PRESENTATIONS

Meeting on December 04, 2019

**Agenda Items**

1. HRC-PC Housing Justice Policy  
   (PowerPoint Slides, for Discussion Item D-1)  
   **Page** 3 – 15

2. Transportation Master Plan Amendments  
   (PowerPoint Slides, for Discussion Item D-2)  
   **Page** 15 – 25

3. Residential Infill Pilot 2.0  
   (PowerPoint Slides, for Discussion Item D-3)  
   **Page** 26 – 41
Overall objective: Start a conversation

Inviting collaboration between the Human Rights Commission and Planning Commission

2020 to 2021: Planning evaluation of policy tools to increase housing affordability and choice

- AHAS Actions 1.2 Inclusionary Zoning and 1.8 Diverse Housing
- Planning Commission project scoping in January
- Human Rights Commission designated a Housing Taskforce to collaborate on equity and social justice considerations
Meeting objectives

1. Define the problem
   • Geography and social determinants
   • Historic patterns of inequity
   • Tacoma’s equity policies

2. Collaborate on recommendations
   • Land use and zoning as a tool
   • Focus for a collaborative effort
   • Approach to working together
Tacoma’s Equity Framework

• City workforce reflects the community it serves
• Purposeful community outreach and engagement
• Equitable service delivery to residents and visitors
• Support human rights and opportunities for everyone to achieve their full potential
• Commitment to equity in policy decision making

The City Council has made equity integral to the One Tacoma Comprehensive Plan, Tacoma 2025, the AHAS and other policies.
Accessibility
- Access to Healthy Food
- Internet Access
- Parks and Open Spaces
- Transportation
- Voter Participation

Livability
- Average Road Quality
- Median House Value
- Nuisance (311)
- Tacoma Crime
- Housing Cost Burden
- Life Expectancy
- Urban Tree Canopy

Education
- 3rd Grade Reading Proficiency
- 7th Grade Math Proficiency
- Age 25+ with Bachelor’s Degree or Higher
- High School Graduation Rate
- Student Retention Rate

Economy
- Households at 200% of the Poverty Line or Less
- Job Index (Proximity/Income)
- Median Household Income
- Unemployment Rate
Equity Index

Councilmanic Districts

Tacoma Equity Indices

- Very High
- High
- Moderate
- Low
- Very Low

Percent of White Non-Hispanic

- 0% – 30%
- > 30% – 50%
- > 50% – 70%
- > 70% – 90%
- > 90 – 96.8
Tacoma’s growth vision

*Informs multiple City actions*

Growth Target: 54,741 housing units by 2040

- Primarily multifamily, in Centers
- 75% of residential area is exclusively single-family detached
- Limited area for mid-range density
- Limits housing choices in some areas
AHAS Planning Actions

Diverse Housing Types (1.8) Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives.

• Market-based tool
• “Naturally occurring” affordability
• Middle range of housing types
• Infill in existing neighborhoods (typically)

Inclusionary Zoning (1.2) Modify inclusionary housing provisions to target unmet need and align with market realities.

• Market-based tool
• Dedicated affordability in exchange for incentives/bonuses
• Ongoing monitoring
• Higher density projects
How can we increase equity?

For starters...

• Broaden engagement
• Increase housing choice in all neighborhoods
• Connect people with jobs, transit and amenities
• Reverse historic inequities
• Promote racial integration
• Reduce displacement risk
• All neighborhoods benefit from growth
Overall scope of work

1. Broad equitable communication strategy
2. Understanding current circumstances
   • Evaluate effectiveness of existing policy tools
   • Capacity analysis and building trends
   • Characterizing housing needs
3. Developing proposals to meet City goals
   • Meet housing affordability and choice needs
   • Increase equity & access to opportunity (displacement risk)
   • Tailor proposals to market conditions
   • Urban design and neighborhood characteristics
   • Utilities, infrastructure, transportation, services
4. Implementation strategies and priorities
Potential for collaboration

Potential topics
• Inclusive engagement strategy
• Equity, opportunity, displacement risk

Approach options
• The commissions work independently
• Joint taskforce or advisory committee
• Periodic consultations; attend public events
• Staff collaboration
Discussion

Seeking direction

• Topics for collaborative analysis
• Preferred approach(es)
• Designation of Planning Commission members (if desired)

Next Steps
Planning Commission – project scoping discussion – January 15\textsuperscript{th}

Staff contacts
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Elliott Barnett, Senior Planner, (253) 591-5389

www.cityoftacoma.org/planningforhousing
Transportation Master Plan Amendments: Tacoma Mall Neighborhood Subarea Plan

City of Tacoma | Public Works
Planning Commission
December 4, 2019
OVERVIEW

• Background
• Issues
• Recommendation
• Next Steps
Tacoma is a **sustainable** community with many diverse residents, businesses, and visitors who have various transportation priorities. The City is **strategic** in how it plans its transportation system with an emphasis on carrying the people and goods that foster Tacoma’s culture, character, and competitiveness. The transportation system offers **multimodal** travel options that provide safe **access** for all users and neighborhoods, encourage **healthy living**, and protect the **environment**.

**Goals & Policies**
**Performance Measures**
**Modal Networks**
**Prioritized Projects**
**Implementation Strategies**
**BACKGROUND**

- Transportation Master Plan Adopted 2015 (amended 2018)
- Tacoma Mall Subarea Plan Adopted May 15, 2018
- Planning Commission June 19, 2019
- Transportation Commission Recommendation November 20, 2019
BACKGROUND

Planning Commission Scoping Determination (July 2019)

Staff Requests

- Tacoma Mall Subarea Plan projects/priorities
- Priority network and project list updates
- Performance Measure reporting
- City initiatives: Impact Fees, Vision Zero, Pedestrian Implementation & Action Strategies

Public Requests

- Dome District Business Association
ISSUES

Tacoma Mall Neighborhood Subarea Plan – Capital Projects:

• Necessary to compete for and obtain State & Federal grants
• Consistency with Comprehensive Plan
• Reflects City’s strategy to target growth to Regional Growth Centers
• Reflects policy and goals to mode shift
## ISSUES – EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>Transportation Master Plan</th>
<th>Tacoma Mall Neighborhood Subarea Plan</th>
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</thead>
<tbody>
<tr>
<td>• Location (whether the project is on a TMP-identified priority network)</td>
<td>• Advances land use objectives</td>
</tr>
<tr>
<td>• Multimodal benefits</td>
<td>• Safety</td>
</tr>
<tr>
<td>• Equity</td>
<td>• Stormwater management</td>
</tr>
<tr>
<td>• Safety</td>
<td>• Advances mode split</td>
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<tr>
<td>• Health &amp; Environment</td>
<td>• System completeness and connectivity</td>
</tr>
<tr>
<td>• Maintenance/system preservation benefits</td>
<td>• Urban design opportunities</td>
</tr>
<tr>
<td>• Cost to the City</td>
<td>• Leverage partnerships</td>
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<tr>
<td>• Congestion management</td>
<td>• Capacity enhancements</td>
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<tr>
<td>• Project horizon</td>
<td>• Capital cost to City</td>
</tr>
<tr>
<td>• Primary mode served/rank on the modal hierarchy</td>
<td>• Feasibility</td>
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<td></td>
<td>• Promotes transit-oriented development</td>
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</table>
Forward Appendix B Project List amendments to Planning Commission for inclusion in the 2020 Annual Amendments

- Integrated Subarea Plan projects into the TMP Project List
- Reviewed existing TMP projects within Tacoma Mall Subarea
- Added point to Downtown (North, South, Hilltop) Subarea projects
RECOMMENDATION

• TMP Project List evaluation as part of the 2021 Annual Amendments
  • Consider revisions to scoring criteria
  • Ensure all Subarea Plan (North Downtown, South Downtown, and Hilltop) and Comprehensive Plan projects are included
  • Identify completed projects
• Priority network and project list updates
• Performance Measure reporting
• City initiatives: Impact Fees, Vision Zero, Pedestrian Implementation & Action Strategies
NEXT STEPS

• December 4, 2019  Planning Commission Debrief
• January-April 2020  Planning Commission Recommendation
• April 2020  Planning Commission Recommendation
• May 2020  City Council Public Hearing
• June 2020  Council action
• UPDATES TO EXISTING INFILL PROJECT TYPES
• PROPOSED NEW INFILL PROJECT TYPE
• NUMBER OF PROJECTS TO BE ACCEPTED IN INFILL PILOT 2.0
• UPDATES TO HOW PROJECTS ARE PROCESSED
TYPES OF INFILL - PILOT PROGRAM 1.0

Detached Accessory Dwelling Units

Two-Family Housing in the R-2 Zone

Multi-Family Housing in the R-3 Zone

Cottage Housing in all except HMR-SRD
PROPOSED TYPES OF INFILL - PILOT PROGRAM 2.0

Two-Family Housing in the R-2 Zone
Multi-Family Housing in the R2 + R-3 Zone
Cottage Housing in all except HMR-SRD
Density-Based Housing in all Residential Zones
TWO-FAMILY HOUSING IN THE R-2 ZONE

**Updated for 2.0:**
- 3 spots per type/Council District – 15 spots/type citywide
- Director approval
- Each unit shall provide 1 off-street parking space, located in a designated rear yard

**Unchanged from 1.0:**
Maximum Units: Two dwelling units
Minimum Lot Size: 6,000 SF
Location: Corner lot

**Design Criteria:**
1. Each unit is oriented onto a different street frontage, or
2. Each unit is accessed through a shared entrance.

**Affordable Incentives:**
- Reduce required lot size
MULTI-FAMILY HOUSING IN R-2 + R-3 ZONES

Updated for 2.0:
- 3 spots per type/Council District – 15 spots/type citywide
- Remove congregate entrance requirement for remodels
- Allowed in R-2 Zone

Unchanged from 1.0:
Maximum Units: Six dwelling units
Minimum Lot Size: 9,000 SF
Parking: Each unit is limited to 1 off-street parking space, located in a designated rear yard.

Design Criteria:
1. Minimize overall impression of density and bulk.
2. Fit with established neighborhood patterns.

Affordable Incentives:
- Allow more than 6 units
- Reduce required lot size
COTTAGE HOUSING IN R1, R2, R2-SRD, R3

**Updated for 2.0:**
- 3 spots per type/Council District – 15 spots/type citywide
- Reduce minimum lot size to 7,000 SF (currently 10,000 SF)
- Allow in rear yard (DADU’s currently allowed)

**Unchanged from 1.0:**
Maximum Units: 4 to 24 units
Parking: Each unit is limited to 1 off-street parking space

**Design Criteria:**
1. Minimum 8 feet between structures containing dwelling units.
2. Buildings must orient entrances toward the public right-of-way where adjacent

**Affordable Incentives:**
- Reduce required lot size
DENSITY-BASED HOUSING IN R1, R2, RS-SRD, HM R-SRD, R3

**Design Criteria:**

- **Maximum Units:** 12 Units/acre, Exception: R-3 = 36 units/acre
- **Unit Density:**
  - Primary unit = 1
  - Attached unit = 0.75
  - Accessory unit (max 2) = 0.5
- **Minimum Lot Size:**
  - 3,500 SF in R-3 (Density = 3.0)
  - 7,000 SF in other R zones (Density = 2.0)
- **Parking:** 1 on-site stall per unit, first two units are exempt

**Affordable Incentives:**
- Allow 2 DADU’s
- Increase Units/Acre
7,200sf
17% of 12 units/acre
2 x (0.75 Attached Units) = 1.5
1 x (0.5 ADU) = 0.5
Total Density = 2.0

Density by Unit Type
House = 1.0
Attached unit = 0.75
Accessory unit = 0.5
10,200sf
23% of 12 units/acre
4 x (0.75 Attached Units)
Total Density

= 23% of an acre
= 3 (2.8 rounded to 0.5)
= 3.0
= 3.0

10,200sf = 23% of an acre
23% of 12 units/acre = 3 (2.8 rounded to 0.5)
4 x (0.75 Attached Units) = 3.0
Total Density = 3.0

Density by Unit Type
House = 1.0
Attached unit = 0.75
Accessory unit = 0.5

DENSITY-BASED HOUSING

1 Fourplex
OR
2 Duplexes
OR
1 House + 1 Duplex + 1 DADU
OR...

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12,000sf
= 23% of an acre
= 3.5 (3.3 rounded to 0.5)

4 x (0.75 Attached Units) = 3.0
1 x (0.5 Accessory Units) = 0.5

Total Density = 3.5

DENSITY-BASED HOUSING

1 Fourplex + 1 DADU
OR
2 Duplexes + 1 DADU
OR
1 House + 1 duplex + 1 DADU
OR...

Density by Unit Type
House = 1.0
Attached unit = 0.75
Accessory unit = 0.5
## NUMBER OF PROJECTS BY CATEGORY

<table>
<thead>
<tr>
<th>Review</th>
<th>CD1 (west end)</th>
<th>CD2 (north end)</th>
<th>CD3 (south)</th>
<th>CD4 (eastside)</th>
<th>CD5 (south end)</th>
<th>Citywide</th>
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<tbody>
<tr>
<td>Two-Family</td>
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<td>Committee</td>
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### New Project Types

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### Key Changes:
- Three Projects/District
Key Changes:
- CUP + Infill Pilot Process Run Concurrently
- One Directors Decision

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Two-Family:
- Reduce required lot size

Multi-Family:
- Allow more than 6 units
- Reduce required lot size

Cottage:
- Reduce required lot size

Density-Based:
- Allow 2 DADU’s
- Increase Units/Acre

Comprehensive Plan Policies:
- Policy H-1.7: Land use incentives eg. Density
- Policy H-1.3 Encourage new and innovative housing types
- Policy H-1.6 Support a robust and diverse supply of affordable, accessible housing
- Policy H-1.9 Create additional housing opportunities for low and mid range (Missing Middle) housing types.
- Policy H-1.10 Pilot infill of innovative housing types, affordability incentives and permit review processes.
Element six:
Strongly encouraged
- Environmentally-friendly materials,
- Low-usage light and plumbing fixtures,
- Water and energy conservation
- Built Green or LEED Certified; or,
- Greenroads Bronze rating;

Comprehensive Plan Policies:
- Policy UF–1.6 Support energy-efficient, resource-efficient, and sustainable development
- DD–7 Support sustainable and resource efficient development and redevelopment.
  - Technology
  - Life cycle
  - Recycled content
  - Non-toxic building materials
  - Stormwater
  - Energy Efficient
  - Solar and renewable resources
  - Green roofs, and building design.
NEXT STEPS

- RELEASE FOR PUBLIC REVIEW - DECEMBER 18TH (NEXT MEETING)
- FORWARD RECOMMENDATIONS TO COUNCIL - JANUARY
- EFFECTIVE DATE - SUMMER 2020