



PRESENTATION(S)

Meeting on January 4, 2023

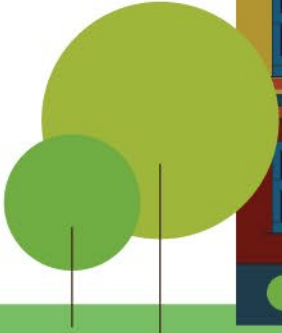
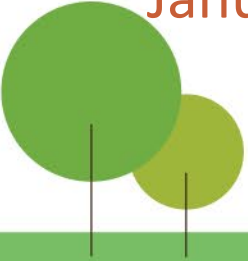
<u>Agenda Item(s)</u>	<u>Page</u>
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2. 2023 Amendment – Delivery-Only Businesses (PowerPoint slides for Discussion Item F-2)	25 – 36
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5. Planning Commission Work Program Update and By-laws Review (PowerPoint slides for Discussion Item F-5)	65 – 81



Affordable Housing

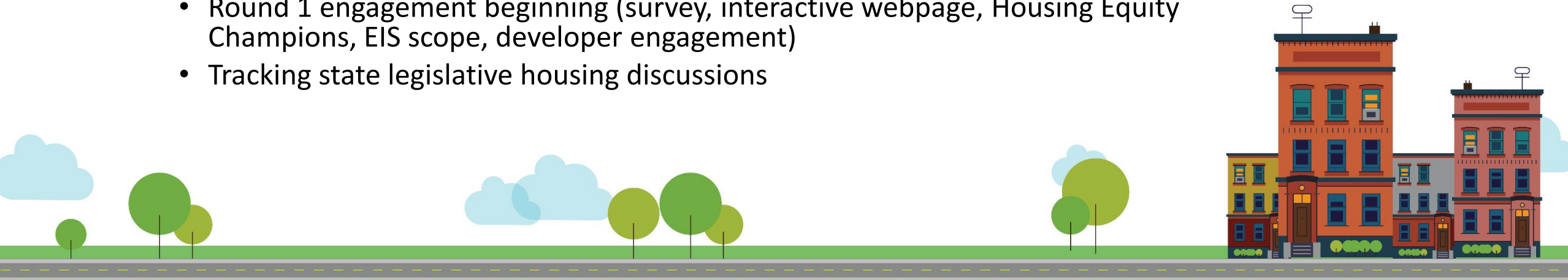
*Home In Tacoma Project
Planning Commission*

January 4, 2023



Meeting Agenda & Objectives

- Begin (3-month) process of developing preliminary zoning and standards
 - Jan 4th – Initial discussion on zoning framework and map
 - February – Initial discussion on standards; continue zoning conversation
 - March – Preliminary direction on zoning and standards concepts
- Progress to date and new resources
 - Project goals/evaluation criteria and guiding principles
 - Existing Conditions Report
 - Regional Zoning Benchmarking Report
- Next steps
 - April (tentative) – City Council District public meetings
 - Round 1 engagement beginning (survey, interactive webpage, Housing Equity Champions, EIS scope, developer engagement)
 - Tracking state legislative housing discussions



Work Plan and Timeline

PHASE 1

Home In Tacoma policies: Adopted

2020 - Dec 2021

Project Scoping and initial work

Q1 - Q3 2022

Zoning and Standards Options

Q4 2022 - Q1 2023

PHASE 2

Vetting and Refinement

Q2 2023

Public Review of Draft Proposals

Q3 2023

City Council Action

Q4 2023

- * Sept 2022 **Planning Commission:** Guiding Principles & Initial Evaluation Criteria
- * Oct 2022 **IPS Committee**
- * Oct 2022 **Planning Commission**
- * Nov 2022 **Existing Conditions Analysis**
- * Dec 2022 **Regional Benchmarking Report**

- * Jan 2023 **Planning Commission** Guiding Principles & vetting 2 zoning standard approaches
- * Jan/Feb 2023 **Community Engagement Round 1** Listening and Learning
- * Winter 2023 **Zoning District Framework**
- * Feb 2023 **Planning Commission** Confirm zoning standard parameters
- * March 2023 **Policy/ Implementation Considerations Memo**
- * March 2023 **Draft Standards**
- * March 2023 **Planning Commission: Initial Map and Standards**

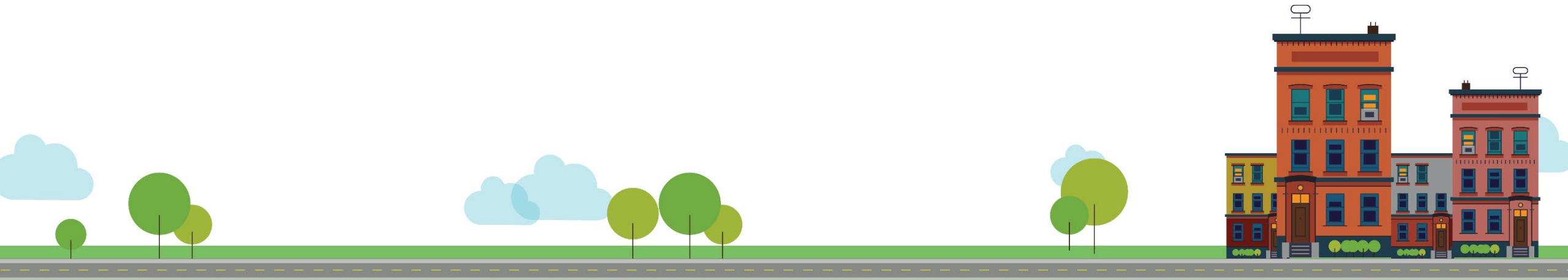
- * April 2023 **Community Engagement Round 2** Testing Ideas
- * April 2023 **Draft EIS and Evaluation Criteria**
- * May 2023 **Council High-level Guidance**
- * May /June 2023 **Planning Commission Public Hearing** Refined Map and Draft Standards, Draft EIS and Evaluation Criteria

- * June 2023 **Community Engagement : Round 3** Refinement
- * July 2023 **Final Engagement Summary Report**
- * Aug 2023 **Planning Commission Recommendations to Council**
- * Sept 2023 **Council Public Hearing**
- * Oct 2023 **Final Standards**
- * Dec 2023 **Council Action:** Final Standards and Affordability Policy Package

- * Community Engagement
- * Planning Commission
- * City Council
- * Key Deliverable

Key Questions for Initial Zoning Maps

- Should the City of Tacoma consider more than one zoning district to implement the associated Low-Scale and Mid-Scale land use designations?
 - If so, what are the range of options for differentiating between zoning districts?
 - How can these options consider things like scale, density, form and neighborhood compatibility?
- What additional analysis is necessary to support the initial selection of a preliminary zoning map and code structure?



Round 1 Engagement (Jan – Feb 2023)

How to Implement Middle Housing

- Big push to get the word out
- Social Pinpoint Webpage with a Survey and Ideas Wall
- Developer Engagement
- Housing Equity Champions Training
- EIS scoping notice
- Community events

TACOMA'S HOUSING GROWTH VISION

Finding housing is hard, especially for people with fixed or lower incomes - and it's becoming harder. Since the 1950s, Tacoma's rules have restricted the types of housing that can be built, which has limited housing options and contributed to our affordability crisis.

HOME IN TACOMA PHASE 2

Help shape Tacoma's middle housing rules!

Project Timeline

- PHASE 1: Home In Tacoma Policy Adopted (02/08 - Nov 2022)
- Project Scoping and Initial Work (11/23 - 01/19/23)
- PHASE 2: Zoning and Standards Options (01/20/23 - 04/20/23)
- Writing and Refinement (04/20/23 - 07/20/23)
- Public Review of Draft Proposal (07/20/23 - 09/20/23)
- City Council Action (09/20/23)

Topics that will be included in Phase 2

- Vision And Policy Adopted (Phase 1)
- Phase Two Implementation
- Infrastructure And Amenities
- Affordability And Anti-Displacement Strategies
- Zoning Standards And Guidelines

Community input we heard during Phase 1

- Middle housing can be an entry point to affordable housing for those in the process.
- Home should be built in the best locations for the neighborhood.
- Middle housing must be well integrated into neighborhoods and neighborhood character.
- We need to increase housing density AND keep quality for medium neighborhood character.
- People with lower or fixed incomes need support to find housing in their neighborhood.

Adopted Low-scale and Mid-Scale Residential Map

WHAT AMENITIES AND INFRASTRUCTURE ARE NEEDED TO SUPPORT NEW HOUSING?

HOME IN TACOMA PHASE 2

As we plan for new housing, we need to think about neighborhood amenities and make sure our transportation facilities, utilities and services are up to the task.

Infrastructure and amenities topics to explore

What's being decided in Phase 2: The City Council decided to increase housing choices throughout our neighborhoods. The City will study what actions are needed to support housing growth and to promote public health, protect the environment and invest responsibly in public facilities.

Infrastructure to support new housing

- Mature and new trees
- Sustainable landscape improvements
- Upgrade utilities
- Sidewalk and streetscape improvements

For more information please visit:
Home In Tacoma - Phase 2: www.cityoftacoma.org/homeintacoma

Community input we heard during Phase 1:

- Can we have more housing by zoning a green area?
- How can parking be green and not a red line?
- We need to make walking, biking and riding so we can.
- Will parking, schools and other facilities be in place in a green area?
- We need more trees and green spaces.

HOW CAN MIDDLE HOUSING COMPLEMENT EXISTING NEIGHBORHOODS?

HOME IN TACOMA PHASE 2

We need more housing - and we also need to make certain buildings are well designed and complement our distinct neighborhoods.

Housing design topics to explore

What's being decided in Phase 2: The City will develop rules about building placement, size, yards, trees and more to ensure new housing is well designed, pedestrian-oriented and reflects neighborhood patterns.

Examples of middle housing supported by Tacoma's growth strategy

Low-scale housing (in some circumstances): House & ADU(s), Duplex/triplex, Small lot house, Cottage housing.

Low-scale housing (in some circumstances) / **Mid-scale housing**: Fourplex, Small multifamily, Rowhouses, Medium multifamily.

For more information please visit:
Home In Tacoma - Phase 2: www.cityoftacoma.org/homeintacoma

Community input we heard during Phase 1:

- What qualities are we missing in our neighborhood?
- How much space should we have for parking cars?
- Housing rules impact low-income and fixed income.
- What are the factors on how to build new housing in a well?
- Going to live, we will keep neighborhood character.

HOW CAN WE KEEP HOUSING AFFORDABLE?

HOME IN TACOMA PHASE 2

Middle housing uses less space and shares infrastructure, as a result it is often more affordable than other housing types. How housing rules are written can affect how much is built, and how much it costs.

Affordability, ownership and anti-displacement topics to explore

What's being decided in Phase 2: The City will create middle housing rules that balance affordability and ownership opportunities with other important goals. In addition, Phase 2 will prioritize anti-displacement and strengthen tools to create deeper affordability when housing is built.

More housing choices

Small Multifamily	Mid-Family Units	Duplex/Triplex	Cottage	Low-rise	Single Family
400-600 ARI	700 ARI	1200 ARI	1200 ARI	1400 ARI	1750 ARI

Deeper affordability is also needed
Allowing middle housing means a range of prices, more housing choices, access to opportunities, and reduced household costs. But the reality of housing prices means we need targeted affordability and anti-displacement actions to help people with low or fixed incomes. Visit www.cityoftacoma.org/ahias to learn more.

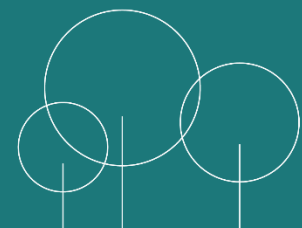
For more information please visit:
Home In Tacoma - Phase 2: www.cityoftacoma.org/homeintacoma

Community input we heard during Phase 1:

- Isn't it time to take a look at our housing market?
- How can we make sure we have more housing in our neighborhood?
- We want to make sure we have more housing in our neighborhood.
- We want to make sure we have more housing in our neighborhood.
- We want to make sure we have more housing in our neighborhood.

Existing Conditions Report

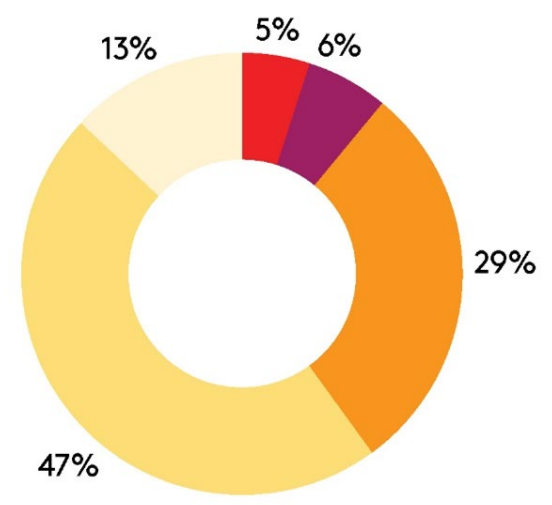
- Part 1 outlines current distribution of:
 - Lot Sizes, Housing Mix, Zoning & Allowed Heights
 - Alleys, Intersection Density, Tree Canopy
- Part 2 outlines features of each Residential Character Area:
 - Block Average Characteristics (building height/stories, Floor Area Ratio (FAR), lot coverage, setbacks, parking access)
 - Study Area Characteristics (parcels in each zone, median parcel areas, percentage of housing types)



**Affordable
Housing**

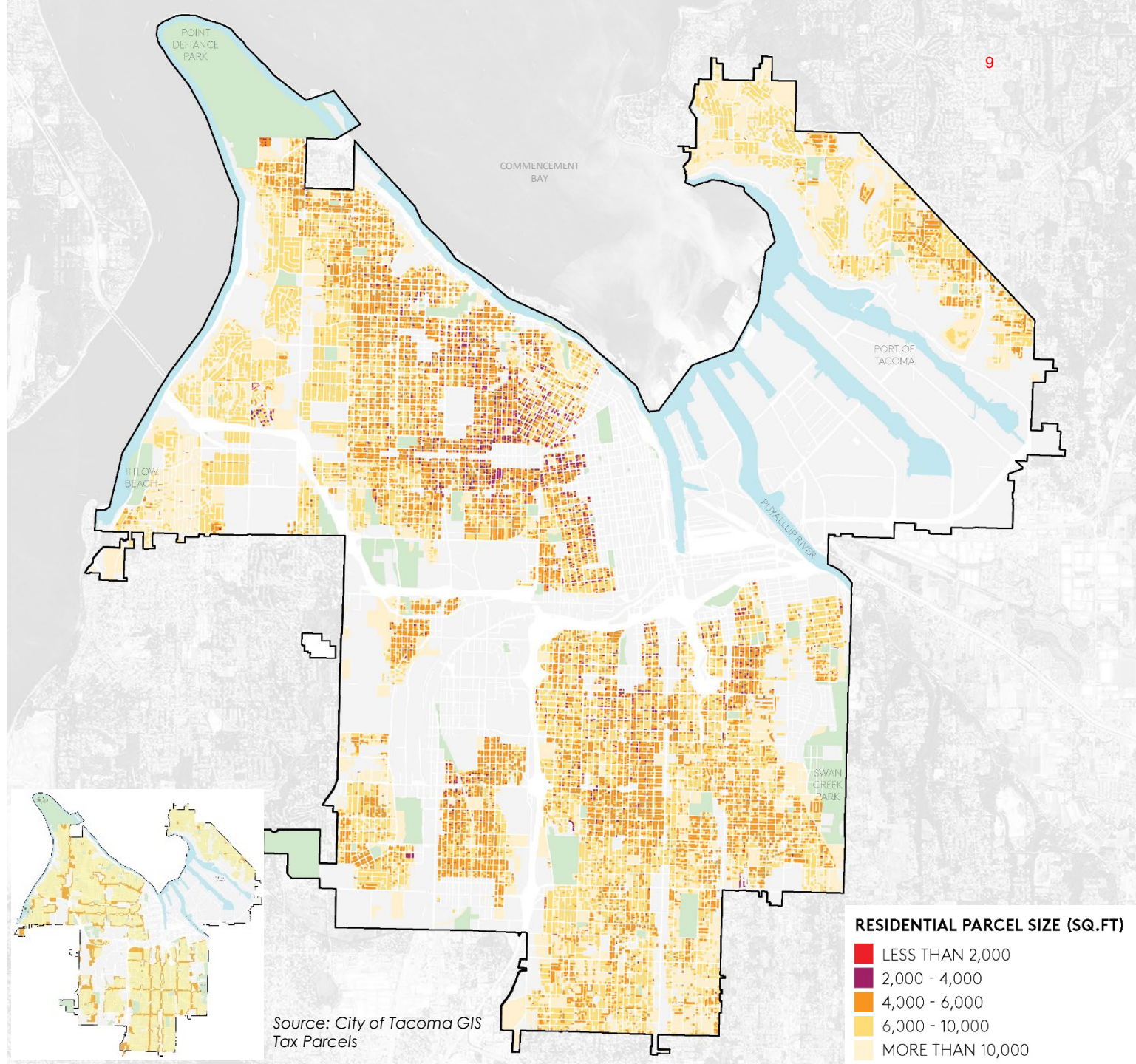
Existing Lot Sizes

Most parcels are 6,000 to 10,000 sq. ft. in size, which supports a wide mix of MMH types.



Total number of parcels = 58,593

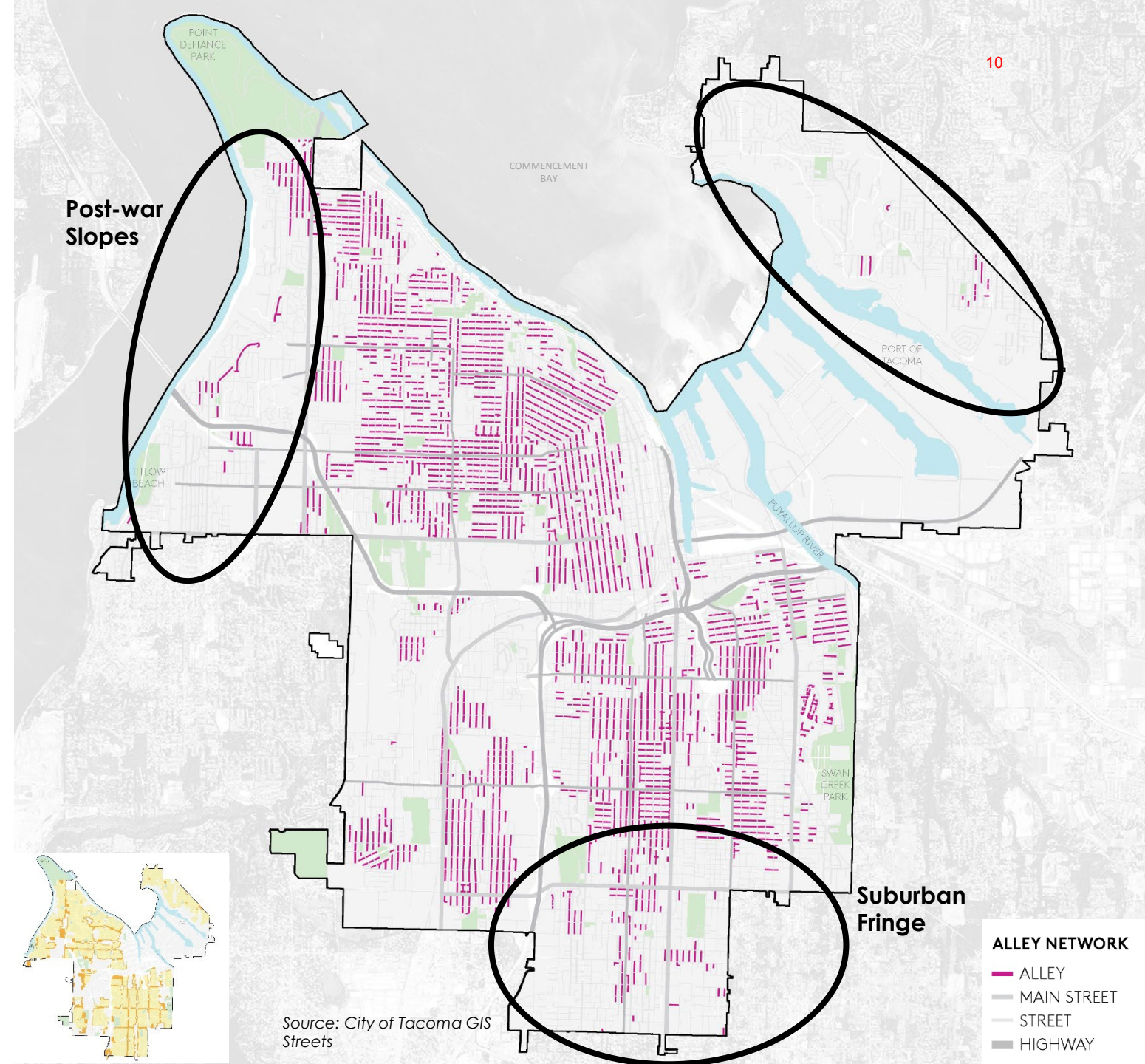
- 3,058** = Less than 2,000
- 3,329** = 2,000 - 4,000
- 17,017** = 4,000 - 6,000
- 27,296** = 6,000 - 10,000
- 7,893** = More than 10,000



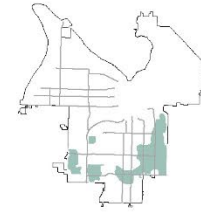
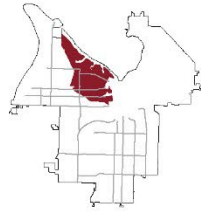
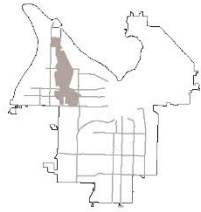
Source: City of Tacoma GIS Tax Parcels

Existing Alleys

Most blocks include alleys, but Suburban Fringe and Post-war Slopes commonly shift to deeper lots with street-accessed off-street parking.



Overview of Residential Character Areas



1 POST-WAR SLOPES

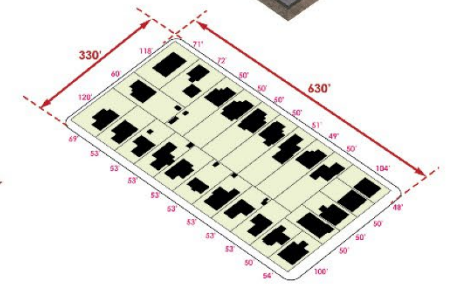
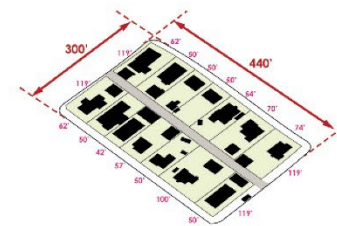
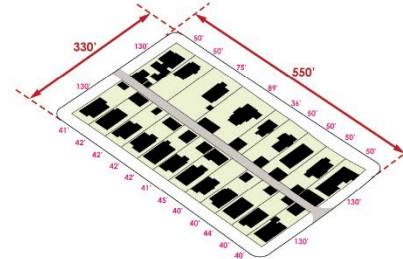
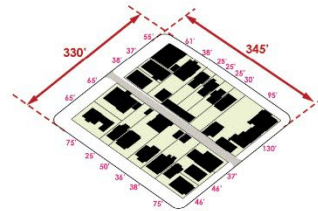
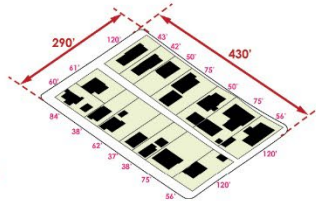
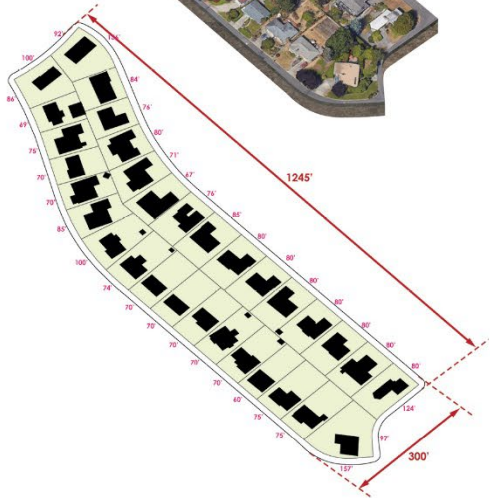
2 MIXED-ERA TRANSITION

3 PRE-WAR COMPACT

4 PRE-WAR EXPANSION

5 MID-CENTURY EXPANSION

6 SUBURBAN FRINGE



Preliminary Findings – Existing Conditions

1. Most parcels are 6,000 to 10,000 sq. ft. in size, which supports a wide mix of Missing Middle Housing (MMH) types.
2. Over 25% of Mid-Scale Parcels are less than 4,000 sq. ft. This may require parcel assembly for upper end MMH Types like Six-plexes, or standards that maximize buildable area.
3. Most blocks include alleys, but Suburban Fringe and Post-war Slopes commonly shift to deeper lots with street-accessed off-street parking.
4. Pre-war Compact have the most existing MMH development.
5. Suburban Fringe have more uniform lot widths, and deeper lots without alleys.

NOTE: Additional mapping still needed of factors that could influence zoning.



Regional Zoning Benchmarks

Evaluated MMH policies & standards in four cities:

1. Spokane, WA
2. Kirkland, WA
3. Eugene, OR
4. Portland, OR



**Affordable
Housing**

Zoning Structure

- Organized by Housing Types, Min/Max Densities and Lot Size
- 5 residential zones (3 targeted for MMH)
- Development standards specific to Housing Types for each zone

Low- & Mid-Scales

- Duplex/triplex/fourplexes allowed on any established lot, with identical standards
- Small/medium multifamily allowed in existing multi-family zones; incentivized mixed-use in Center and Corridor zones

Building Opportunity & Choices for All

2022 INTERIM ZONING PILOT PROJECT

DUPLEXES

A duplex is a building that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.

Through the Building Opportunities and Choices for All pilot program, duplexes are permitted on all residentially zoned lots in Spokane, excluding the Residential Agricultural (RA) zone. Key zoning code changes include:

- Increased height
- No Floor Area Ratio (FAR)
- Increased building coverage



Development Standards

Minimum Lot Dimensions				
	RSF/RSF-C	RTF	RMF	RHD
Minimum Lot Area	4,350 sf	1,800 sf	1,800 sf	-
Minimum Lot Width	40 ft	36 ft	25 ft	25 ft
Minimum Lot Depth	80 ft	40 ft	25 ft	25 ft
Minimum Front Lot Line	40 ft	30 ft	25 ft	25 ft

Primary Structure				
	RSF/RSF-C	RTF	RMF	RHD
Maximum Building Coverage	60%	60%	-	-
Maximum Roof Height [1]	40 ft	40 ft	40 ft	40 ft
Maximum Wall Height	30 ft	30 ft	-	-
Floor Area Ratio (FAR)	-	-	-	-

NOTE: These images are for illustrative purposes only. Please speak with a member of Development Services for information on your specific property.



Building Opportunity & Choices for All

2022 INTERIM ZONING PILOT PROJECT

ATTACHED HOUSING

Two or more dwelling units that are single-family residences on individual lots attached by a common wall at a shared property line. These include: townhouses, row houses, and other similar structures.

Through the Building Opportunities and Choices for All pilot program, attached homes are allowed in all residential zones and provide more flexibility to encourage their construction. Key zoning code changes include:

- Reduced lot sizes and widths
- No building coverage
- No Floor Area Ratio (FAR)
- Increased height



NOTE: Images are for illustrative purposes only. Please speak with a member of Development Services for information on your specific property.

Development Standards

Minimum Lot Dimensions				
	RSF/RSF-C	RTF	RMF	RHD
Minimum Lot Area	1,280 sf	1,280 sf	-	-
Minimum Lot Width (alley parking, no street curb cut)	16 ft	16 ft	-	-
Minimum Lot Width	36 ft	36 ft	-	-
Minimum Lot Depth	80 ft	50 ft	-	-
Minimum Front Lot Line	Same as lot width	Same as lot width	-	-

Primary Structure				
	RSF/RSF-C	RTF	RMF	RHD
Maximum Building Coverage	-	-	-	-
Maximum Roof Height [1]	40 ft	40 ft	40 ft	40 ft
Maximum Wall Height (On interior lot of development)	35 ft	35 ft	-	-
Maximum Wall Height (On end lots of development)	30 ft	30 ft	-	-
Floor Area Ratio (FAR)	-	-	-	-

Notes:
[1] Base zone height may be modified according to SMC 17C.110.215, Height.



Building Opportunity & Choices for All

2022 INTERIM ZONING PILOT PROJECT

TRIPLEXES AND FOURPLEXES

Definition: A residential building that contains three or four dwelling units on one lot. The units share a common wall or common floor/ceiling.

Through the Building Opportunities and Choices for All pilot program, triplexes and fourplexes are permitted on all residential lots in Spokane, excluding the Residential Agricultural (RA) zone. Building height, setbacks, and lot coverage are applied uniformly regardless of the number of units in the building.

Key zoning code changes include:

- Increased height
- No floor area ratio (FAR)
- Increased building coverage.



NOTE: Images are for illustrative purposes only. Please speak with a member of Development Services for information on your specific property.

Development Standards

Minimum Lot Dimensions				
	RSF/RSF-C	RTF	RMF	RHD
Minimum Lot Area	4,350 sf	1,800 sf	1,800 sf	-
Minimum Lot Width	40 ft	36 ft	25 ft	25 ft
Minimum Lot Depth	80 ft	40 ft	25 ft	25 ft
Minimum Front Lot Line	40 ft	30 ft	25 ft	25 ft

Primary Structure				
	RSF/RSF-C	RTF	RMF	RHD
Maximum Building Coverage	60%	60%	-	-
Maximum Roof Height [1]	40 ft	40 ft	40 ft	40 ft
Maximum Wall Height	30 ft	30 ft	-	-
Floor Area Ratio (FAR)	-	-	-	-

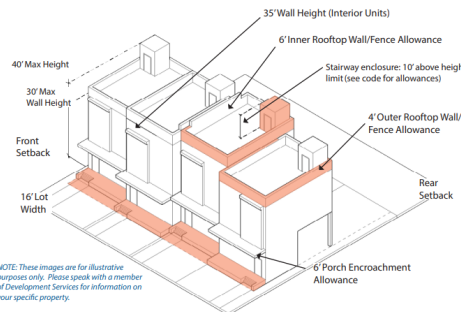
Notes:
[1] Base zone height may be modified according to SMC 17C.110.215, Height.



Additional Standards:

- Some rooftop projections are allowed on flat roofs
- No limit to the number of consecutive attached houses
- Porches may extend up to six feet into the front setback.
- Front setback capped at 15 feet.
- On interior lots, the side lot line setback for the side containing the common wall is reduced to zero
- All development approved under the Building Opportunity and Choices for All pilot program must meet the design standards outlined in Section 17C.400.030 Pilot Low-Intensity Residential Design Standards.

*Standards not listed in the ordinance remain as currently stated in the permanent code.



NOTE: These images are for illustrative purposes only. Please speak with a member of Development Services for information on your specific property.

Additional requirements may apply:

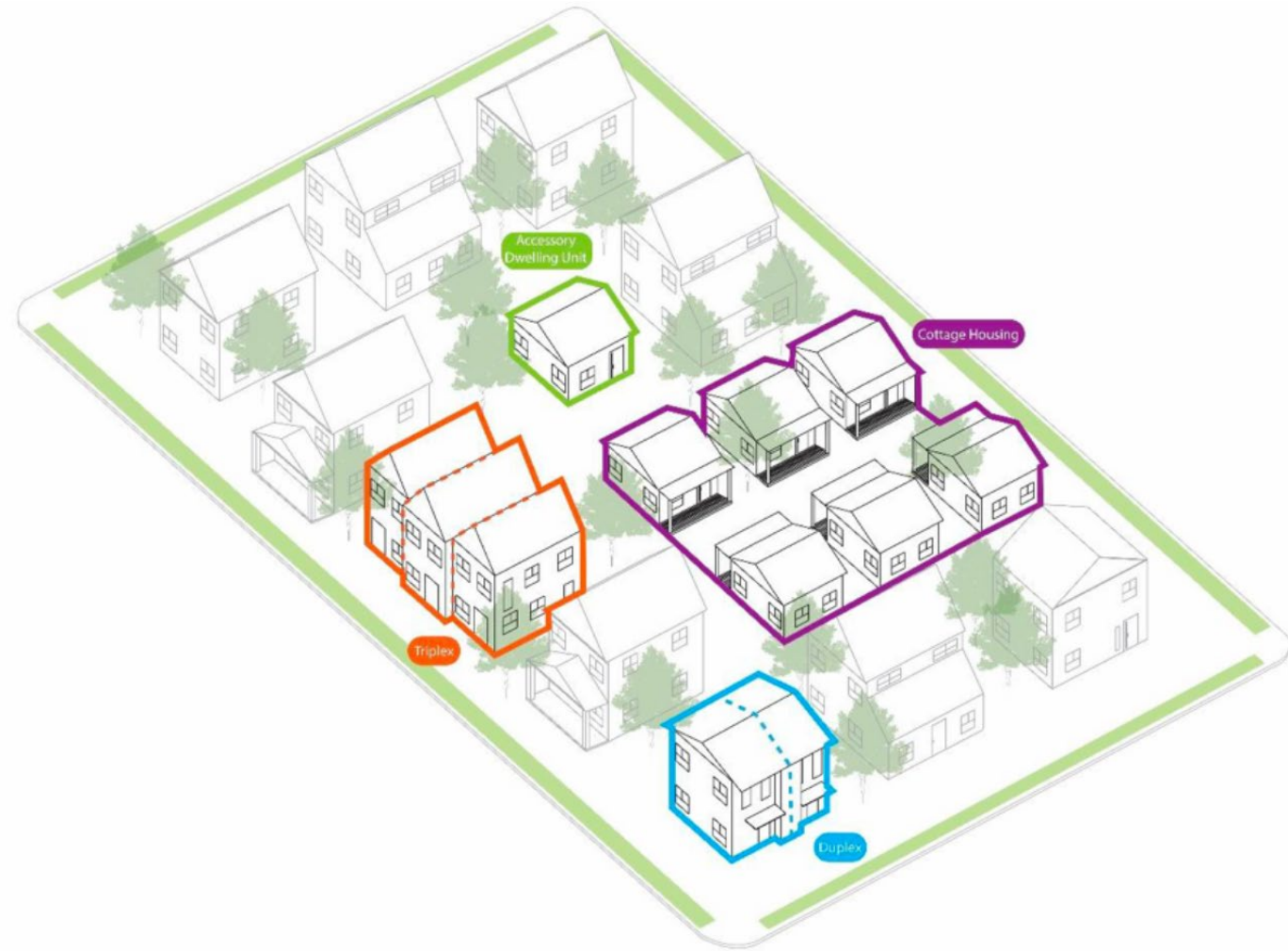
- Commercial Building Review
- Stormwater Review
- Landscaping
- Solid Waste Management
- Street trees
- Curb cuts/Streets
- Water
- Structures with livable space taller than 30-feet will require Fire Review to ensure appropriate aerial access

Zoning Structure

- **Organized by Lot Size and Site-Specific Conditions (waterfront, subdivisions), but also controls Max Density and FAR**
- **19 low density residential zones**
- **MMH approach allows cottages through triplexes, based on existing density/dev standards**

Low- & Mid-Scales

- Overlay zone for duplexes, triplexes, and cottage housing across all lower density residential zones
- Density minimums required in medium-density residential zones

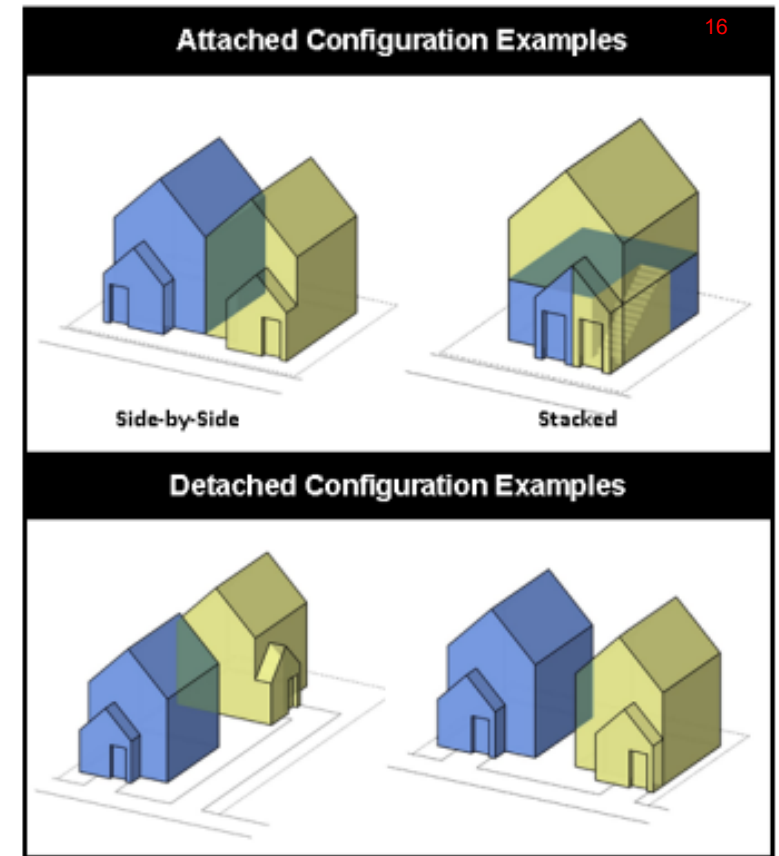


Zoning Structure

- Organized by Housing Type, Min/Max Density and Height
- 4 residential zones
- MMH approach allows cottage through fourplex with specific standards for each type scaled for each zone

Low- & Mid-Scales

- Duplexes, triplexes, fourplexes, rowhouses and cottage clusters allowed in all neighborhoods
- Mid-scale residential zones encourage a variety of dwelling types, have minimum densities, and allow limited other uses



DUPLEX DEVELOPMENT STANDARDS				
Standards	R-1	R-2	R-3	R-4
Maximum Net Density per Acre	NA	NA	NA	NA
Minimum Net Density per Acre	NA	13 Units	20 Units	20 Units
Lot Coverage	60%	75%	NA	NA
Minimum Lot Area (Sq.Ft.)*	2,250			
Maximum Building Height**	30 feet	35 feet	50 feet	120 feet
Front Yard Setback	10 feet			
Front Yard Setback (Garage)	18 feet			
Interior Yard Setback	5 feet or 10 feet between buildings			
Interior Yard Setback (Flag Lot)	10 feet	NA	NA	NA
Minimum Open Space	NA	10%	10%	10%
Minimum Required on-site Parking***	1 Space per dwelling			

Portland's Residential Infill Project

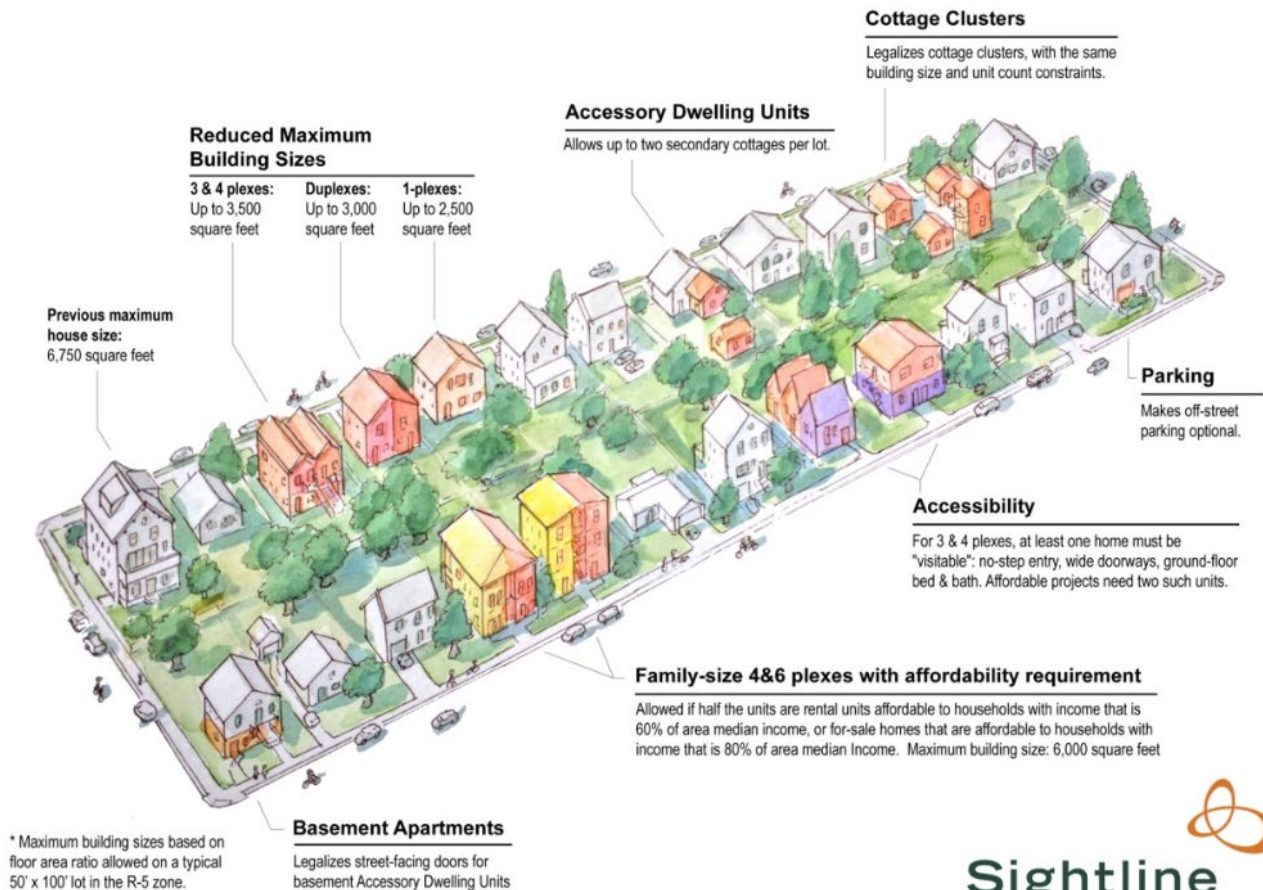
Re-legalizing "middle housing" citywide

Zoning Structure

- Organized by Min Lot Size & Max FAR
- 6 residential zones
- MMH approach uses a combination of FAR and development standards that increase within a zone based on unit count

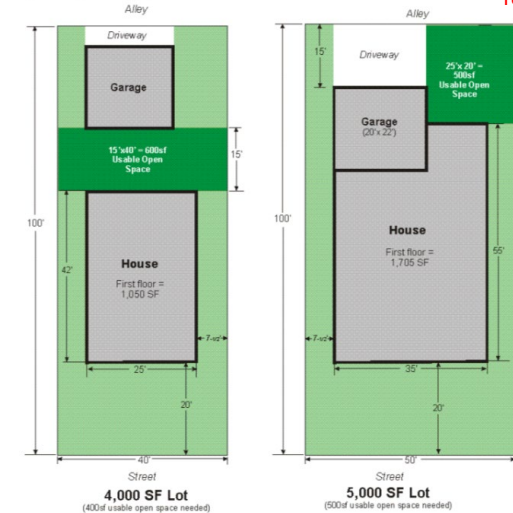
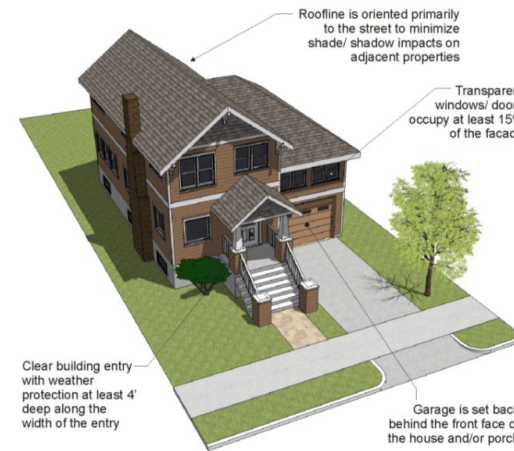
Low- & Mid-Scales

- Cottage clusters and up to fourplex (or sixplex meeting affordability criteria) in all residential zones with size limits on new single-unit detached
- Medium-density apartments in multi-family zones allow some commercial uses



Current zoning

- Organized by use, building envelope and functional standards
- 4 Single-family & 2 multifamily low-density zones (MMH allowed primarily in multifamily zones)
- Flexibility for MMH introduced over time



Home In Tacoma Zoning Structure

- Organized by form and scale (primarily), flexible lot standards
- At least 2 residential zones
- MMH approach will allow up to triplexes throughout low-scale, fourplex and small multifamily circumstances, duplexes through medium multi-family in mid-scale zones

Examples of middle housing supported by Tacoma's growth strategy

Low-scale housing



Low-scale housing (in some circumstances)



Mid-scale housing



Key Findings – Regional Zoning Benchmarks

1. Many ways to implement community priorities
2. Most cities use a hybrid Zoning Framework (form-based + density-based)
3. Most cities set Min/Max Densities, except Portland which uses Maximum Building Sizes / Max FAR based on unit count
4. Cities had 4 to 6 “low-scale” Residential Zones, except Kirkland’s 19 zones
5. Spokane and Eugene created Housing Types with their own (sometimes identical) standards
6. Only Portland reduced Maximum Building Sizes
7. Most cities have consistent height limits across zones, except Eugene



Zoning Framework Options

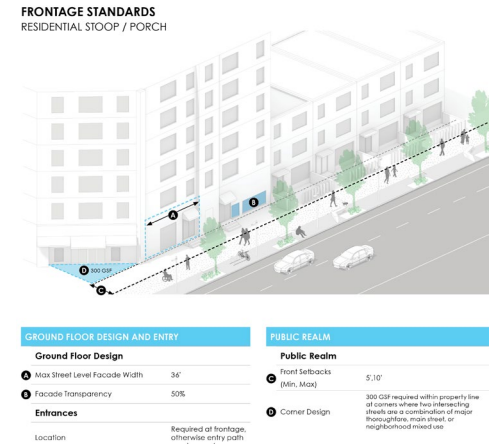
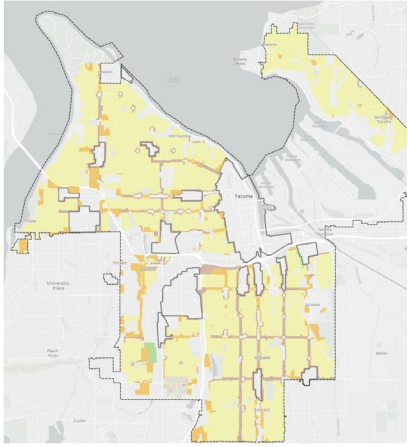
2 types of decisions are needed:

- MAP: What locational/geographical factors should inform the zoning map?
- FRAMEWORK: How should the zoning framework be structured conceptually?



**Affordable
Housing**

Guiding Principles - to establish Zoning Framework



Meet Tacoma's newly adopted housing growth vision

- MMH allowed everywhere
- Set geography and housing types
- Set density goals

Use development scale as organizing characteristic

- Development density / intensity and scale transition upwards with proximity to walkable, transit-ready areas
- Avoid out-of-scale, jarring scale transitions
- Focus on future zoning envelope to allow for change over time
- Differentiate based on infill vs large site for mid-scale

Continue to prioritize walkability, cycling, transit & “complete neighborhoods”

- More housing capacity nearest to walkable/transit ready areas
- Has associated affordability benefits as well as reduced costs for households
- Supports our 20-minute neighborhood growth vision, equity and access to opportunity, sustainability, transportation choices

Reflect neighborhood patterns such as yards, building scale, height

- Height and scale already allowed under zoning (typ. Up to 3 stories)
- Street layout – alley vs front-loaded; grid vs curvilinear
- Lot sizes and widths

Create predictable, flexible regulations and requirements

- Don't create too many zones for clarity and predictability
- Determine access requirements
- Retain the use of critical areas standards, view/historic overlays to address specific features (as opposed to many different zoning districts)
- Strike a balance between predictability and flexibility

Locational criteria that could be used to differentiate zones

GP 2 Scale	GP 3 Complete Neighborhoods	GP 4 Neighborhood Patterns
<p>Potential scale characteristics:</p> <ul style="list-style-type: none"> <i>Lot Size</i> <i>Floor Area Ratio</i> <i>Lot Coverage</i> <i>Building Height</i> 	<p>Potential criteria for Low Scale:</p> <ul style="list-style-type: none"> <i>Proximity to Transit</i> <i>Proximity to Parks/active recreation/community centers</i> <i>Proximity to Schools</i> <p>Potential criteria for Mid-Scale:</p> <ul style="list-style-type: none"> <i>Proximity to business districts, centers, and employment</i> <i>Proximity to high-capacity transit</i> <i>Proximity to parks, schools</i> <p>Alternative for both:</p> <ul style="list-style-type: none"> <i>20-minute neighborhood mapping</i> 	<p>Potential pattern area characteristics:</p> <ul style="list-style-type: none"> <i>Average densities</i> <i>Lot sizes</i> <i>Street layout</i> <i>Topography</i> <i>Intersection density</i> <i>Building heights</i> <i>Floor Area Ratio</i> <i>Era of housing</i>

NOTE: Zoning overlays, critical areas, and standards provide alternate tools

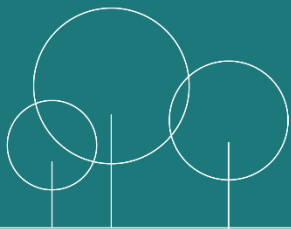


Discussion – Zoning Framework

1. How do the Guiding Principles inform our approach to addressing building form, housing types, scale, and density?
2. Should the City of Tacoma consider more than one Low-scale and one Mid-scale zoning district?
 - a. If so, what factors could differentiate between zoning districts?
 - b. What distance/depth should be considered for zones?
3. What additional analysis is necessary to support the initial selection of a zoning map and code structure?



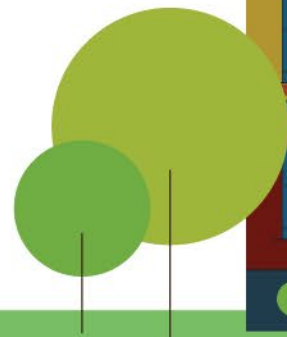
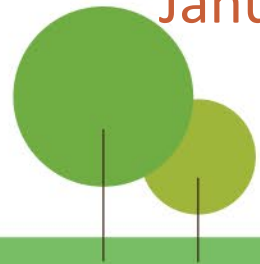
**Affordable
Housing**



Affordable Housing

*Home In Tacoma Project
Planning Commission*

January 4, 2023



Delivery-Only Businesses

2023 AMENDMENT TO THE COMPREHENSIVE PLAN
AND LAND USE REGULATORY CODE



PLANNING COMMISSION

01.04.2023

PRESENTATION OUTLINE

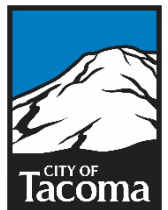
- **2023 Amendment Docket, Process, & Timeline**
- **Overview of Delivery-Only Businesses Application**
 - Characteristics & Potential Impacts
 - Basis for Amendment Request
 - Commission Comments/Direction
 - Next Steps

STAFF CONTACT

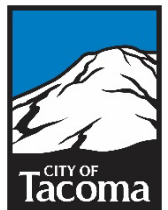
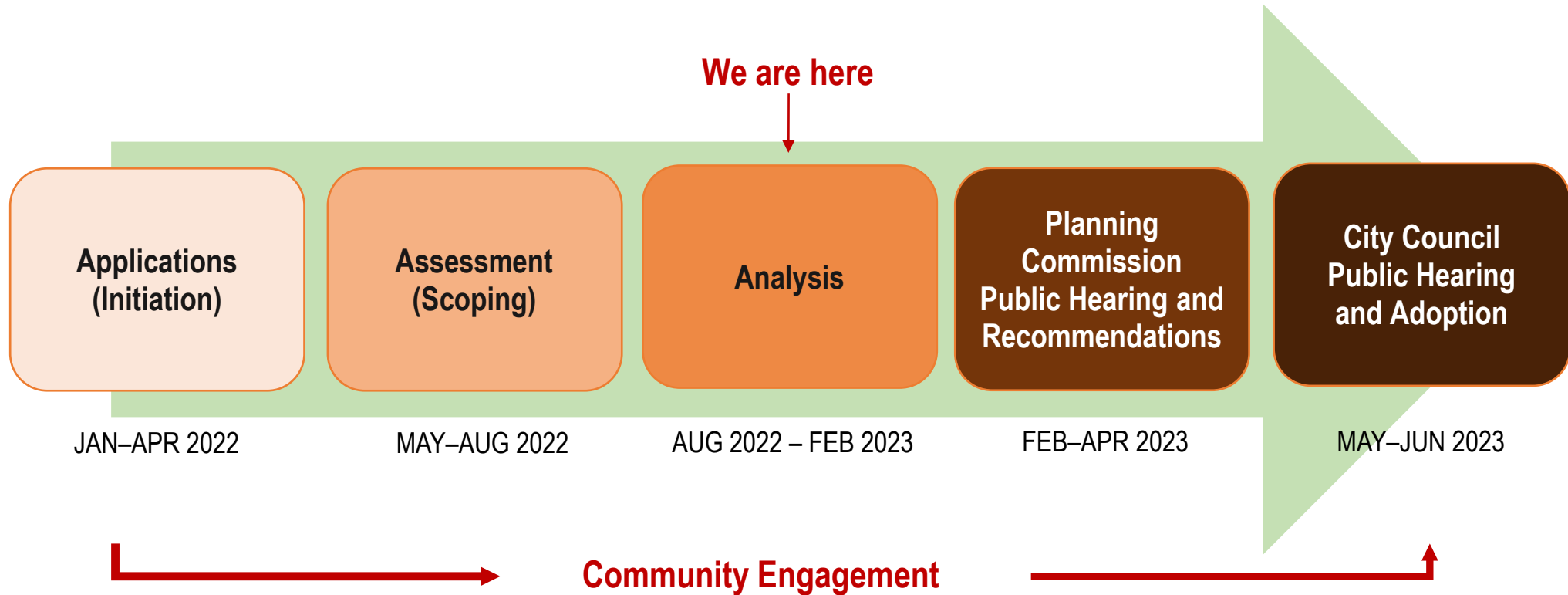
Adam Nolan

Email: anolan@cityoftacoma.org

Phone: 253-320-8119



AMENDMENT PROCESS / 2023 AMENDMENT TIMELINE



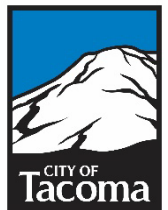
2023 AMENDMENT DOCKET

Application / Issue	PC Decision
1. “Mor Furniture” Land Use Designation Change	Accepted
2. Shipping Containers	Accepted
3. Electric Fences	Accepted
4. Delivery-Only Businesses	Accepted
5. Commercial Zoning Update	Accepted
6. Minor Plan and Code Amendments	Accepted



“DELIVERY-ONLY BUSINESSES” APPLICATION

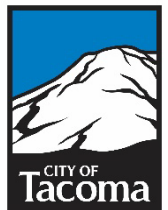
Applicant	City of Tacoma, Planning and Development Services
Area of Applicability	Citywide; Zoning Districts TBD
Proposal	<p>Amend the TMC Title 13 to address Delivery-Only Businesses:</p> <ul style="list-style-type: none"> • Use Definition • Appropriate location/s • Development/performance standards



CHARACTERISTICS OF DELIVERY-ONLY BUSINESSES

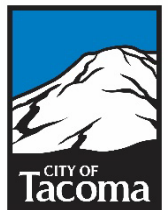
- Auto-oriented, Delivery-based model
- Retail sales but for off-site consumption of prepared meals or grocery delivery
- Oftentimes 3rd party app transactions dependent on on-demand food couriers (Door Dash, Uber Eats, etc.)
- No public entry or customer in-person interface with the business
- Physical location may include one/more separate business entities preparing materials for delivery

*Food access: Could present opportunities to help fill gaps in food accessibility



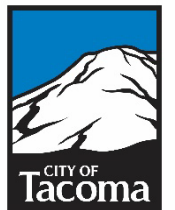
POTENTIAL IMPACTS OF DELIVERY-ONLY BUSINESSES

- Conflicts with Pedestrian Streets Goals
- Greater Intensity of Trip Generation
- Air Quality
- Effects on Businesses
- Walkability & Modal Conflicts
- Use Not Currently Classified in TMC



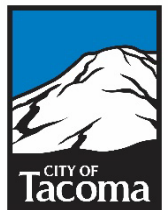
BASIS FOR AMENDMENT REQUEST

- Not a defined use in Tacoma Municipal Code
- Pre-development & Permitting Activity
- CloudKitchens - 3726 South G St. (former Lincoln Hardware site)
 - Designated “Pedestrian Street” in Lincoln Neighborhood Mixed Use District (NCX-Neighborhood Commercial MU District)
 - Interpretation/Determination issued August 2022
 - Delivery-only business is unclassified use in the zoning code (not a catering or a retail business)
 - Conditions: strict monitoring over traffic & solid waste; actions/ongoing study to mitigate for modal conflicts, & parking/loading management



COMMISSION COMMENTS/DIRECTION

- **How to define uses?**
 - New separate use classification OR Subset of existing use/s
- **Siting & location considerations**
 - Allow in Industrial & General Commercial areas?
 - Consider Prohibiting in Neighborhood Commercial and Neighborhood Centers?
 - Limit on pedestrian streets in Crossroads Centers?
- **Specific development/performance standards**
 - Look at how existing “Retail” & “Eating and drinking” standards would apply to this use; mitigate impacts



NEXT STEPS

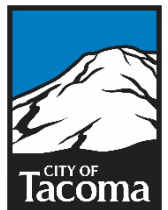
- Continue analysis & draft staff analysis report
- February 15, 2023 - Return to Planning Commission
- March 1, 2023 – Release draft for public review & comment

STAFF CONTACT

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Delivery-Only Businesses

**2023 AMENDMENT
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE**



PLANNING COMMISSION

OVERVIEW

01.04.2023

Commercial Zoning Update

2023 AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

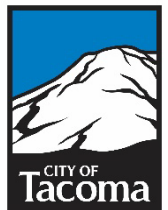


PLANNING COMMISSION

01.04.2023

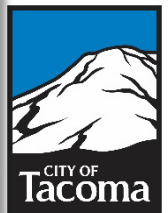
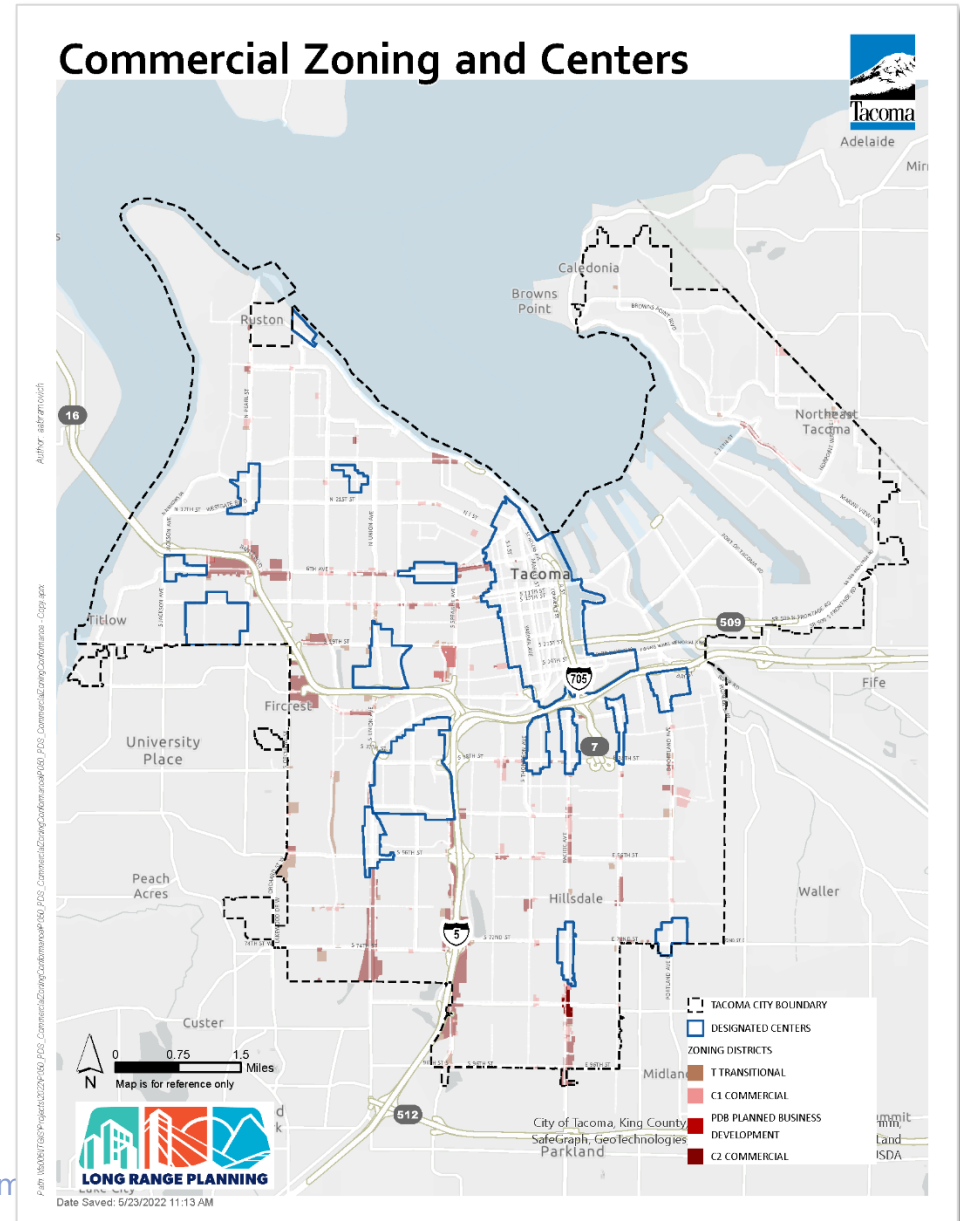
CITY-WIDE COMMERCIAL ZONING CODE UPDATE

Applicant	Planning & Development Services
Location	Citywide
Proposal	The project proposes to update the City's commercial zoning code classifications (C-1, C-2, T, PDB) to better conform with goals and policies contained within the <i>One Tacoma</i> Comprehensive Plan. The update will address inconsistencies between the Comprehensive Plan goals and policies with existing zoning standards, such as issues that arise with implementing a more pedestrian-oriented design approach.



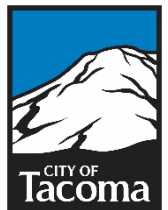
CITY-WIDE COMMERCIAL ZONING CODE UPDATE

<p>Purpose</p>	<p>Comment and Direction</p>
<p>Previous Action</p>	<p>September 7, 2022: Assessment and Determination</p>
<p>Area of Applicability</p>	<p>Citywide in commercial zones: C-1, Neighborhood Commercial C-2, General Commercial PDB, Planned Business Development T, Transitional</p> <p>*Not applicable to commercial uses within designated Mixed-Use Centers.</p>



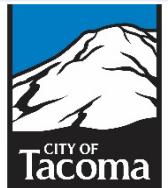
AGENDA

- **Phased Approach**
- **Commercial Pattern Area Typologies (existing commercial)**
 - **Examples**
 - **Provisional Classification Criteria**
 - **Changes Under Consideration for 2024**
- **MFTE Expansion – “Neighborhood Commercial Nodes”**
 - **Key Issues**



PHASED APPROACH

PHASE	PLAN	CODE
Phase 1 (2023 Amendment Cycle)	Create Commercial Pattern Area Typology, Policy Gap Assessment, Implementation Framework	Study MFTE Expansion Area design standards updates (limited adoption)
Phase 2 (2024 Periodic Update)	Adopt Commercial Typologies and associated policies	Adopt the implementing zoning districts



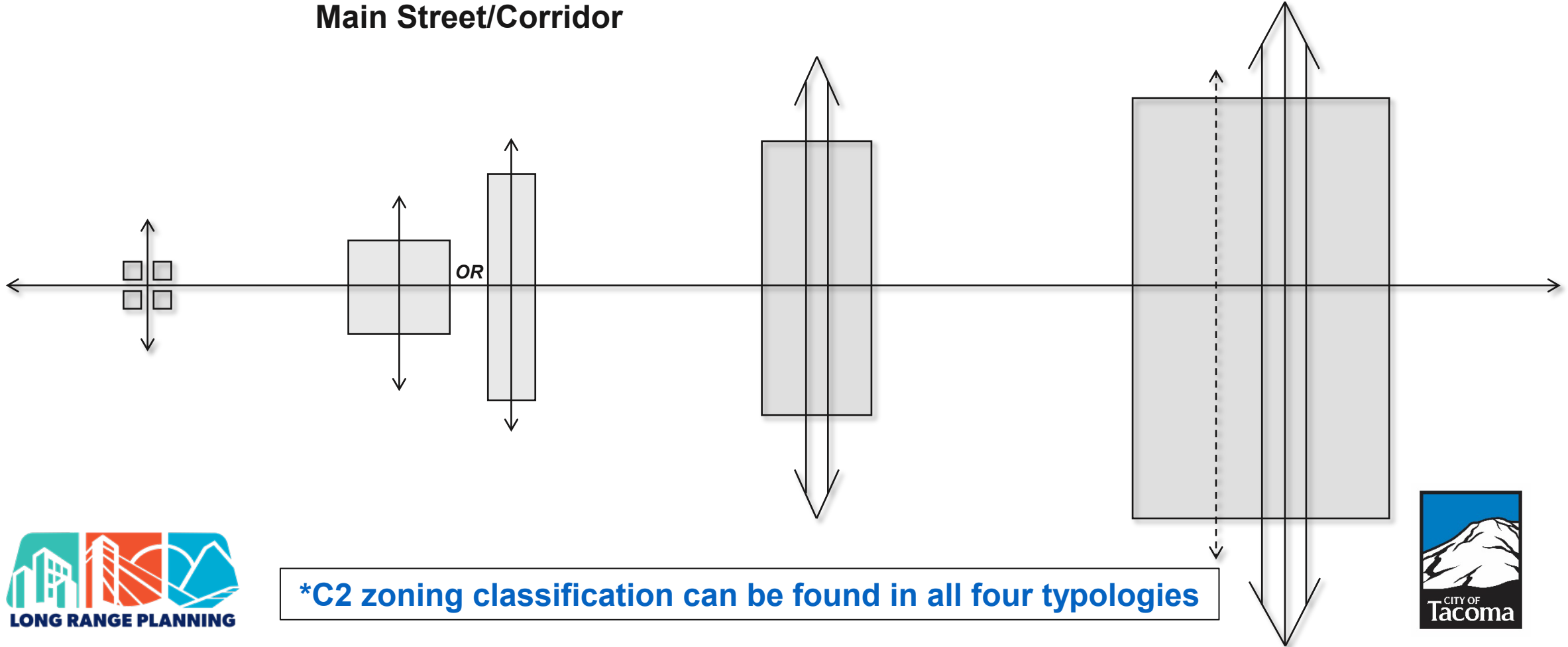
COMMERCIAL PATTERN AREA TYPOLOGIES (EXISTING AREAS)

Corners

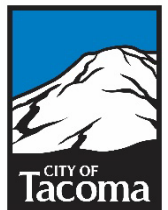
**District;
Main Street/Corridor**

Shopping District

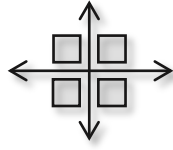
Freeway Interchange



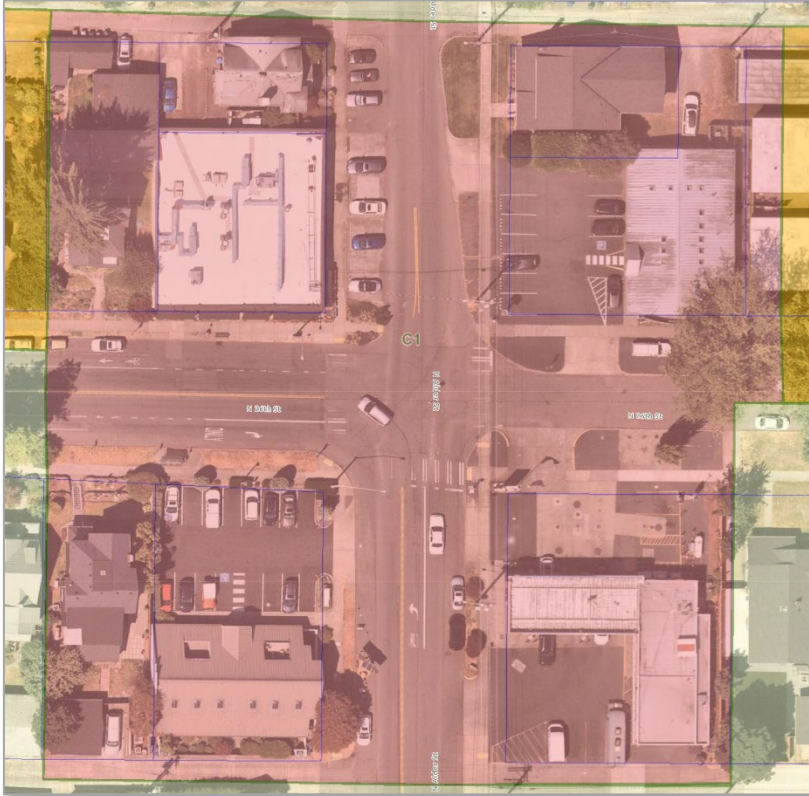
***C2 zoning classification can be found in all four typologies**



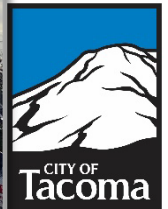
CORNERS



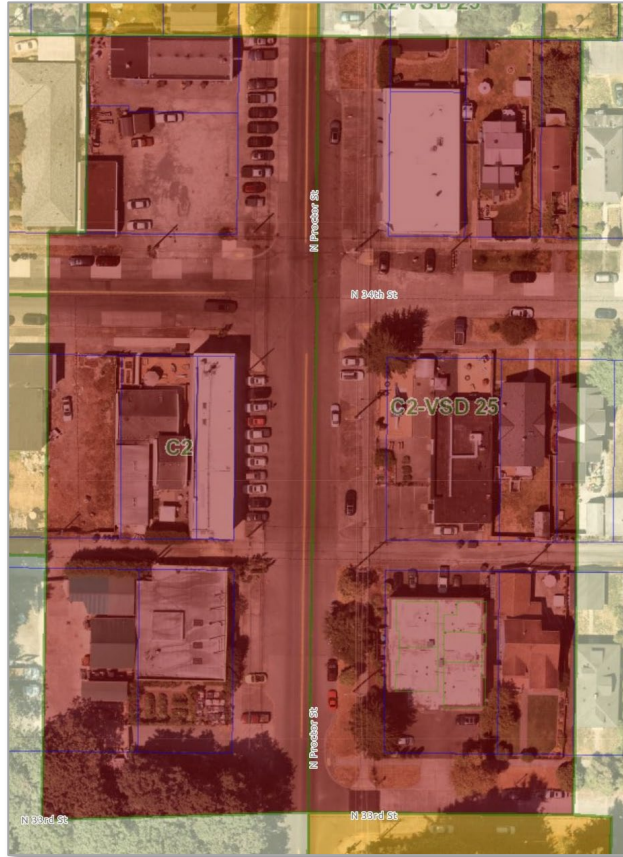
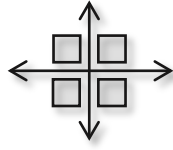
Area	N. 26 th and Alder 43
Predominate Zoning	C-1
Description	Mixture of uses and parking v. building on corner, house converted to office use



2023 Amendment



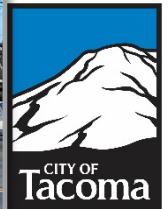
CORNERS



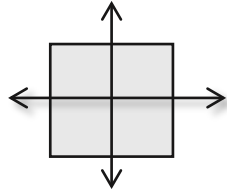
Area	N. 34 th and N. Proctor 44
Predominate Zoning	C-2
Description	Parking along street, corner surface lot, daycare, commercial shops, offices



2023 Amendment



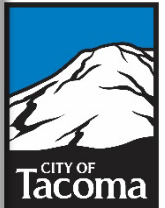
DISTRICT



Area	Lincoln District 45
Predominate Zoning	NCX
Description	Pedestrian-oriented, branded business district, agglomeration of Asian businesses



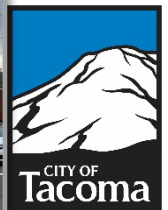
2023 Amendment



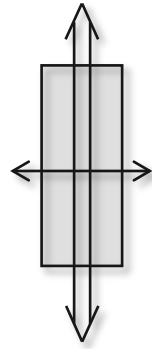
CORRIDOR / MAIN STREET



Area	McKinley & E. 64 th 46
Predominate Zoning	C-2
Description	Mixture of uses and parking v. building on corner, GreenRoad along 64 th



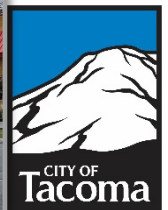
SHOPPING DISTRICT



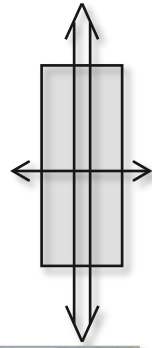
Area	6 th and Pearl (Highland Hills) ⁴⁷
Predominate Zoning	C-2
Description	Mixture of large and small buildings, parking in front, auto-oriented Starbucks



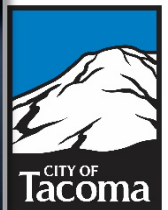
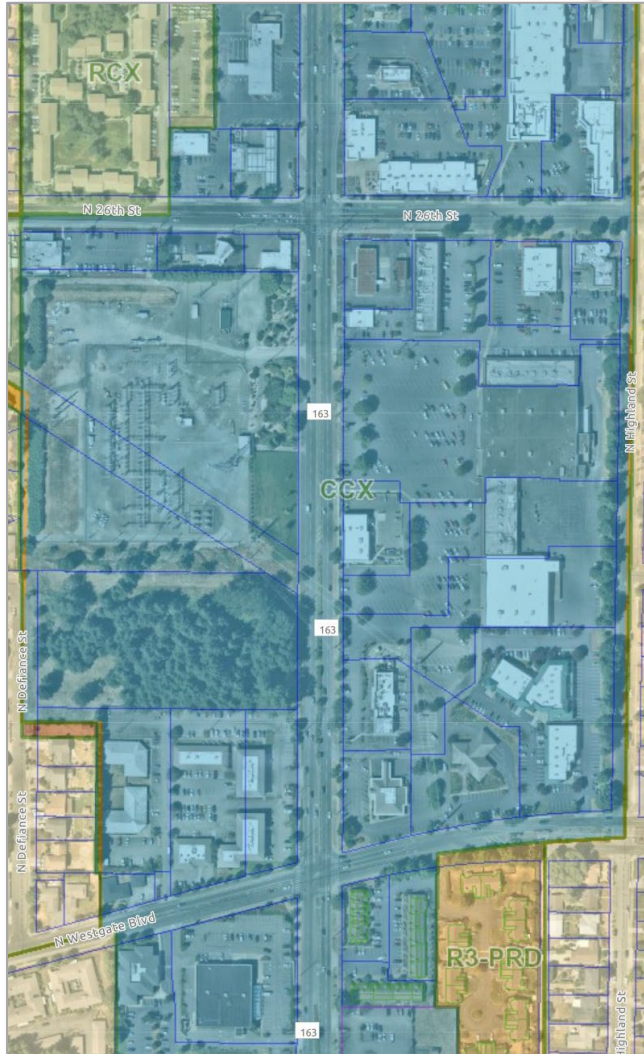
2023 Amendment



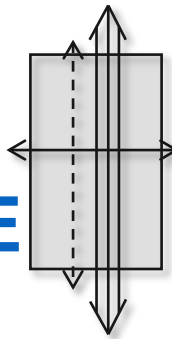
SHOPPING DISTRICT



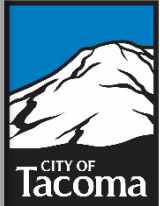
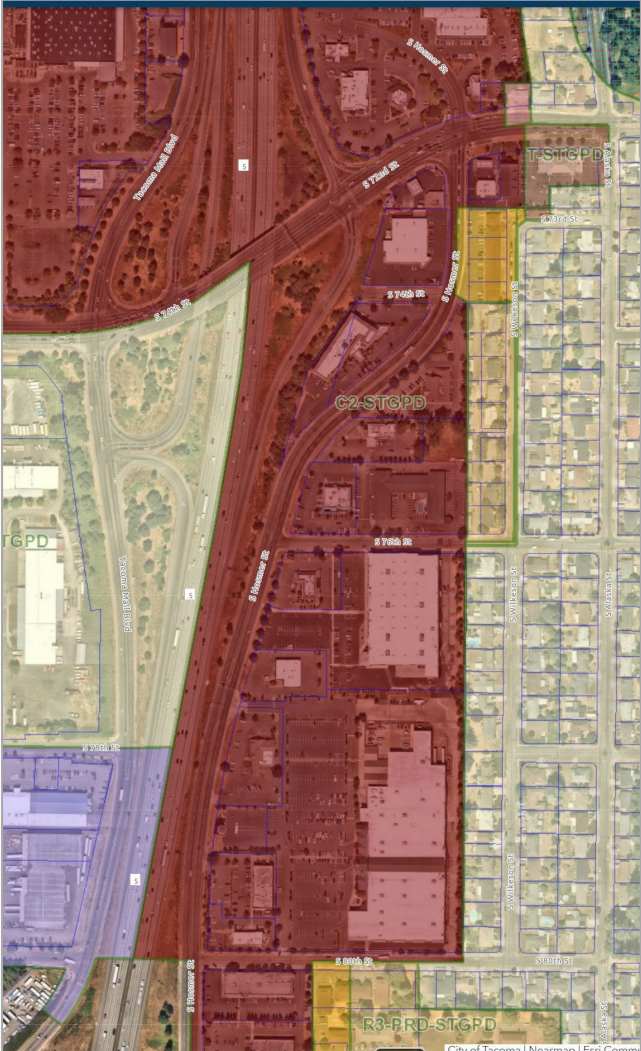
Area	Westgate	48
Predominate Zoning	CCX	
Description	Large shopping centers with parking along street, substation, ped-oriented Starbucks	



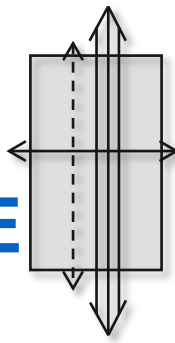
FREEWAY INTERCHANGE



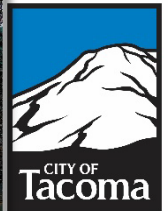
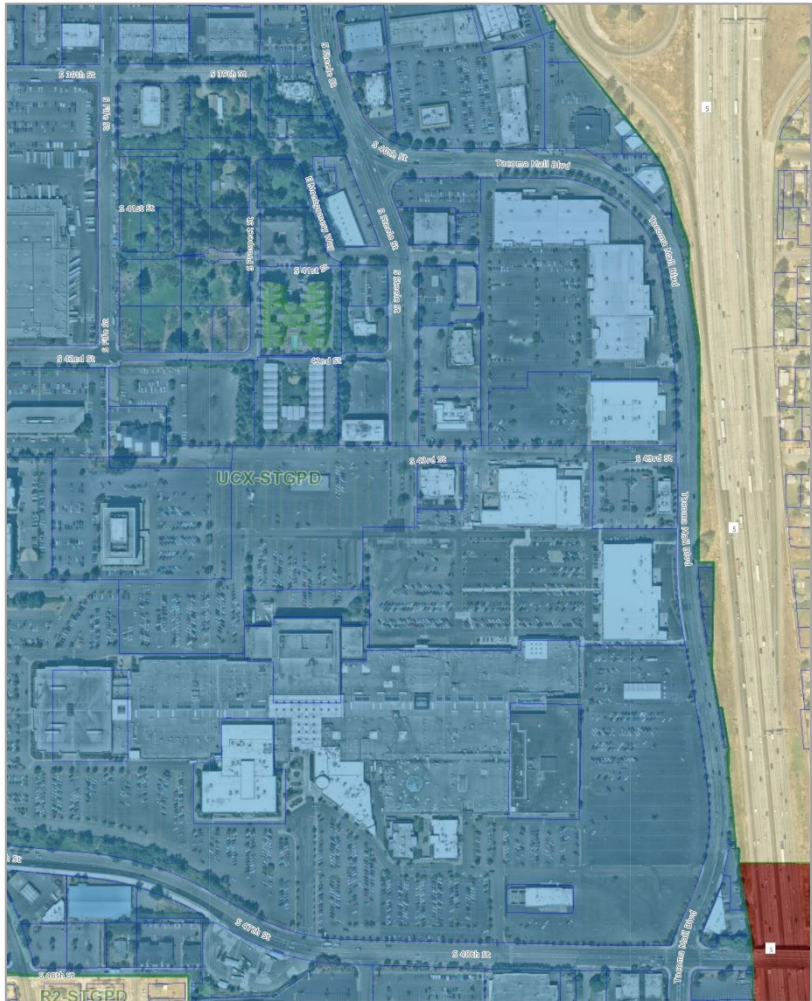
Area	Hosmer 49
Predominate Zoning	C-2
Description	Big box and strip malls along frontage road, large auto-oriented parking lots



FREEWAY INTERCHANGE



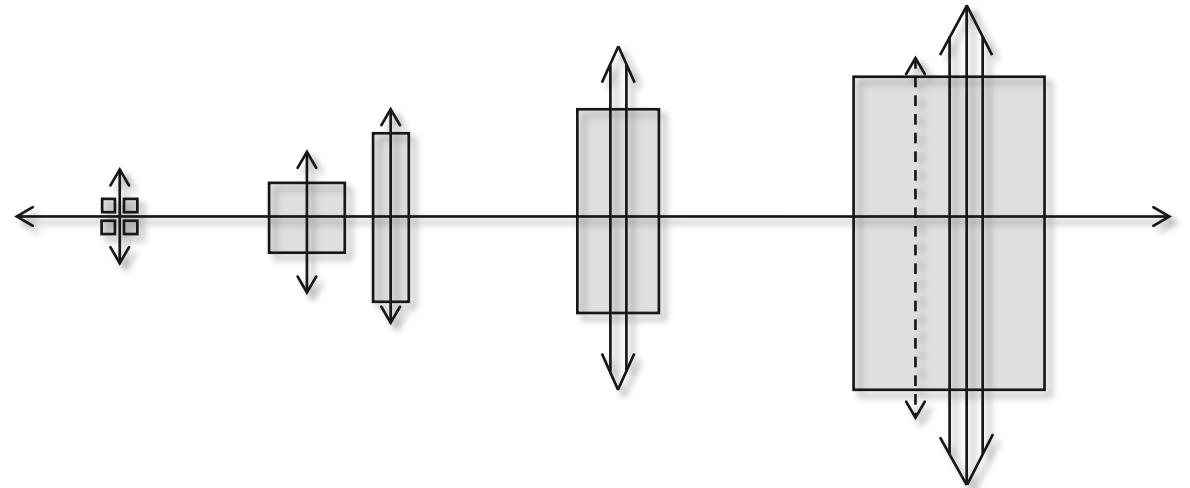
Area	Tacoma Mall BLVD 50
Predominate Zoning	UCX
Description	Mall and big box along frontage road with large auto-oriented parking, ped-friendly features at Krispy Kreme



COMMERCIAL PATTERN AREA TYPOLOGIES

Provisional Classification Criteria:

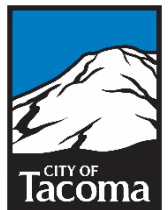
- Size
 - District size
 - Mean building size
 - Business density
- Orientation (Internal v. Street)
- Service area (Vicinity \leftarrow \rightarrow Region)
- Parking quantity & location
- Street classifications & location
 - Ped Streets, transit service



PHASE 2: 2024 UPDATE

TYPES OF CHANGES UNDER CONSIDERATION

- Establish policy typologies and update Land Use Designation Table
- Elimination of redundant zones
- Creation of additional new zones if needed
- Determination of whether some existing “C” zoned areas should be either “X” zones or Centers
- Updating of development standards



MFTE EXPANSION

ORDINANCE 28798 – ADOPTED DECEMBER 2021

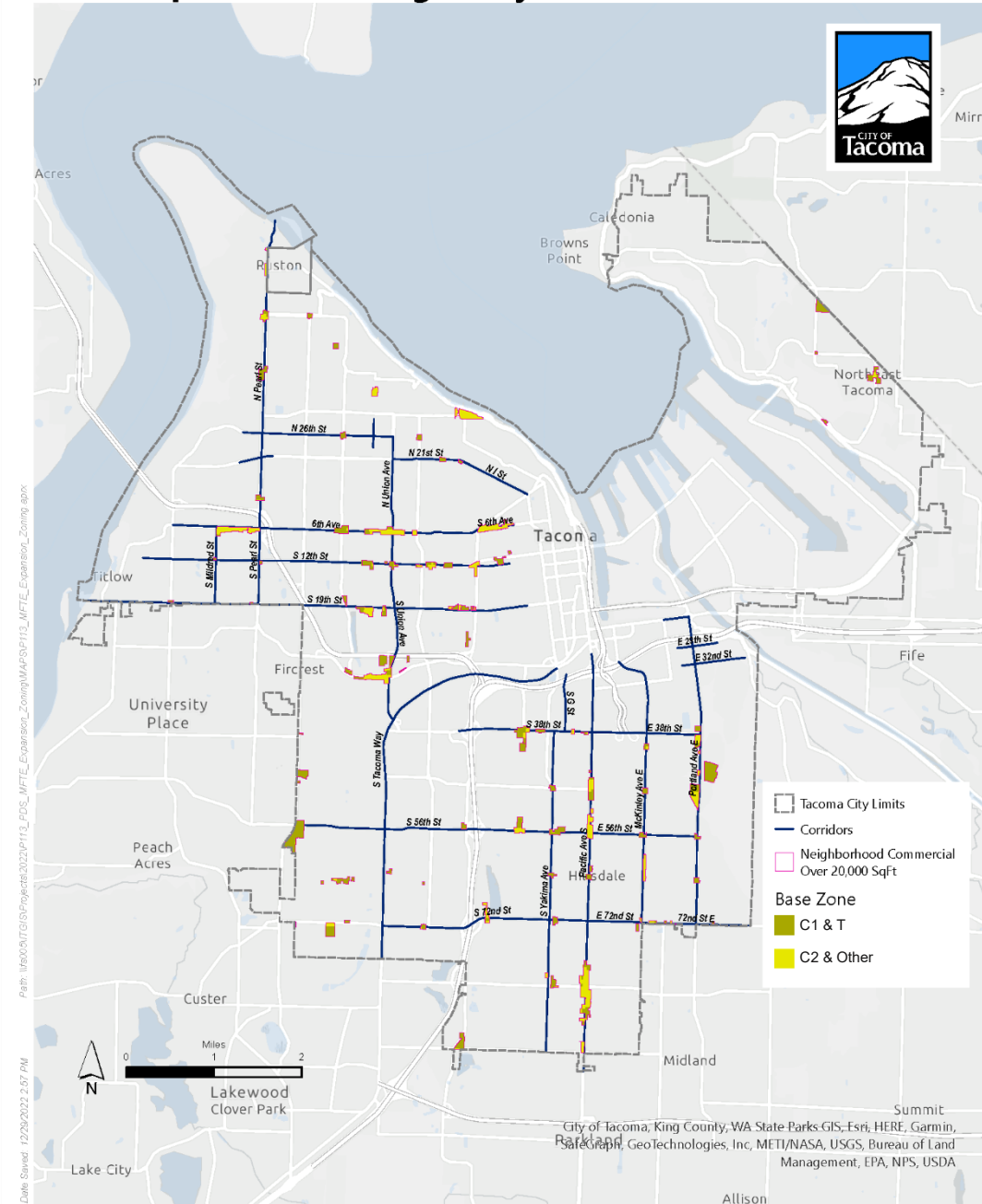
“NEIGHBORHOOD COMMERCIAL NODE”

- Neighborhood Commercial FLUM
- Along existing transit
- Node is at least 20,000 sq. ft.



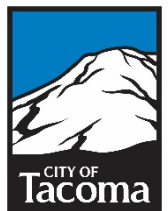
2023 Amendment

MFTE Expansion: Zoning Analysis



KEY ISSUES FOR MFTE EXPANSION AREAS

- Parking between sidewalk and building
- Loss of ground floor commercial
- Build to – frontage requirements and siting (consistency across classifications)
- Residential transitions – commercial v. residential setbacks/build to
- Parking quantity requirements along transit corridors
- Neighborhood Commercial FLUM should be C-1 & T
 - Preliminary analysis reveals significant areas of C-2



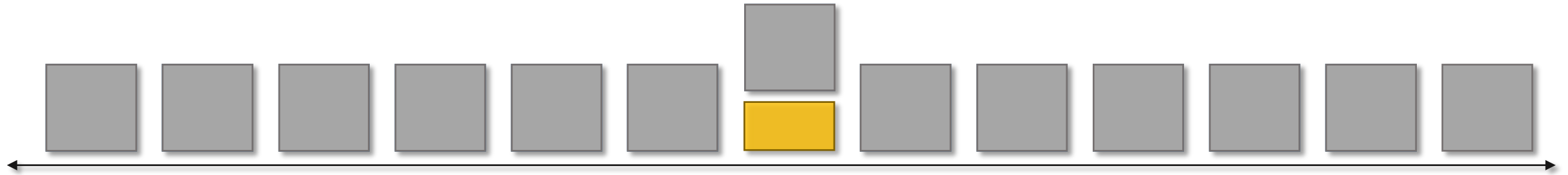
KEY ISSUES MFTE EXPANSION AREAS

McKinley & 72nd

- Setback & build to's
- Landscaping or stoops



KEY ISSUES MFTE EXPANSION AREAS



Loss of Pedestrian orientation to parking between sidewalk and building

6th Avenue & North Fife

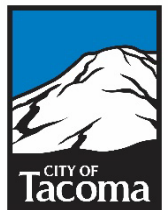


2023 Amendment



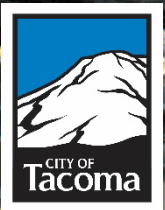
COMMENT & DIRECTION

1. Two-phase approach and scope for each phase
2. Provisional classification criteria for existing pattern area typologies
3. Analysis for the MFTE expansion areas – “Neighborhood Commercial Nodes”



Minor Plan & Code Amendments

2023 AMENDMENT TO THE COMPREHENSIVE PLAN
AND LAND USE REGULATORY CODE



PLANNING COMMISSION

OVERVIEW

01.04.2023

PRESENTATION OUTLINE

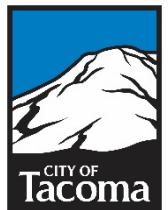
- **Background: Minor Plan and Code Amendments**
- **Scope of Work**
 - Issues Removed from Prelim. Work Plan
 - Issues Added
- **Next Steps**

STAFF CONTACT

Adam Nolan

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Phone: 253-320-8119



BACKGROUND: MINOR PLAN AND CODE AMENDMENTS

- Proposed Minor Amendments to Comprehensive Plan and/or TMC Title 13 – Land Use Regulatory Code (Non-policy and technical in nature)

Intent of Minor Amendments	
Correct errors	Enhance intent
Address inconsistencies	Improve administration
Provide clarity	Improve customer service



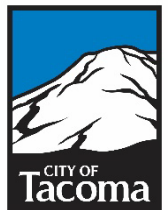
SCOPE OF WORK

Issues Removed from Prelim. Work Plan (Since 8/17/2022 PC Meeting)

- ADA Parking
- Missing Definition for “Tenant”
- Solar Access for Residential Units
- Accessory Buildings in Commercial and Mixed-Use Districts
- Reduced Parking Area Boundary Adjustment
- Application and Assessment Criteria for Comprehensive Plan Text and Map Amendments

Issues Added

- Critical Areas Preservation Ordinance Clarifications (FHWCA modification section)
- Home Address Signage
- Overlay Zoning Maps
- Land Use Table Re-organization



NEXT STEPS

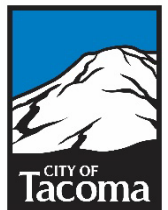
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Minor Plan & Code Amendments

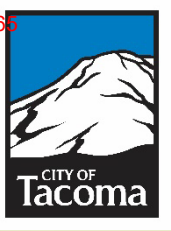
2023 AMENDMENT
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE



PLANNING COMMISSION

OVERVIEW

01.04.2023



Work Program Update 2022-2024

Planning Commission
January 4, 2023

Brian Boudet, Planning Manager
Planning and Development Services Department

AGENDA

- Work Program (2022-2024): Mid-Cycle Status Update
- Planning Commission Bylaws: Potential Modifications
- Recent Commission Feedback



REPORTING REQUIREMENT

Duties and responsibilities (TMC 13.02.040)

The Planning Commission is hereby vested with the following duties and responsibilities:

.....

L. To develop the work program for the coming year in consultation with the City Council and provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year.



REPORTING SCHEDULE

Date	Actions
August 3, 2022	Report Completed – Planning Commission
August 10, 2022	Report Concurred – IPS
January 4, 2023	Mid-Year Check-in – Planning Commission
February 8, 2023	Mid-Year Check-in – IPS
August/Sept. 2023	Annual Report and Work Program (2023-2025)

WORK PROGRAM STATUS UPDATE 2023-2024



SOURCES

- Previous Work Program
- Previously postponed projects
- Mandates (state, regional, and local)
- City Council initiatives and actions
- Planning Commission feedback and suggestions
- One Tacoma Comprehensive Plan High Priority Implementation Measures
- Feedback, requests, or applications from citizens and stakeholders



ANNUAL VS OFF-CYCLE AMENDMENTS

Annual Amendment Docket:

- Changes to the Comprehensive Plan
- Changes to zoning districts/standards that need an associated change to the Plan

Off-Cycle Amendments:

- Exceptions to annual limitation on Comprehensive Plan amendments (Subarea Plans, Capital Facilities Program)
- Code amendments or area-wide rezones that require no concurrent Comprehensive Plan amendments

Factors Considered in Administrative Decisions:

- Staff resources
- Planning Commission work program considerations
- IPS and City Council prioritization
- Timing and duration
- “Batching” amendments with other code amendments
- Administrative efficiency (i.e., one process, one public hearing, one adoption effort)
- Concurrent review and assessment

PLANNING AND DEVELOPMENT PROCESS

Planning

Establishing
Community Vision and
Priorities

Outcome:
Plans, Policies,
Goals

Key Participants:
Council, Advisory
Commissions,
Community, Staff

01

Outcome:
Codes addressing
Building, Zoning,
Infrastructure,
Environment, etc.

Key Participants:
Council, Advisory
Commissions,
Community, Staff

02

Code Development

Establishing community
standards

Permit Review

Ensuring a proposal's
consistency with
community standards

Outcome:
Development
Permits

Key Participants:
Applicant, Staff,
Community (as
appropriate)

03

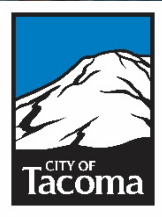
Outcome:
Completed
Project

Key Participants:
Builder, Staff

04

Construction

Inspecting to ensure a
project's consistency
with approved permits



KEY PROJECTS IN 2023

ANNUAL AMENDMENTS PACKAGE

Applications:

- Mor Furniture Land Use Designation
- Commercial Zoning Update
- Shipping Containers for Storage
- Electric Fences
- Delivery-Only Businesses
- Plan and Code Minor Amendments

Expected Completion – Summer 2023



KEY PROJECTS IN 2023

"OFF-CYCLE" PROJECTS

Project	Expected Completion
McKinley Neighborhood Plan	Spring 2023
Design Review Program	Summer 2023
Home in Tacoma Phase 2	Fall 2023
Proctor Neighborhood Plan	Winter 2023/24
<i>South Tacoma Groundwater Protection Update</i>	<i>Fall 2023</i>
Pacific Avenue Subarea Plan – "Picture Pac Ave"	Spring 2024
Tideflats Subarea Plan & EIS	Summer 2024
GMA 2024 Comp Plan Periodic Update	Fall 2024



KEY PROJECTS IN 2024 *(PRELIMINARY)*

GMA 2024 Comp Plan Periodic Update

Tideflats Subarea Plan & EIS

Pacific Avenue Subarea Plan – “Picture Pac Ave”

Neighborhood Plan Implementation & Additional Neigh. Plans (approx. 1/year)

Public Notice and Engagement – Comprehensive Review

2025-2030 Capital Facilities Program (CFP)

Home in Tacoma Project – Implementation and Refinement

Design Review Program – Implementation and Refinement

South Tacoma Economic Green Zone – Subarea Plan (pending budget)



PLANNING COMMISSION BYLAWS



PLANNING COMMISSION BYLAWS

Electronic participation in meetings – Section IV.E.

Electronic Participation in Meetings – Members of the Commission may participate in a meeting through electronic communications, teleconferencing, videoconferencing, or other appropriate technology available at the meeting location that enables all persons participating in the meeting to communicate with each other simultaneously and instantaneously. ~~Members who wish to participate in such a meeting must notify Staff before the scheduled start time for the meeting, allowing adequate time for Staff to make necessary preparations.~~ Participation in such a meeting shall constitute presence in person at such meeting, and that presence shall count toward a quorum of the Commission for all purposes. ~~Electronic participation in meetings shall not be used on a regular basis; it should be used to accommodate special needs of the Commission as may be determined by the Chair or to accommodate members whose physical presence at the meeting is prevented due to prior obligations, personal illness or disability, a family or other emergency, or unforeseen circumstances.~~



PLANNING COMMISSION BYLAWS

Accepting oral comments at meetings

- Chair authority - Section H.2(d)

Task forces, subcommittee or working groups

- Advisory Committees – Section II.A.
- Task Forces – Section II.B.

Disclosures

- Purpose – Section VII.B.



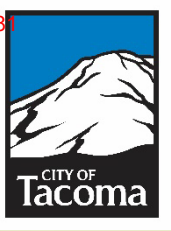
RECENT COMMISSION FEEDBACK



COMMISSION FEEDBACK

- Coordination with other groups
- Commission meetings
- Meeting preparation
- Staff presentations
- Outreach/Engagement
- Other issues





Work Program Update 2022-2024

Planning Commission
January 4, 2023

Brian Boudet, Planning Manager
Planning and Development Services Department