

Home in Tacoma – Phase 2 Potential Council Amendments

October 29, 2024

Potential Amendments

- Zoning Map (4)
- Setbacks (1)
- Unit Lot Subdivision (1)
- Parking (3)
- Pedestrian Connections (1)
- Homeownership Incentives (2)
- Trees/Landscaping (7)

Zoning Map Amendments

- 1. DM Hines – 49th & Waterview**
Change proposed zoning near North 49th & Waterview from UR-1 to UR-3
- 2. CM Sadalge – 49th & Wilkeson**
Change proposed zoning near South 49th & Wilkeson from UR-1 to UR-2
- 3. CM Sadalge – 54th & Alaska**
Change proposed zoning near South 54th & Alaska from UR-1 to UR-2
- 3a. CM Bushnell – 72nd & Alaska**
Change proposed zoning near South 72nd & Alaska from UR-1 to UR-3

Setbacks

- 4. CM Bushnell – Side Yard Setback**
Clarify that the expanded 8-foot side setback is only required for buildings that include units whose primary entrance faces that same side yard (it does not automatically apply to all side yards with a walkway)

Unit Lot Subdivision

- 5. CM Sadalge – Unit Lot Subdivision**
Modify the language in the Unit Lot Subdivision section to be more inclusive of other types of entities (beyond just Homeowners Associations, HOAs) to allow for shared utility maintenance and costs, as long as it provides the necessary oversight.
 - Allows other models, like Community Land Trusts, Habitat for Humanity, etc.

Parking

- 6a. CM Rumbaugh – Reduced Parking Area (6th Avenue)**
Change the proposed Reduced Parking Area (RPA) by removing the portion along the 6th Avenue corridor to require more parking while aligning with State requirements
- 6b. CM Scott – Reduced Parking Area (19th Street)**
Change the proposed Reduced Parking Area (RPA) by removing the portion along the 19th Street corridor to require more parking while aligning with State requirements

6c. CM Daniels – Reduced Parking Area Study

Conduct a study, three-years after adoption of Home in Tacoma, on the effects on parking and access in Reduced Parking Areas, with a focus on those areas where the State doesn't preclude the City from requiring parking

Pedestrian Connections

7. CM Bushnell – Pedestrian Walkway Connection

Modify the pedestrian walkway connection requirement as follows:

- 1 to 2 units: minimum 3-foot width
- 3 or more units: minimum 4-foot width
- *Current proposal is 4-foot width, regardless of number of units*

Homeownership Incentives

8. CM Sadalge – Homeownership Incentives

Add the following incentives for new developments that are owner-occupied:

- Do not require alley access if the alley is not currently developed
- Reduce on-site tree credit requirements to the minimum “floor” level (without requiring a Tree Credit Fee)
- Waive any Canopy Loss Fees for removed trees
- Increase the rear yard height limit in the UR-1 and UR-2 districts to 35-feet (from 25 feet)
- Allow street trees to count toward the on-site tree credit requirement (at 100% credit)
- *Applies to ADUs (if owner lives on-site), townhouses, condos, community land trusts, other non-profit ownership models, etc.*
- *Applies at development stage – require legal agreement with developer to ensure project is designed for ownership and units are sold by developer*

8a. CM Daniels – Homeownership Incentives with Affordability

Add the following incentives for new developments that are owner-occupied and that will be sold to individual owners at prices affordable to persons whose income is 100 percent of the Pierce County Area Median Income (AMI) or less.

- Do not require alley access if the alley is not currently developed
- Reduce on-site tree credit requirements to the minimum “floor” level (without requiring a Tree Credit Fee)
- Waive any Canopy Loss Fees for removed trees
- Increase the rear yard height limit in the UR-1 and UR-2 districts to 35-feet (from 25 feet)
- Allow street trees to count toward the on-site tree credit requirement (at 100% credit)
- *Applies to ADUs (if owner lives on-site), townhouses, condos, community land trusts, other non-profit ownership models, etc.*
- *Applies at development stage – require legal agreement with developer to ensure project is designed for ownership and units are sold by developer*

Trees/Landscaping

9. DM Hines – Tree Preservation for non-development sites

Remove all proposed Tree Preservation regulations which are intended to apply to property outside the land use permitting process and refer those proposed regulations to the Council’s Infrastructure, Planning and Sustainability Committee to immediately initiate a separate, broader policy discussion about expanding the City’s Urban Forestry Program and further implementation of the Urban Forest Management Plan, including examination of:

- Tree preservation standards citywide (beyond just the UR zones)
- Appropriate City resources for tree planting and maintenance
- Regulatory and non-regulatory tools for tree preservation

10. DM Hines – Increase flexibility for City use of mitigation fees

Modify and clarify that the City should use the mitigation fees (Tree Credits Fees and Canopy Loss Fees) to plant trees in the same Watershed as the project that generated the fees *(current proposal is within 1/8-mile of the site)*

11. DM Hines – Reduce on-site tree credit requirement “floor”

Reduce on-site tree credit requirement “floor” to 10% in all UR zones, while still requiring payment of the Tree Credit Fees *(current proposal is 20% in UR-1 and UR-2, and 15% in UR-3)*

12. DM Hines/CM Sadalge – Remove discretionary Variance requirement

Remove Variance requirement for reducing on-site tree credits or removing large trees, but:

- Maintain the proposed incentives for tree preservation, including the enhanced tree credits and flexibilities on development standards (setbacks, parking, etc.)
- Maintain the Tree Credit Fee (in-lieu fee) for projects that don’t meet on-site tree credit requirements
- Maintain the Canopy Loss Fee for projects that remove large trees

13. CM Rumbaugh – “Tree Banks”

Create an additional option for applicants with a variance to relocate or replace trees removed from a project site to available private or public property within the same Tacoma watershed area as the project. The receiving property could be private, including religious organizations, or public, including schools or parks. It would be the applicant’s responsibility to seek, identify and secure agreement from the owner of the receiving property. The transfer and responsibility for maintenance of the relocated or replaced tree will be documented in an agreement recorded on the receiving property conforming to City requirements.

14. CM Rumbaugh – Modified standards for large tree removals

Add additional protection for large trees 18 or more inches in diameter. The additional regulations specific to the removal of large trees would require:

- The payment of the Canopy Loss Fee
- Replanting an equivalent amount of tree canopy (“inch-for-inch”) – for example, removal of a 20-inch tree would require planting of 20-inches of new trees, which could be ten 2-inch trees
- The new trees can be replanted on the property where the large tree removal occurred or be planted on a private property within the same Tacoma watershed area
- If not on the property where the removal occurred the replanting could occur on private property, including, religious organizations, or public property, including schools or parks. It would be the applicant’s responsibility to seek, identify and secure agreement from the owner of the receiving property. The planting and responsibility for maintenance of the relocated or replaced tree will be documented in an agreement recorded on the receiving property conforming to City requirements.

15. CM Sadalge – Reduced on-site tree credit requirements

- Reduce the on-site tree credit (canopy equivalent) requirements by 5% in each UR zone:

	UR-1	UR-2	UR-3
Baseline	35% 30%	30% 25%	25% 20%
Bonus Level 1	30% 25%	25% 20%	20% 15%
Bonus Level 2	25% 20%	20% 15%	15% 10%