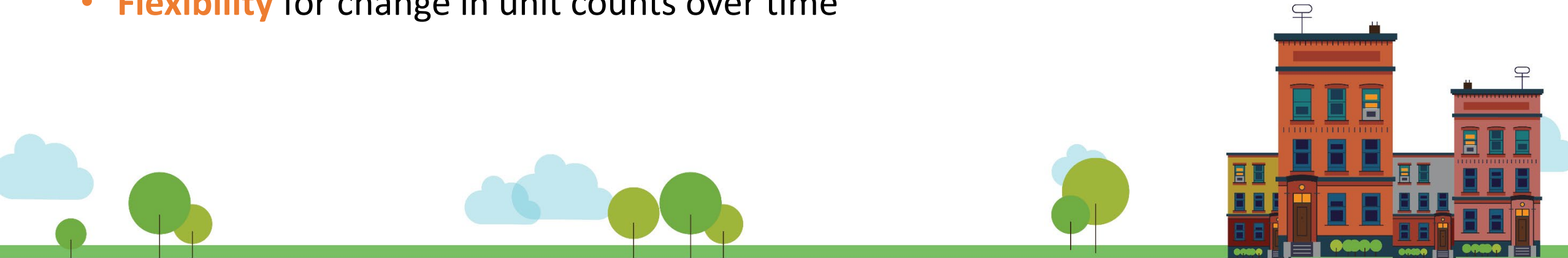
- Five Housing Types – major categories of physical characteristics on a lot
- Additional Standards – more detail on general topics

Applies to new UR zones, (in future, could apply to others)

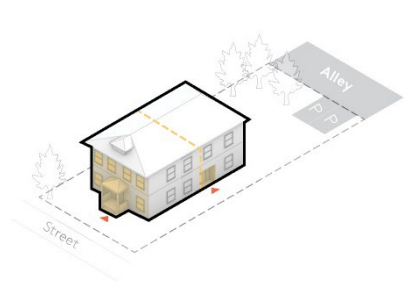


Form-based Code

- **Predictable physical outcomes:** describe how buildings and open space fit on lot, but are **also flexible to allow a range of solutions**
- **Illustrations are easy to envision and understand**
- Based on five new housing types, with some overlap with Tacoma's current housing categories
- **Provides consistency** across Tacoma's current housing categories (Townhouses, Cottage Housing, etc.)
- **Controls qualitative aspects, and supports scale controls** in District Standards
- **Flexibility** for change in unit counts over time



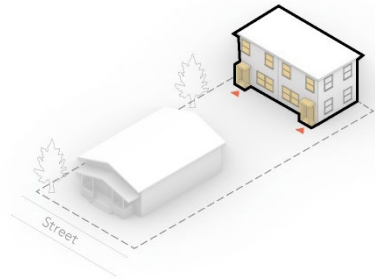
Housing Types



Houseplex*

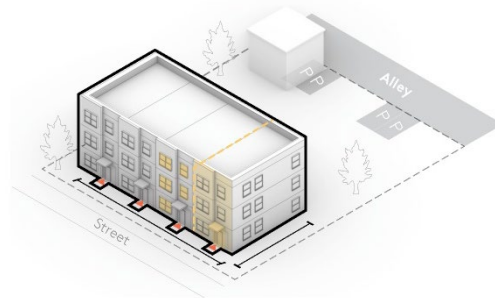
A single building with 1-6 units, which is generally the size of a single-family house and includes an entry from the street and a backyard.

* AKA "House, Duplex, Triplex, 4-plex, 5-plex, 6-plex (Houseplex)"



Backyard Building

A building located behind another structure at the rear of a lot. It is accessed from a shared or private path from the street. May contain 1-6 units.



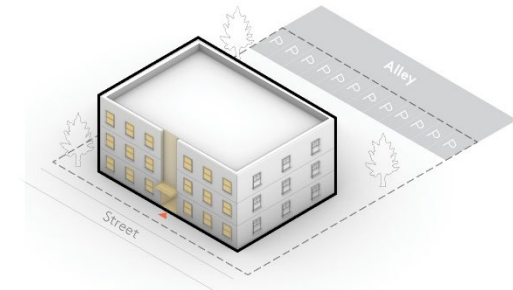
Rowhouse

A multi-story building with access to the street from its rear door; it is always attached to 2 to 5 other Rowhouses, which together create a "Rowhouse Cluster".



Courtyard Housing

A group of detached or attached units arranged around a shared courtyard which is a shared social space which takes the place of private back yards.



Multiplex

A medium building consisting of 7 or more stacked units with the appearance of a large house or a small apartment building.

Housing Types may be combined on a site

Building Design Standards

Part 1: Housing type overview

3.a. House, Duplex, Triplex, 4-plex, 5-plex, 6-plex (Houseplex)

1. Description

A single building containing 1 to 6 units, which may be in a "side-by-side" or "stacked" configuration. At least one private or shared entry is required from the street, and a private or shared yard is often included behind the building. Townhouse-style buildings where at least some units are oriented perpendicular to the street and where vehicular and/or pedestrian access is provided from a shared facility along the side (often called "slot homes") are included in this type.

2. Applicability

The following requirements apply to all Houseplex dwellings in all Urban Residential districts, as well as to new units added to or built within existing houses. The total number of units per lot is subject to District Development Standards density maximums.

3. Purpose

Reserved for text by City.

Character examples for Houseplexes

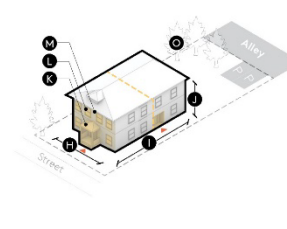
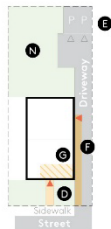
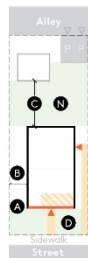


Tacoma Land Use Regulatory Code

Building Design Standards

Part 2: Housing type examples

House, Duplex, Triplex, 4-plex, 5-plex, 6-plex (Houseplex) Design Standards



4. Building Placement

- A Building Orientation*** Must have primary orientation to street; Corner buildings may orient to two streets.
- B Setbacks** Refer to District Standards TMC 13.06.020.F.
- C Separation Between Buildings On Same Site** 10' 6' if building height of both buildings is less than 25'

5. Access and Parking

- D Pedestrian Access*** Primary Entry: One entry required at primary street. Additional Entries: Allowed from street, side yard or rear yard. Sidewalks or pedestrian path required from the street.
- E Parking** Required access from an alley if exists. Prohibited between building and street. Prohibited within front setback (except in front of garages). Garages must be setback 20' from lot line. Refer to Site Development Standards TMC 13.06.090.C for vehicle and TMC 13.06.090.D for bike parking ratios.
- F Driveway** Max number: 1 per 12,000 SF of lot area. Limited to access from alley if exists. Refer to Site Development Standards TMC 13.06.090.C.
- G Habitable Space*** 10' deep along 75% of street-facing facades and 80% of street-facing lot frontages.

6. Building Size

- H Building Width** UR 1 and UR 2: 50' max
UR 3: 25' max
- I Building Depth** UR 1 and UR 2: 70' max
UR 3: 90'
- J Height Limits** Refer to District Standards TMC 13.06.020.F.

7. Building Articulation

- K Covered Entry*** Covered entries required: 3' deep min. Single unit entry: 20 SF min. Shared entry: 30 SF min.
- L Transparency / Windows & Openings*** 15% transparent to street; 10% transparent to alleys, shared open space, and surface parking courts.
- M Articulation*** Street-facing facades may be articulated to look like a single dwelling or to emphasize distinct dwelling units: One feature required for facades over 40' wide. Two features required for facades over 60' wide.

8. Open Space

- N Amenity Space*** Private, common or mix.
- O Tree Credit** Refer to District Standards TMC 13.06.020.F.

Tacoma Land Use Regulatory Code

Building Design Standards

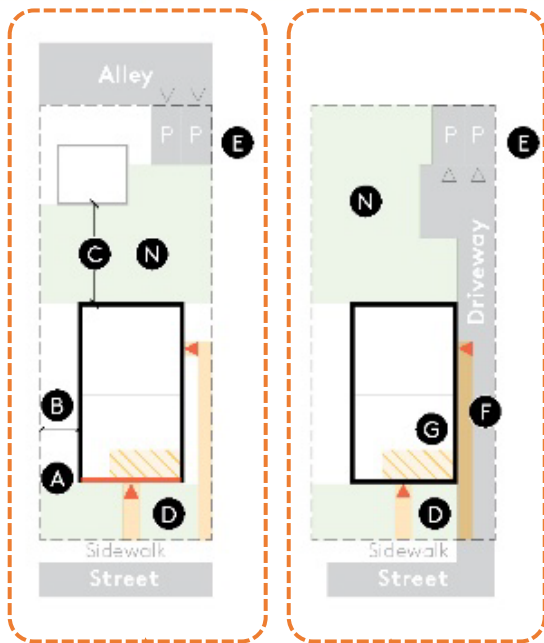
Part 3: Housing type plans & diagrams

Part 4: Housing type standards table

* Refer also to Additional Standards TMC 13.06.100.E.4 at the end of this chapter.

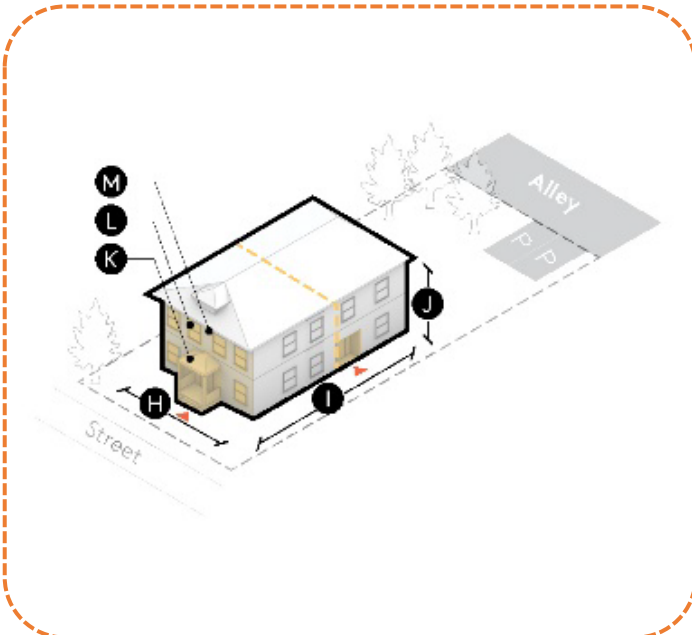
Building Design Standards

House Design Standards



Left plan shows "alley-loaded" lots

Right plan shows "street-loaded" lots



3D diagram illustrates the "alley loaded" lot

Building Design Standards

Describes how buildings sit on their lots and orient to the street

4. Building Placement	
A Building Orientation*	Must have primary orientation to street; Corner buildings may orient to two streets.
B Setbacks	Refer to District Standards <i>TMC 13.06.020.F.</i>
C Separation Between Buildings On Same Site	10' 6' if building height of both buildings is less than 25'

Describes orientation & dimensions for people and cars

5. Access and Parking	
D Pedestrian Access*	Primary Entry: One entry required at primary street. Additional Entries: Allowed from street, side yard or rear yard. Sidewalks or pedestrian path required from the street.
E Parking	Required access from an alley if exists. Prohibited between building and street. Prohibited within front setback (except in front of garages). Garages must be setback 20' from lot line. Refer to Site Development Standards <i>TMC 13.06.090.C</i> for vehicle and <i>TMC 13.06.090.G</i> for bike parking ratios.
F Driveway	Max number: 1 per 12,000 SF of lot area. Limited to access from alley if exists. Refer to Site Development Standards <i>TMC 13.06.090.C.</i>
G Habitable Space*	10' deep along 75% of street-facing facades and 80% of street-facing lot frontages.

6. Building Size	
H Building Width	UR-1 and UR-2: 50' max UR-3: 75' max
I Building Depth	UR-1 and UR-2: 70' max UR-3: 90'
J Height Limits	Refer to District Standards <i>TMC 13.06.020.F.</i>

Describes building dimensions, with some differences per zone

7. Building Articulation	
K Covered Entry*	Covered entries required: 3' deep min. Single unit entry: 20 SF min Shared entry: 30 SF min
L Transparency / Windows & Openings*	15% transparent to street; 10% transparent to alleys, shared open space, and surface parking courts
M Articulation*	Street-facing facades may be articulated to look like a single dwelling or to emphasize distinct dwelling units: One feature required for facades over 40' wide. Two features required for facades over 60' wide.

Describes finer-grained look & feel of buildings

8. Open Space	
N Amenity Space*	Private, common or mix.
O Tree Credit	Refer to District Standards <i>TMC 13.06.020.F.</i>

Describes yard (outdoor amenity) requirements

* Refer also to Additional Standards *TMC 13.06.100.E.4* at the end of this chapter.

Building Design Standards

Building Placement

- **Setbacks & Separation:** Reduce minimum setbacks (per District Standards)
- **Building Orientation:** Requires front elevation with primary entrance oriented to street (or other space required by the housing type)

Access and Parking

- **Ped Access:** Describes location, number and dimensions; Usually from street
- **Parking:** Required from alley where exists; Prohibits cars between street & buildings; Describes garage setbacks (20')
- **Driveways:** Limits number on the site
- **Habitable space:** Requires a percentage of habitable space (living rooms, bedrooms, etc.) along street facades; Reduces street-facing garages



Building Design Standards

Building Size

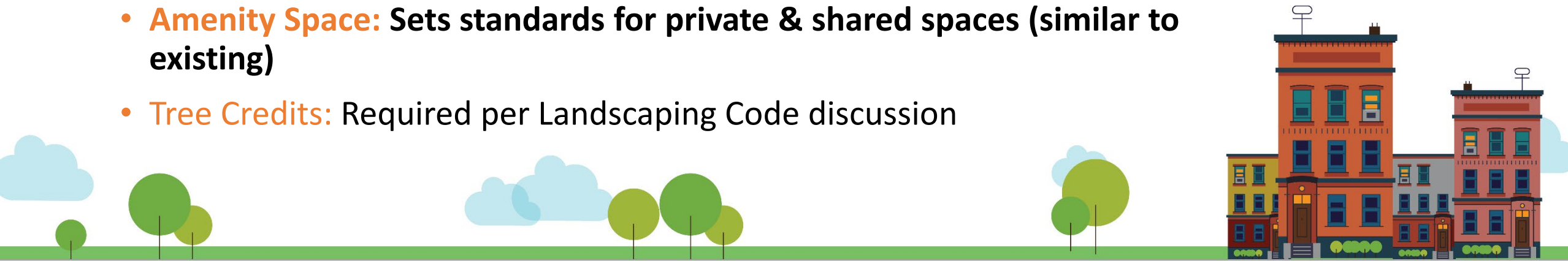
- **Width & Depth:** Limits size to promote compatibility
- **Height:** Sets max heights (per District Standards)

Building Articulation

- **Covered Entries:** Required at each unit entry (similar to existing)
- **Transparency/Windows:** Sets percentage of openings (similar to existing)
- **Articulation:** Sets number of features per housing type (similar to existing)

Open Space

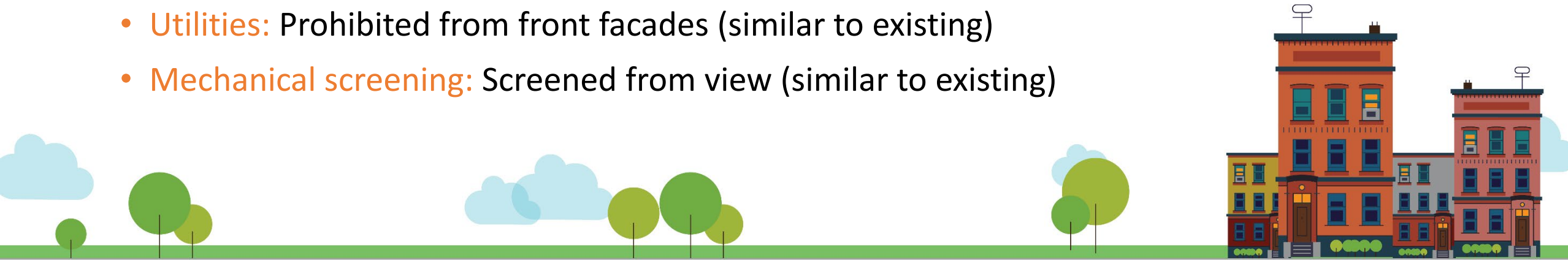
- **Amenity Space:** Sets standards for private & shared spaces (similar to existing)
- **Tree Credits:** Required per Landscaping Code discussion



Building Design Standards

Additional Standards not listed above

- **Non-residential use:** Standards for location, max. areas, setbacks and transparency
- **Corner sites:** Standards for Garage locations; Orientation for Backyard Buildings and Courtyard Housing; Transparency
- **Large sites:** Lots > 60,000 SF trigger existing Ped & Bike connectivity standards for large lots; Requires Housing Types to orient to new connections as they do to streets
- **Prohibited materials:** Prohibits plywood, T1-11 (similar to existing)
- **Fencing & Walls:** Limits height (similar to existing, more landscaping required in front of taller fences)
- **Utilities:** Prohibited from front facades (similar to existing)
- **Mechanical screening:** Screened from view (similar to existing)



Discussion & Direction

- **Building Design Standards (building placement, access, site features):**
 1. *Do the proposed standards implement policy direction?*
 2. *Is the approach clear and understandable?*

Other changes or clarifications needed?



Topics

- Building
- Landscaping
- **Parking (reduces parking to 0 to 1 stalls per dwelling, adjusts driveway/parking area): *Do proposals implement policy direction?***



**Affordable
Housing**

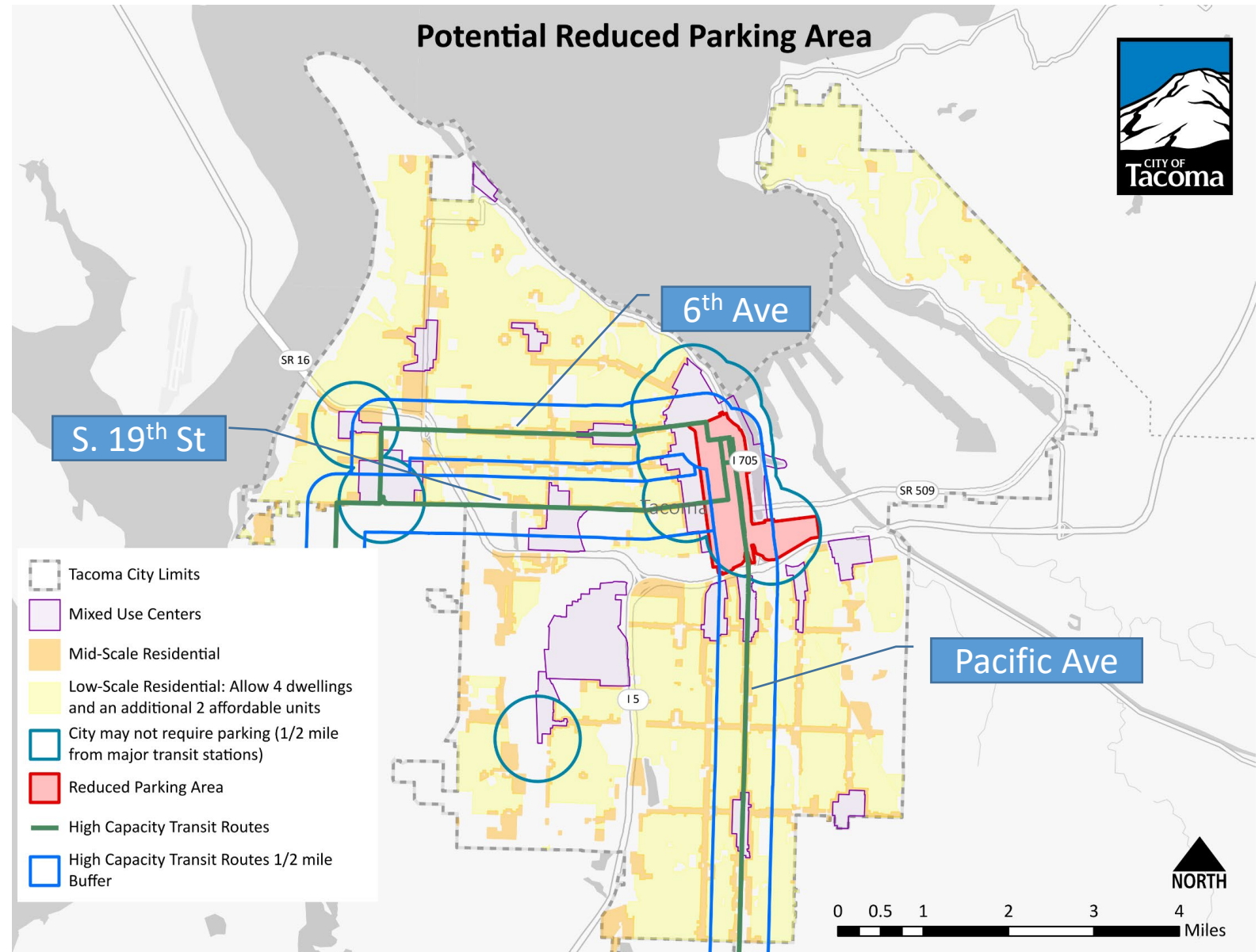
Parking

	Current	Proposed
PARKING (CARS)	<ul style="list-style-type: none"> • 2.0 stalls per single-family dwelling • 1.25 per multifamily dwelling unit • Some reductions available • None required for ADUs 	<ul style="list-style-type: none"> • Parking tied to zone (not housing type) <ul style="list-style-type: none"> • UR-1: 1.0 per unit • UR-2: 0.75 • UR-3: 0.5 • Parking reduced through bonus program • No parking required <ul style="list-style-type: none"> • Reduced Parking Area (1/2-mile from major transit stations) • For ADUs
DRIVEWAYS & PARKING STALLS	<ul style="list-style-type: none"> • Driveways 10 ft wide, 20 ft for 2+ units • Most stalls must be full size 	<ul style="list-style-type: none"> • Reduce required driveway widths (<i>pending input from Public Works</i>) • Allow more/all stalls to be compact
BIKE PARKING	<ul style="list-style-type: none"> • 1 long-term bike stall per unit • 1 short-term stall per 20 units 	<ul style="list-style-type: none"> • Study tying bike parking to zoning district • Allow long-term bike parking within dwelling unit

Reduced Parking Area

Intent: No parking required near major transit

- HB 1110 defines “major transit stations”
- Tacoma could include highest capacity transit routes (PT #1, 2, future LINK extension)



Discussion & Direction

- Parking (reduces parking to 0 to 1 stalls per dwelling, adjusts driveway/parking area, adjusts bike parking):

5. Do proposals implement policy direction?

6. Should the Reduced Parking Area be expanded, and where?

Other changes or clarifications needed?



**Affordable
Housing**

Objectives

Build on decisions to date

Seeking direction on

- Building (guides building placement, access, site features)
- Landscaping (promotes tree planting and retention, tree longevity, flexibility)
- Parking (reduces parking requirements, adjust driveways/stall)

Next meetings

- Bonuses targeting, land use changes, unit lot subdivisions



Affordable Housing

*Home In Tacoma Project
Planning Commission*

October 4, 2023

