



City of Tacoma

Tacoma Permit Advisory Group

James(Jim) Dugan, Chair
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November 16, 2022

The City Manager
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

Re: Recommendations for Parking Requirements

The City Manager:

Earlier this year the Tacoma Permit Advisory Group (TPAG) undertook the topic of parking requirements in our regular monthly meetings for discussion and evaluation. Shirley Shultz, Senior Planner with Planning and Development services presented to the TPAG on July 20, 2022. In addition to this meeting, the TPAG discussed this topic at our August 17, 2022, and September 21, 2022, meetings.

Our understanding is that many of the new or redevelopment requirements around the minimum number of parking stalls have roots in standards developed in the 1950s with few substantive changes since then. As such, we felt it necessary to hear from staff, discuss amongst the group, and put forth recommendations for consideration. Some of the questions we asked when coming up with these recommendations are: What's the role of parking? What's the role of other types of transportation? How can we resolve these conflicts that are limiting development today?

The Tacoma Permit Advisory Group discussed Parking Requirements on their July 20, 2022, August 17, 2022, and their September 21, 2022, meeting. Approved minutes and additional materials for these meetings will be posted online. [TPAG Agenda & Minutes](https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=148216) (<https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=148216>)

The Tacoma Permit Advisory Group specifically recommends the following:

- There is a conflict between required parking stalls and the required area for solid waste containers with a four-foot clearance around them. This creates a challenge on infill, smaller-scale residential development to fit both the required parking and the required area for solid waste containers and clearance.
Recommendation: *Encourage coordination between impacted departments (Solid Waste, PDS, Traffic). For example, the types of trucks/equipment that Solid Waste purchases will necessarily impact development regulations. Also, encourage flexibility to minimize the conflict in question.*
- TMC 13.06.090.C allows sites located within Mixed Use Centers that are within 500 feet of a transit stop the ability to reduce parking requirements by 25% or 50% when 20-minute peak hour service is provided. While this is a helpful reduction that aids in development options, we believe that this reduction can be expanded to other areas in the city that have access to transit routes. In addition, we believe a walking time of approximately ten minutes is appropriate to receive a reduction.
Recommendation: *Allow a 50% reduction of required parking for sites within ¼ mile (1,320 feet) accessible walking distance of a transit stop.*
- TMC 13.06.090.C allows a parking exemption for small, affordable housing types (250 – 450 square feet in size) within Mixed Use Centers. The exemption is for 20 units or 50% of the total unit count, whichever is greater.
Recommendation: *Expand the exemption citywide for sites within ¼ mile (1,320 feet) accessible walking distance of a transit stop. In addition, we believe that size isn't necessarily the most relevant metric. We recommend a reevaluation of the 450 square foot threshold to instead include any size unit.*
- TMC 13.06.090.C gives ½ parking space credit for each new public, on-street parking space with the installation of bulb-outs for angled or perpendicular parking stalls. However, this is no credit for parallel stalls that are restored within the right-of-way.
Recommendation: *Allow ½ credit for parallel parking stalls that are restored within the right-of-way as a result of a development's right-of-way improvements.*

We appreciate the opportunity to continue to work with City staff to review standards and policies, identify challenges, and brainstorm solutions for the betterment of our community.

Sincerely,



James (Jim) Dugan, Chair
Tacoma Permit Advisory Group