



**PRESENTATION(S)**

**Meeting on March 6, 2024**

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Нужна информация на русском? Потрібна інформація українською мовою? Contact TacomaFIRST 311 at (253) 591-5000.



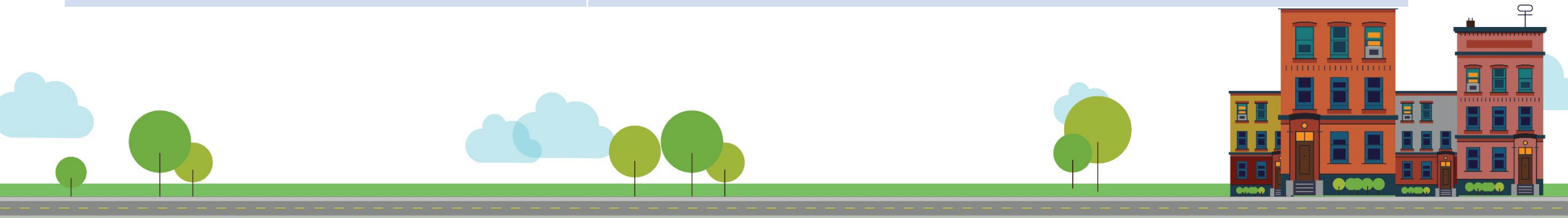
# Home In Tacoma process

- Public Hearing process concludes **Friday, March 8th**
- Proposed approach & tentative schedule after the hearing process
  - ✓ March: Commissioners contact staff for questions/clarifications
  - ✓ April 3rd: Identify staff and Commission proposed changes
  - ✓ April 17<sup>th</sup>: Commission direction on changes
  - ✓ May 1<sup>st</sup>: Commission recommendation to Council
- Requesting proposed changes from Commissioners in advance



# Post hearing – considering changes to package

Topics	Including...
Zoning	Densities, FAR, setbacks, bonuses, land uses, zoning map criteria, zoning district boundaries
Housing types	Building design features
Parking (transportation & access)	Car parking, Reduced Parking Area, site access, bike parking
Unit Lot Subdivisions (ownership)	Standards changes, approach to shared maintenance
Amenity space and trees	Amenity space per unit, tree planting, tree retention, tree flexibilities (variances/fees)
Bonuses	Affordability, building retention
Clarity, predictability, effectiveness of code ( <u>staff recommendations</u> )	Simplify or clarify code language and processes, add specificity where needed

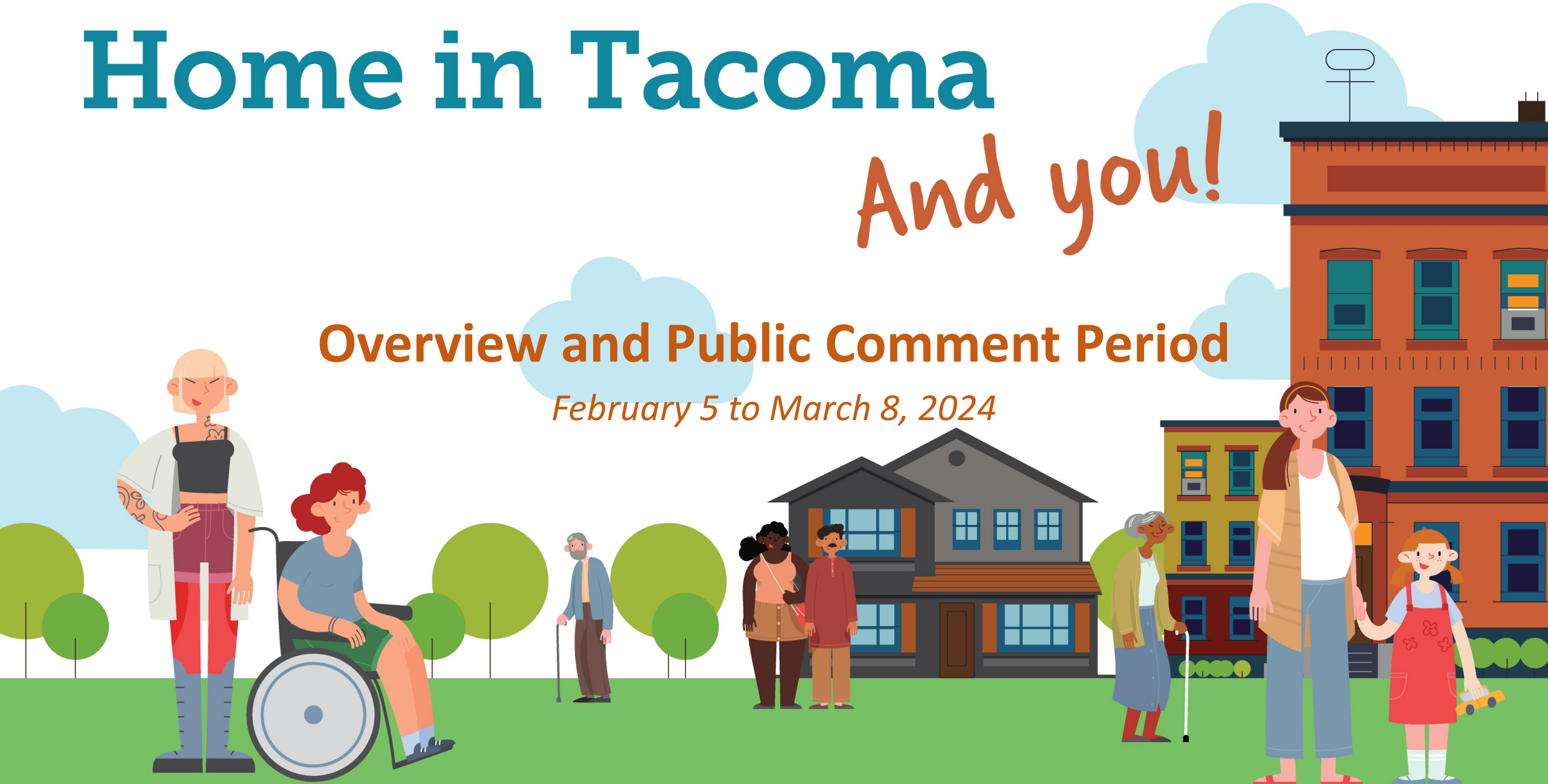


# Home in Tacoma

And you!

Overview and Public Comment Period

*February 5 to March 8, 2024*



# Agenda

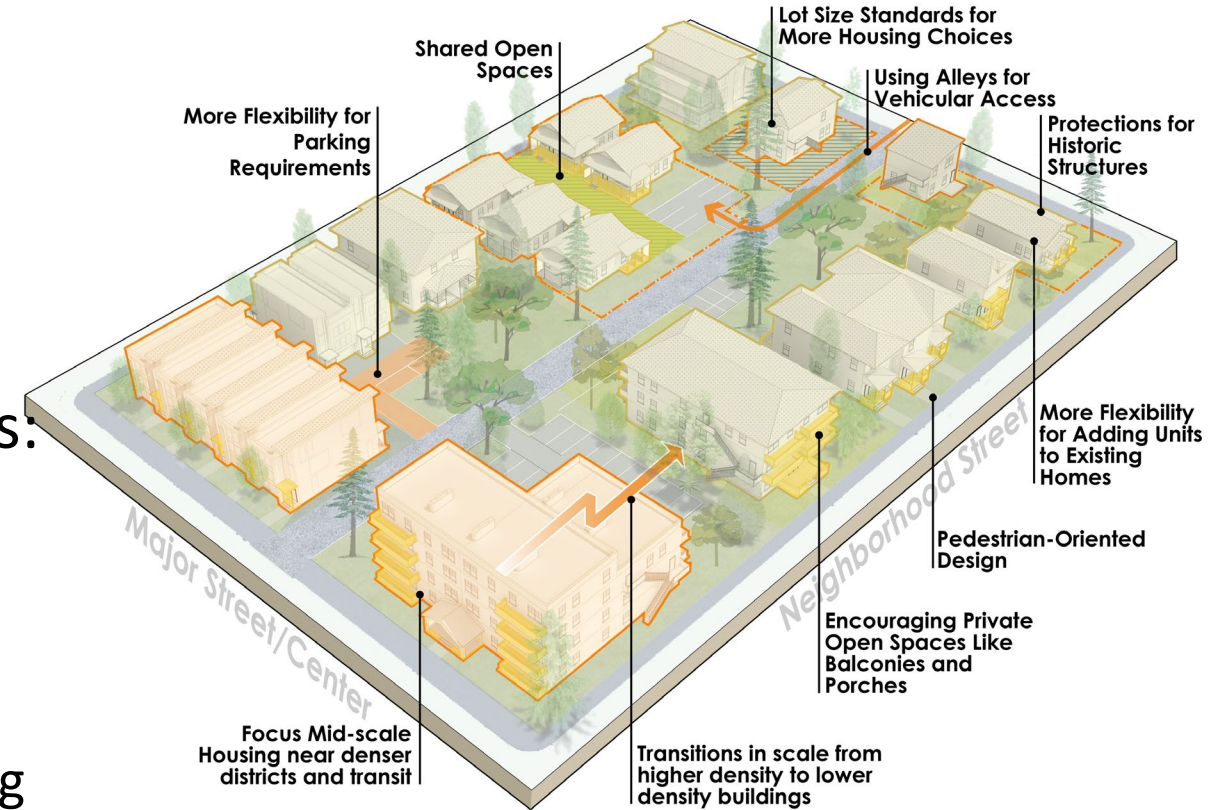
- Planning Commission public hearing process (**Feb.5 to March 8, 2024**)
  - What's in the HIT packet
  - Engagement and notification
  - Comment themes (so far)
- Next steps
  - Commission will use comments to finalize recommendations to Council
  - City Council public hearing and decision- July 2024





# Overview

- Home In Tacoma is changing residential zoning city-wide to allow more housing types to be built
- City staff has a draft package that includes:
  - New “Urban Residential” zones
  - Middle Housing types and design standards
  - Tree planting and protection requirements
  - Reduced parking requirements
  - Bonuses to promote affordability and building retention
  - Strategies for homeownership (Unit Lot Subdivisions)



# What's in the public review package

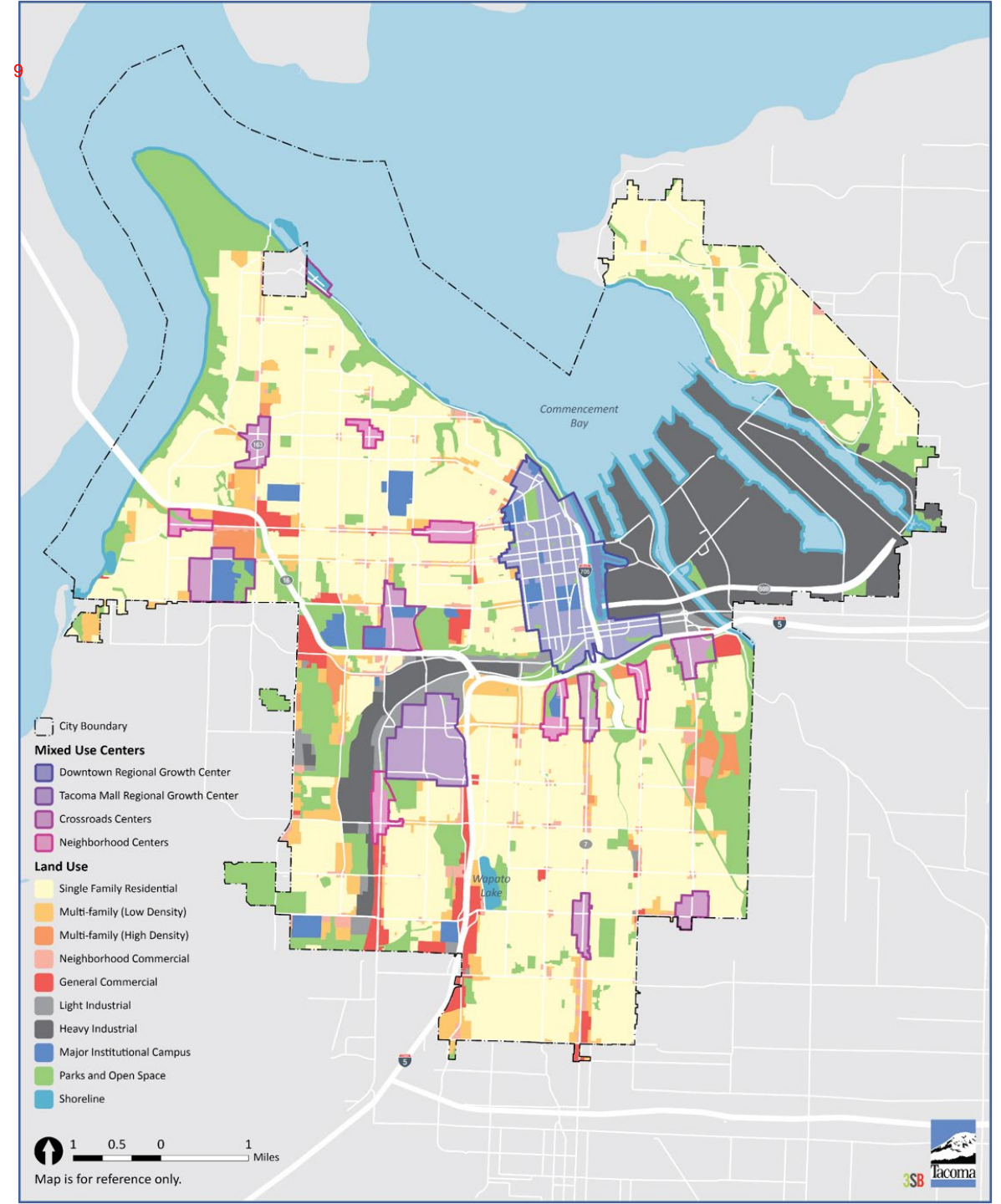
- Summaries
- Zoning Code track changes edits
- Maps (interactive online versions)
- Draft EIS
- Technical memos (market analysis, site planning exercise, engagement summary, and more)



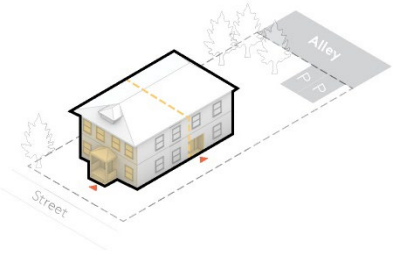


# What areas are included in HIT?

- In 2021, City Council changed “Single-family” to...
  - “Low-scale Residential” or,
  - “Mid-scale Residential”
- Phase 2 implements that & other policy direction
  - Mostly applies to Low and Mid-scale (UR Districts)
  - General standards apply citywide

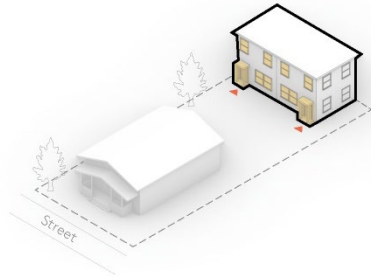


# Housing Types



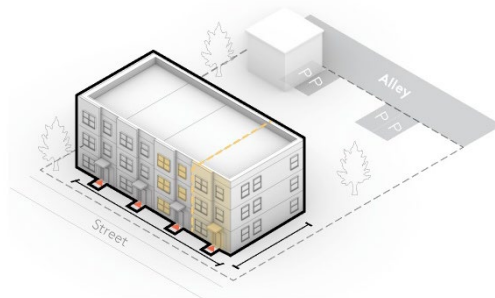
## Houseplex

A single building with up to 6 units (houses, duplexes, triplexes, fourplexes, fiveplexes and sixplexes), generally the size of a single-family house and includes an entry from the street and a backyard.



## Backyard Building

A building located behind another structure at the rear of a lot, which may contain a garage.



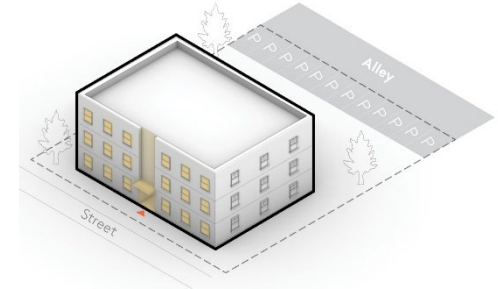
## Rowhouse

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



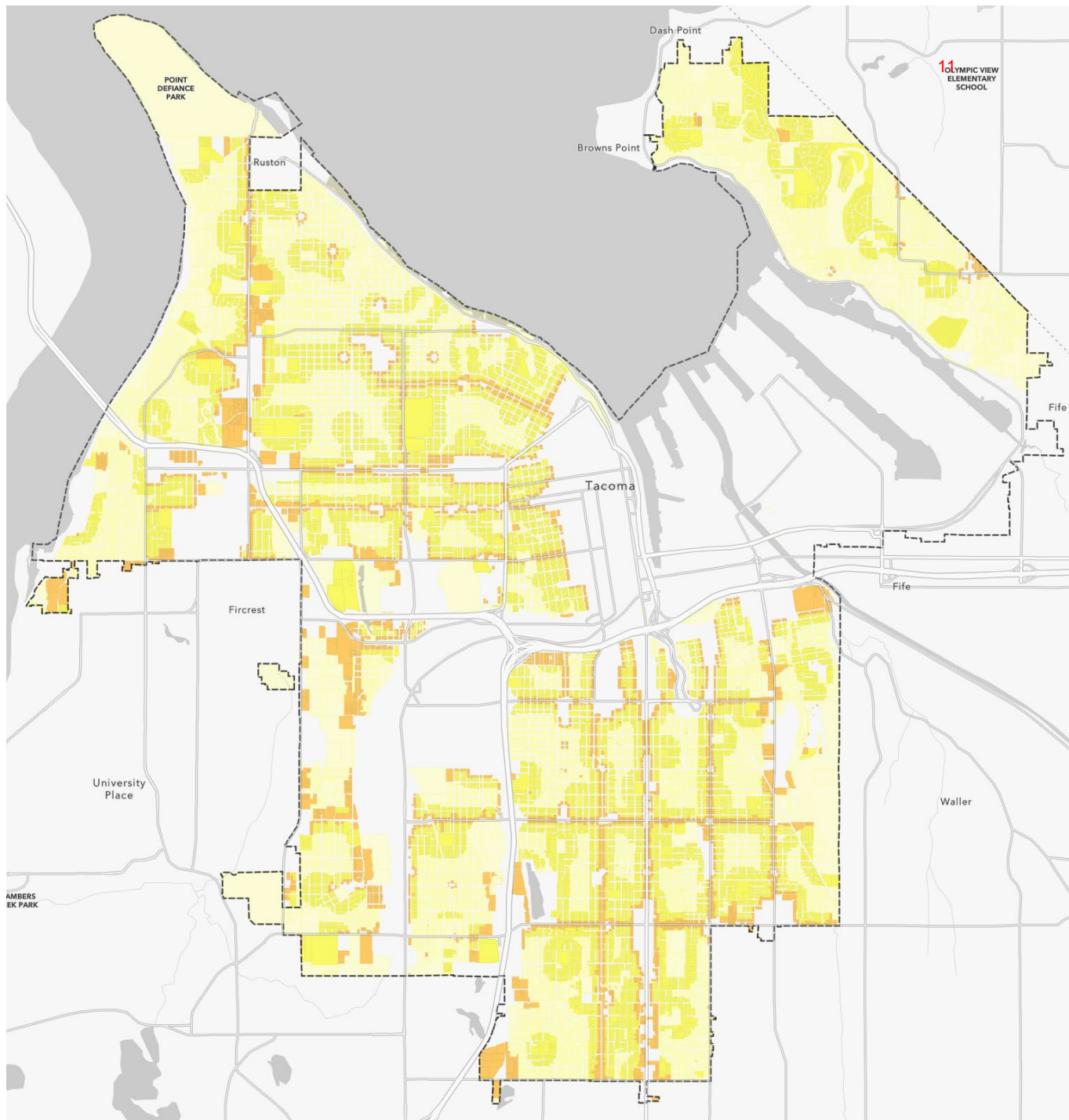
## Courtyard Housing

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.



## 3 Urban Residential Zones

**Follows Comp Plan, HIT 1 & State mandates**

- Low-scale Residential = [UR-1](#) or [UR-2](#)
- Mid-scale Residential = [UR-3](#)

**UR-1 is most common zone**

**UR-2 in more walkable areas**

- 1/8-mile of “complete neighborhood features”
- 1/4-mile of “major transit stations”
- Existing Planned Residential Districts (outside of Parks/Open Space)

**UR-3 right next to Centers, corridors**



# How proposed UR Zones work

- Baseline: Allowed “by right”
- **Bonus 1:** 2 units/20% affordable **or**, building retained with infill
- **Bonus 2:** All units more deeply affordable, no fee in lieu, CUP required

	Urban Residential (UR-1)	Urban Residential (UR-2)	Urban Residential (UR-3)
Housing types	Houseplex Rowhouse Backyard Building Courtyard Housing (detached)	Houseplex Rowhouse Backyard Building Courtyard Housing (attached)	Houseplex Rowhouse Backyard Building Courtyard Housing Multiplex
How many units?*	Baseline: 4 per typical lot Bonus 1: 6 per lot Bonus 2: 8 per lot	Baseline: 6 per lot Bonus 1: 8 per lot Bonus 2: 12 per lot	Baseline: 8 per lot Bonus 1: 12 per lot Bonus 2: 16 per lot
How big (FAR)?	Baseline 1-2 units: 0.6, 3+ units: 0.8 Bonus 1: 1.0 Bonus 2: 1.2	Baseline 1-2 units: 0.8, 3+ units: 1.0 Bonus 1: 1.2 Bonus 2: 1.6	Baseline 1-2 units: 1.0, 3+ units: 1.2 Bonus 1: 1.6 Bonus 2: 2.0

*Standards more flexible with higher zones & through bonuses*

*\*Density assumes a typical 6000 sf lot; 4 units + 2 bonus allowed on pre-existing lots*

# TMC Changes Guide

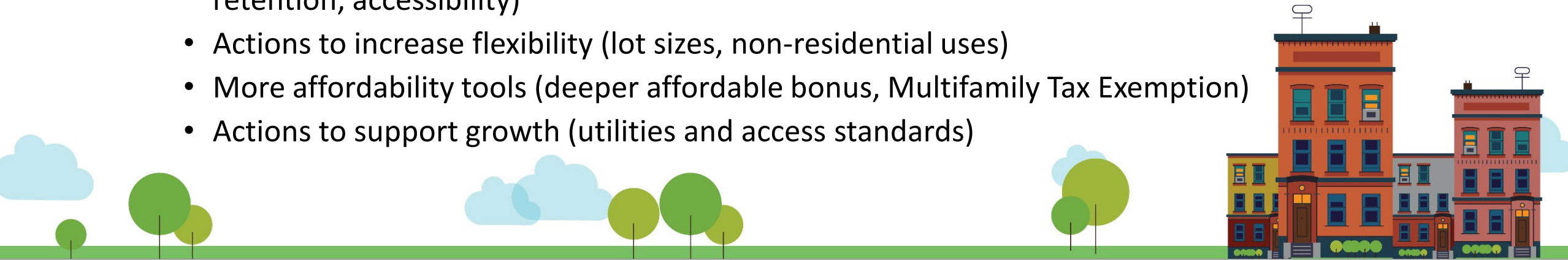
- 1.37 Transfer of Development Rights Program Administrative Code: *Minor change for consistency with UR zoning*
- 1.39 Affordable Housing Bonuses Administrative Code: *Updates affordability bonuses process and requirements*
- 13.01.010 Definitions: *Adds and updates terms to address HIT package (middle housing, household, major transit, etc.)*
- 13.04 Platting and Subdivisions: *Adds Unit Lot Subdivision standards, removes Planned Residential Districts (PRDs)*
- 13.05.010 Land Use Permits and Procedures: *Updates CUPs - removes Special Review District, Infill Pilot; updates Special Needs Housing, reuse of Historic Structures, Affordable Housing Bonus*

## 13.06 Zoning

- 13.06.010 General Provisions: *Updates zoning map and general zoning standards*
- 13.06.020 Residential Districts: *Replaces current zoning with proposed UR Districts and UR standards*
- 13.06.030 Commercial Districts/13.06.040 Mixed-Use Centers/13.06.060 Industrial: *Consistency updates*
- 13.06.070 Overlay Districts: *Updates re: modifications to existing PRDs, Airport Compatibility District min. lot size*
- 13.06.080 Special Use Standards: *Updates for ADUs, residential businesses, short-term rentals, special needs housing; removes Cottage Housing*
- 13.06.090 Site Development Standards: *Updates landscaping, parking, pedestrian and bike, other standards*
- 13.06.100 Building Design Standards: *Adds HIT middle housing standards, re-organizes other residential standards*
- 13.12 Environmental Code: *Increases threshold for SEPA review; adds traffic, archaeological and soils standards*
- 13.17 Residential Target Areas: *Adds new areas to the RTA*

# HIT and state housing mandates

- HIT **implements state mandates**, including...
  - Allow middle housing (4 units per lot, 6 units near major transit)
  - Offer affordability bonuses (2 more units, if affordable for 50 years)
  - Allow separate ownership of dwellings on the same lot
  - No parking can be required ½-mile from major transit stops
- HIT goes further and **addresses more issues**, including...
  - Proposed UR-3 District would allow more housing than mandated by state
  - Middle housing design and scale standards
  - Actions to support multiple goals (livability, sustainability, transportation choices, building retention, accessibility)
  - Actions to increase flexibility (lot sizes, non-residential uses)
  - More affordability tools (deeper affordable bonus, Multifamily Tax Exemption)
  - Actions to support growth (utilities and access standards)





# Draft Environmental Impact Statement

## Purpose

- To inform decision-makers and the public regarding potential impacts and what we could do about them

## Methodology

- Scope set publicly in 2023 to study 9 topics
- 1+ year of analysis and expert input
- Studied a range of growth scenarios (existing, low and high)

## Community ask

- Did we get it right?

15

## Conclusions

- HIT will have impacts
  - **Positive:** Housing + land use goals; efficient use of land/infrastructure; new standards in HIT package
  - **Negative:** Site + infrastructure impacts; demand for services
- Overall, we have tools to address impacts.\* The EIS highlights opportunities to do more, such as...
  - ✓ **Plants & Animals:** Proactive tree planting
  - ✓ **Water Resources:** Critical Areas Code
  - ✓ **Air Quality/GHG's:** Construction & Demolition Code
  - ✓ **Land Use:** Monitor & adjust to pace of growth
  - ✓ **Housing:** Anti-Displacement Strategy
  - ✓ **Transportation:** Build active transportation network
  - ✓ **Public Services/Utilities:** Standards updates
  - ✓ **Parks & Recreation:** Pedestrian safety investments
  - ✓ **Historic, Cultural & Archaeological:** Demolition Code

\*Funding (impact fees and system development charges) may apply to several categories listed above.

# Home In Tacoma Engagement

- Information and resources
- Public notification, meetings and events
- How to comment
- Meetings, presentations and events
- Common themes (so far)



**Affordable  
Housing**

# Informing Community

## Online

- [City of Tacoma website](#)
- [Social PinPoint- Engagement forum](#)
  - Full code
  - Draft Environmental Impact Statement
  - Interactive Map
  - One page Summary Documents
  - Studies, FAQs, Benchmarking

## Notifications

- 100,000+ Mailer notifications
- Social media- City and Planning Pages
- Emails- 2,400+ HIT Listserv
- News- Press Release, The Urbanist, KNKX
- Language- Language ambassadors, VT Radio
- SEPA and GMA notice





# Meetings, Presentations & Events

- 4 Informational events- over 300 participants
- 10 City Commission and Taskforce presentations
- 6 Neighborhood Council presentations
- 8 Group/association/agency presentations
- 7 Community Events



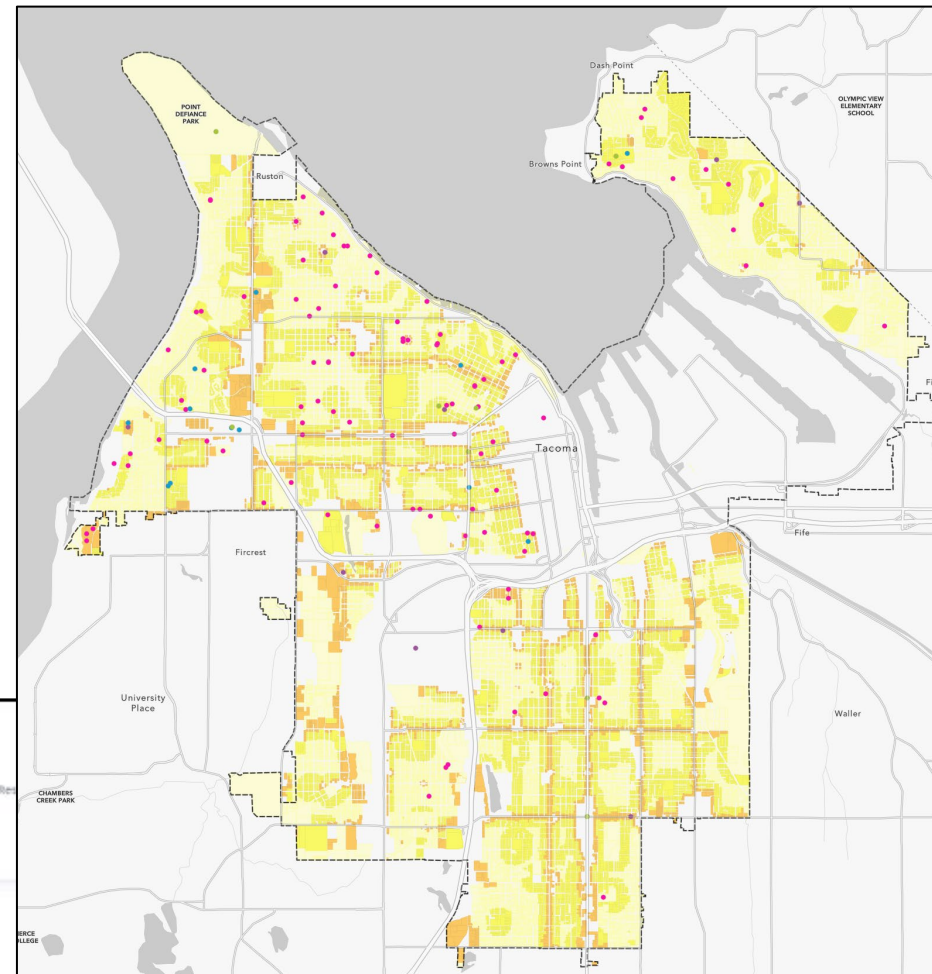
# How to leave comments

- **Planning Commission Public Hearing**
- **Written comments**
  - EMAIL: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org) or
  - MAIL: Planning Commission, 747 Market Street Room 345, Tacoma, WA 98402
  - INFO MEETINGS
- **Interactive online map**
- **Online Engagement Forum**

**Zoning**  
Leave a comment about the new Urban...  
[Leave Comment](#)

**Housing Types**  
Overview of housing types that promote compatible growth.  
[Leave Comment](#)

**Parking**  
[Learn more](#) and leave a comment on the proposed parking requirements, including bike parking and Reduced Parking Area.  
[Leave Comment](#)





# What are we hearing?

- Need for housing affordability/options
- Different views on...
  - *Neighborhood growth and change*
  - *Balancing goals*
- Improve clarity, predictability, efficacy of draft package
- Draft EIS
  - *Where/how much growth?*
  - *Actions to support growth/reduce impacts*
  - *Implementation and funding*

## Comments (so far):

- ✓ 600+ Social Pinpoint comments
- ✓ 140+ Interactive map comments
- ✓ 50+ written comments





# FAQs

- Is the City going to prohibit single-family houses?
  - **No! HIT would create more options rather than require or prohibit things**
- Is Tacoma really growing? Do we need more housing?
  - **Yes. To keep pace with regional growth, Tacoma would need 60,000 new dwellings by 2050**
- Will new housing be affordable?
  - **Much more affordable than single-family, bonuses encourage deeper affordability, more actions needed**
- Will zoning changes affect property values or residential appraisals?
  - **We expect property values to continue to rise along with regional growth**
  - **Systems will need to adjust over time...**
- Will new housing be rental or ownership?
  - **Both, we expect more ownership housing**
- How does HIT relate to view protections and private covenants?
  - **No changes proposed, Backyard Building ADUs maximum height increased per state mandate**

