



PRESENTATION(S)

Special Meeting on May 8, 2024

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1. Home In Tacoma – Potential Amendments (PowerPoint slides for Discussion Item F1)	3 – 54



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

Home in Tacoma

And you!

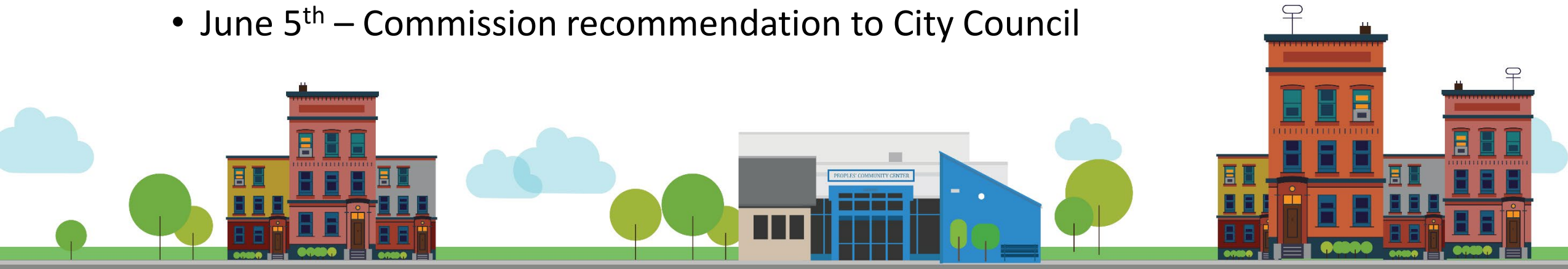
Planning Commission Changes
to HIT Package

May 8, 2024



Agenda

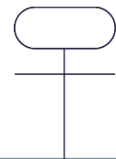
- Direction on potential changes to the HIT package
 - Debriefed Public Hearing input on 04/03 and 04/17
 - Identified multiple potential proposed amendments
 - Potential actions for each proposed amendment
 - ✓ Move draft code forward as-is
 - ✓ Create Amendment to change draft code
 - ✓ Incorporate into Commission Recommendations
- Next steps
 - May 15th – Commission direction on amendments
 - June 5th – Commission recommendation to City Council



Seeking decisions on initial batch of topics (debriefed 04/03)

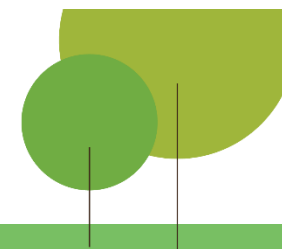
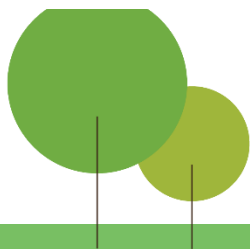
- A total of 29 proposals received (+3 more in 05/15 packet)
 - Zoning (8) *2 have been decided*
 - Housing Types & Building Design (2)
 - Parking and Transportation (6)
 - Unit Lot Subdivisions (1)
 - Trees and Amenity Space (9)
 - Bonuses (affordability, building retention, visitability) (3)





Current Draft Zoning Standards

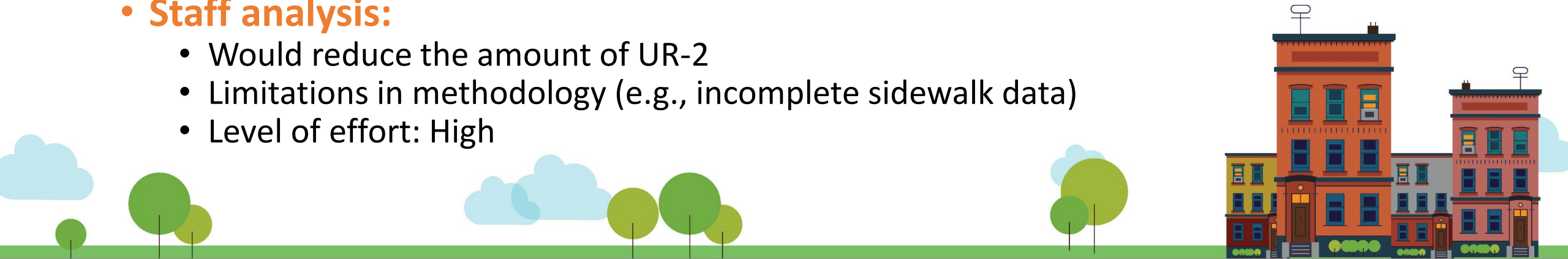
	UR-1	UR-2	UR-3
Density (Units per 6000 sf lot)	<ul style="list-style-type: none"> • Baseline: 1/1500 sf (4 per lot) • Bonus 1: 1/1000 sf (6 per lot) • Bonus 2: 1/750 sf (8 per lot) 	<ul style="list-style-type: none"> • Baseline: 1/1000 sf (6 per lot) • Bonus 1: 1/750 sf (8 per lot) • Bonus 2: 1/500 sf (12 per lot) 	<ul style="list-style-type: none"> • Baseline: 1/750 sf (8 per lot) • Bonus 1: 1/500 sf (12 per lot) • Bonus 2: 1/375 sf (16 per lot)
FAR	<ul style="list-style-type: none"> • Baseline (1-2 units): 0.6, 3+ units: 0.8 • Bonus 1: 1.0 • Bonus 2: 1.2 	<ul style="list-style-type: none"> • Baseline (1-2 units): 0.8, 3+ units: 1.0 • Bonus 1: 1.2 • Bonus 2: 1.6 	<ul style="list-style-type: none"> • Baseline (1-2 units): 1.0, 3+ units: 1.2 • Bonus 1: 1.6 • Bonus 2: 2.0
Height	<ul style="list-style-type: none"> • Baseline: 35 ft (25 ft rear yard) • Bonus 1: 35 ft rear yard • Bonus 2: Same 	<ul style="list-style-type: none"> • Baseline: 35 ft (25 ft rear yard) • Bonus 1: 35 ft rear yard • Bonus 2: Same 	<ul style="list-style-type: none"> • Baseline: 35 ft • Bonus 1: 45 ft (4 stories) • Bonus 2: 45 ft (5 stories)
Front & Rear Setbacks	<ul style="list-style-type: none"> • Baseline: 15 ft • Bonus 1: 10 ft • Bonus 2: 5 ft 	<ul style="list-style-type: none"> • Baseline: 15 ft • Bonus 1: 10 ft • Bonus 2: 5 ft 	<ul style="list-style-type: none"> • Baseline: 10 ft • Bonus 1: 7.5 ft • Bonus 2: 5 ft



#1 – Zoning map: Measure UR-2 by walking distance

- **Sponsor:** Chair Karnes
- **Current draft:**
 - UR-2 designate 1/8-mile from designated features “as the crow flies”
- **Proposed change:**
 - Measure by walking distance
- **Why?**
 - Could be more accurate reflection of walkability
- **Staff analysis:**
 - Would reduce the amount of UR-2
 - Limitations in methodology (e.g., incomplete sidewalk data)
 - Level of effort: High

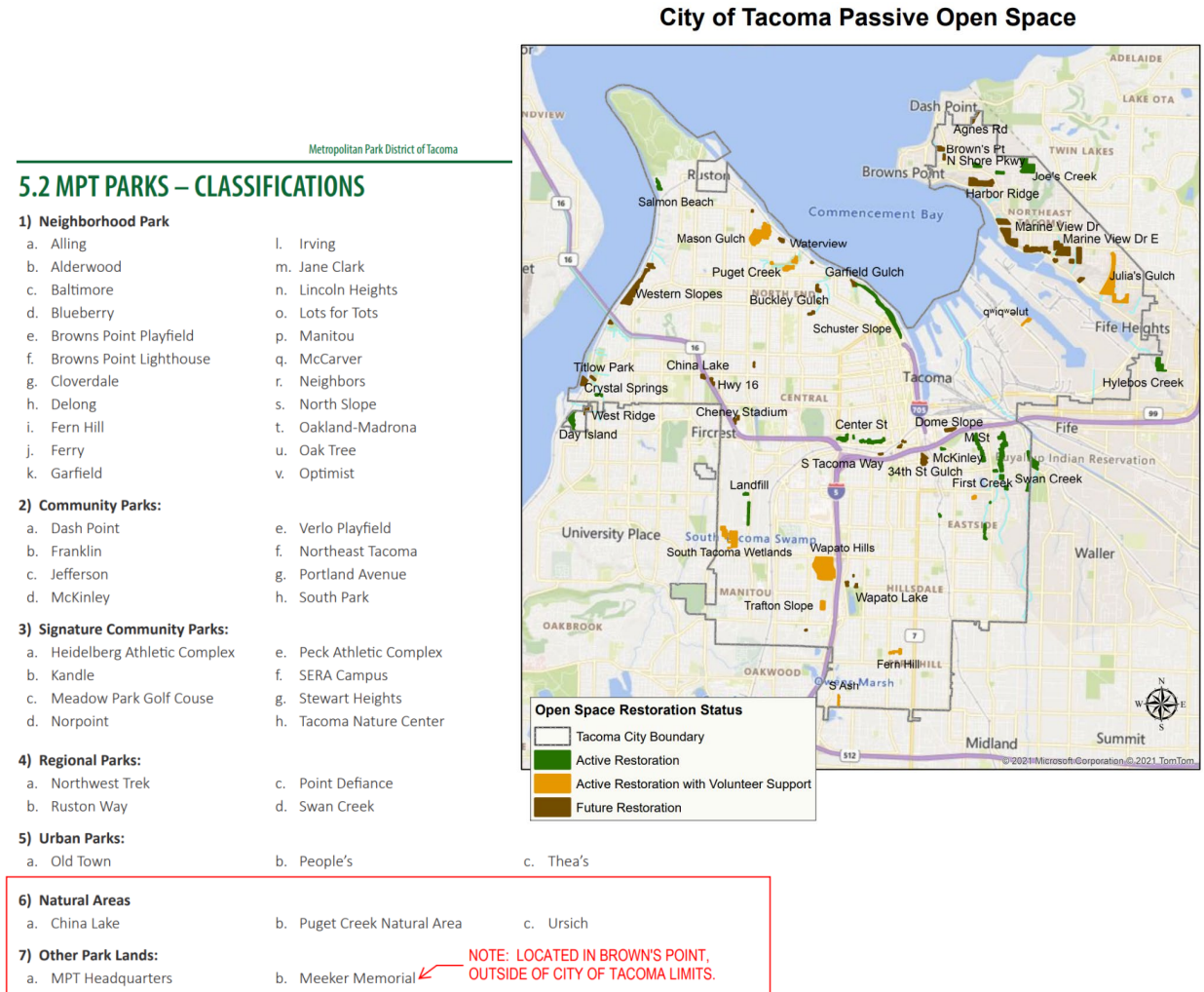
Withdrawn
(04/17/24)



#2 - Zoning map: Only active use parks

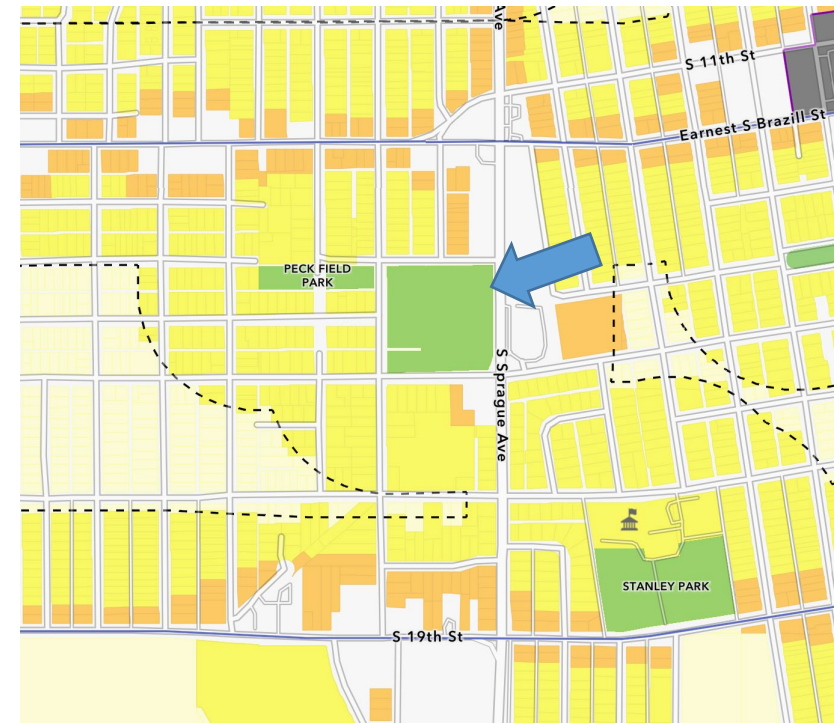
Commission voted no (04/17/24)

- **Sponsor:** Santhuff
- **Current draft:**
 - UR-2 1/8-mile from all parks
- **Proposed change:**
 - Remove MPT Natural Areas/Other Park Lands/City Passive Open Space
- **Why?**
 - Protect natural areas, promote walkability; will reduce housing overall
- **Staff analysis:**
 - Would significantly reduce the amount of UR-2
 - A fair, but not perfect, proxy for “active use”
 - Level of Effort: Moderate



Zoning #3: Only active use parks over 10 acres

- **Sponsor:** Vice Chair Steele
- **Current draft:**
 - UR-2 designate 1/8-mile from all parks
- **Proposed changes:**
 - Remove parks smaller than 10 acres and
 - Remove passive use/open space parks
- **Why?**
 - Reduce strain on parks, waste management, maintenance, emergency services
 - Smaller parks may not provide adequate open/amenity space
- **Staff analysis:**
 - Would substantially reduce the amount of UR-2
 - Level of effort: Moderate



EXAMPLE: Peck Field is about 9.2 acres

#4 - Setbacks: Front setbacks no less than 10 ft

- **Sponsor:** Vice Chair Steele
- **Current draft:**
 - Front setbacks can be 7.5 to 5 ft via bonuses
- **Proposed changes:**
 - No front setback below 10 ft
- **Why?**
 - Safety for pedestrians
 - Avert strain on waste management, street maintenance and emergency services
- **Staff analysis:**
 - Would make bonuses less viable, reduce overall housing capacity
 - Clarify if also applies to Tree retention setback flexibility?
 - Level of effort: Low

ZONE NAME	Urban Residential 1 (UR-1)	Urban Residential 2 (UR-2)	Urban Residential 3 (UR-3)
Height, maximum	35 feet 25 feet high in rear 25 feet of lot		35 feet
	15 feet for accessory buildings.		
	Buildings within a View Sensitive Overlay district are subject to additional restrictions per 13.06.070.A. Certain specified uses and structures are allowed to extend above height limits, per Section 13.06.602.		
Height with Bonus, maximum	Bonus 1 and 2: 35 feet, including 35 feet in rear yard		45 feet
Number of Stories, maximum	3		3 Bonus 1: 4 Bonus 2: 5
Height flexibility with tree retention	See TMC 13.06.020.F.3		
Front Setback, minimum	15 feet		10 feet
	Exception: porches, entries, and residential transition areas may be located within the front setback per the provisions of TMC 13.06.010.H.		
Front Setback, minimum with Bonus	Bonus 1: 10 feet Bonus 2: 5 feet		Bonus 1: 7.5 feet Bonus 2: 5 feet

3. Flexibility for Tree Retention

Flexibility for certain development standards are available when retaining an existing tree over 12 inches DBH, pursuant including the following:

a. Height flexibility for retaining at least one tree:

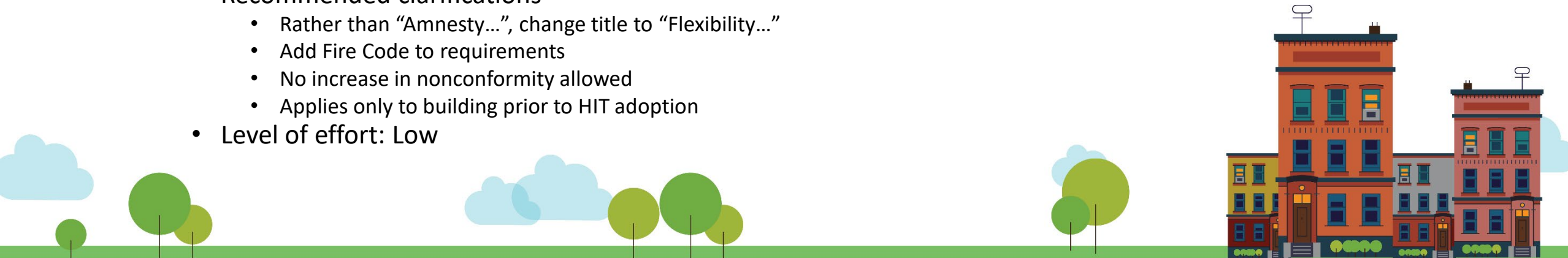
- (1) UR-1 and UR-2 districts: 35 feet maximum in rear yard.
- (2) UR-3 district: 45 feet maximum.

b. Front and rear setback flexibility:

- (1) UR-1 and UR-2 districts: 10 feet minimum for retaining one tree. 5 feet minimum for retaining a tree grove.
- (2) UR-3 district: 7.5 feet minimum for retaining one tree. 5 feet minimum for retaining a tree grove.

#5 – Amnesty for existing, unpermitted middle housing

- **Sponsor:** Sadalge
- **Current draft:** N/A
- **Proposed changes:**
 - Existing, unpermitted middle housing can be legalized, provided
 - Meets Building and Energy Code
 - Not required to meet design and site requirements
 - Amnesty expires in 5 years
- **Why?**
 - Allows existing, occupied housing units to be legalized
 - Encourages safety and energy improvements
- **Staff analysis:**
 - Precedent - similar concept used with ADU's (with limited results)
 - Recommended clarifications
 - Rather than “Amnesty...”, change title to “Flexibility...”
 - Add Fire Code to requirements
 - No increase in nonconformity allowed
 - Applies only to building prior to HIT adoption
 - Level of effort: Low



#6 – Residential Business definition

- **Sponsor:** Marlo
- **Current draft:**
 - No more than 2 who don't reside there can work there
- **Proposed changes:**
 - Remove limit on number of people who do not reside there
- **Why?**
 - Align definitions
- **Staff analysis:**
 - Blurs line between Residential Business 1 and 2, but no direct conflicts
 - Level of effort: Low

f. ~~No person other than members of the family residing~~ No more than two people who do not reside on the premises shall be engaged in the ~~home occupation~~ residential business at the dwelling. ~~Non-related employees~~ Additional people are allowed to be engaged in a ~~home occupation~~ Residential Business provided they work at a jobsite other than the dwelling during the workday.



#7 – Middle housing definition

- **Sponsor:** Marlo
- **Current draft:**
 - State definition (HB 1110)
- **Proposed changes:**
 - Reduce emphasis on similarity/compatibility with single unit housing
- **Why?**
 - Clarity
- **Staff analysis:**
 - Top definition doesn't address Middle Housing scale or form
 - Level of effort: Low

~~“Middle housing.” Buildings that are compatible in scale, form, and character with single unit houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. Within Urban Residential Districts, middle housing types have been further refined—see TMC 13.06.020.F.~~

OR

“Middle housing.” Buildings that are either compatible in scale, form, ~~and~~ or character with single unit houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. Within Urban Residential Districts, middle housing types have been further refined—see TMC 13.06.020.F.

#8 – Accessory building standards

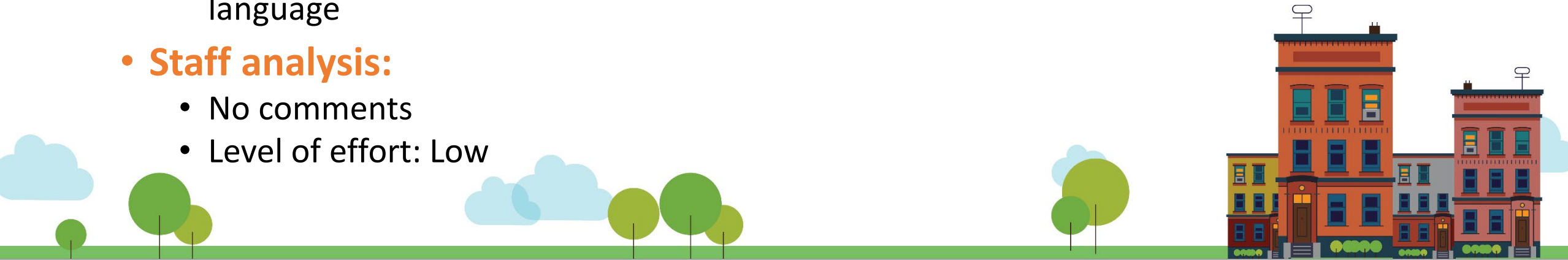
- **Sponsor:** Marlo
- **Current draft:**
 - Describes ADUs as a category of Accessory Structure
- **Proposed changes:**
 - Clarify that ADUs are not considered Accessory Structures anymore
- **Why?**
 - Clarity/consistency
- **Staff analysis:**
 - Corrects an oversight in the current draft
 - Level of effort: Low



#9 – Habitable space definition

- **Sponsor:** Marlo
- **Current draft:**
 - Habitable space – a “room” defined for habitation, including...
- **Proposed changes:**
 - Wording clarifications
- **Why?**
 - Clarification/more precise language
- **Staff analysis:**
 - No comments
 - Level of effort: Low

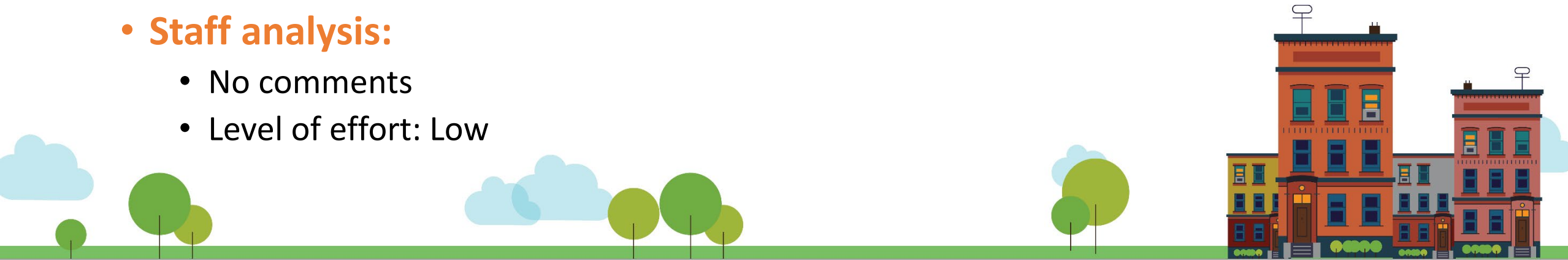
“Habitable Space.” A ~~room~~ **space** used for habitation. May include residential spaces such as foyers, entries, living rooms, dining rooms, kitchens, bedrooms, dens, **lofts**, home offices, ~~lobbies, mailrooms~~, common amenity spaces, playrooms, and mudrooms, as well as nonresidential spaces such as **lobbies, mailrooms**, cafes or commercial spaces. May not include spaces such as garages, storage spaces, loading, mechanical, electrical or other utility rooms.



#10 – Prohibited materials

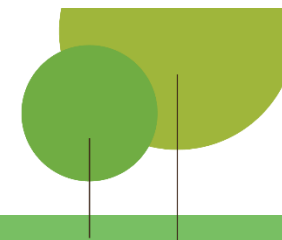
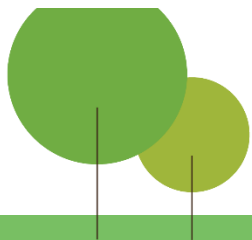
- **Sponsor:** Marlo
- **Current draft:**
 - Additional Design Standards: Prohibits plywood and similar materials...
- **Proposed changes:**
 - Remove prohibition on these materials
- **Why?**
 - Too subjective, affects affordability
- **Staff analysis:**
 - No comments
 - Level of effort: Low

~~e. Prohibited Materials (1) Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used for street-facing facades, except that board and batten siding shall be allowed for façade variation up to 40 percent of the front façade facing the street.~~



Current Draft Parking Standards

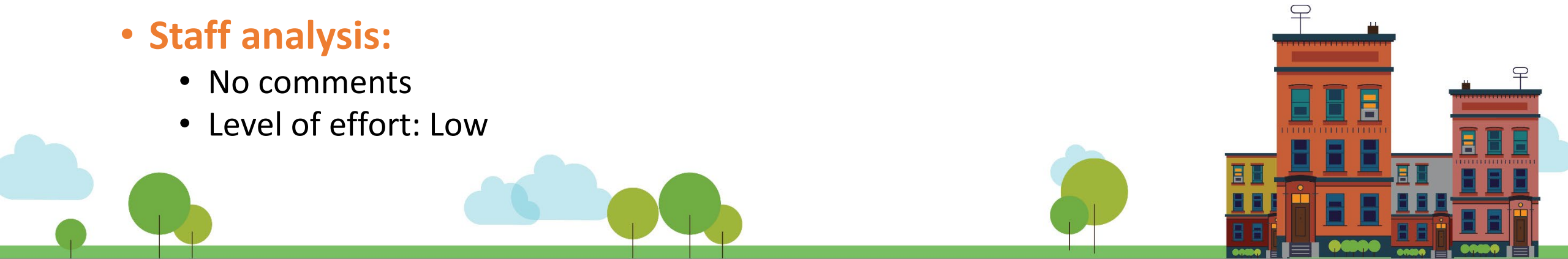
	UR-1	UR-2	UR-3
Minimum Parking Requirements	<ul style="list-style-type: none"> • Baseline: 1 stall per unit • Bonus 1: None for bonus units • Bonus 2: None 	<ul style="list-style-type: none"> • Baseline: 0.75 per unit • Bonus 1: None for bonus units • Bonus 2: None 	<ul style="list-style-type: none"> • Baseline: 0.5 per unit • Bonus 1: None for bonus units • Bonus 2: None
Parking Reductions	<ul style="list-style-type: none"> • None required in Reduced Parking Areas (1/2-mile from major transit stations) 		
Existing Automobile Parking (for reference)	<ul style="list-style-type: none"> • 2.0 stalls per single-family dwelling • 1.25 per multifamily dwelling unit • No parking required for ADUs 		
Bike Parking	<ul style="list-style-type: none"> • 1 long-term stall per unit • 1 short-term U-rack (2 stalls) per site (existing is 1 per 20 units) • Allow long-term bike parking within dwelling units 		



#11 – Parking requirements (rounding down)

- **Sponsor:** Karnes
- **Current draft:**
 - Rounds up or down from midpoint
- **Proposed changes:**
 - Round down
- **Why?**
 - Clarifies code
 - Reduces overall parking
- **Staff analysis:**
 - No comments
 - Level of effort: Low

Fractions resulting from required parking calculations will be rounded ~~up or~~ down to the nearest whole number.



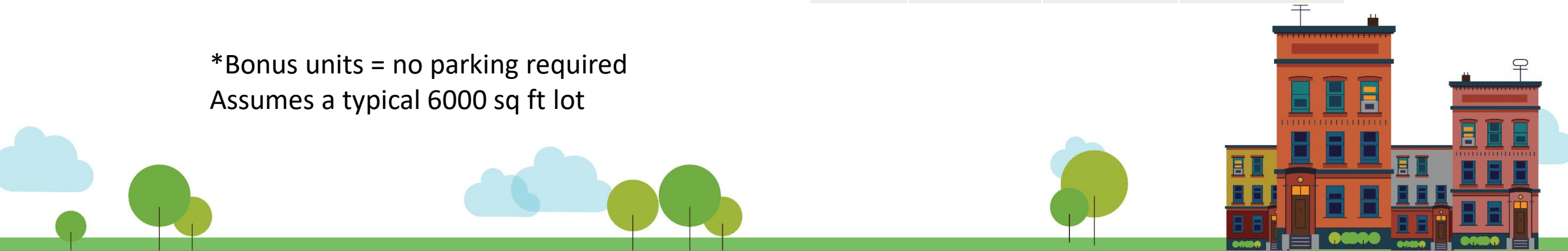
Current draft (rounding up/down):

Units	UR-1 1.0	UR-2 0.75	UR-3 0.5
1	1	1 (1.0)	1 (0.5)
2	2	2 (1.5)	1 (1.0)
3	3	2 (2.25)	2 (1.5)
4	4	3 (3.0)	2 (2.0)
5	4*	4 (3.75)	3 (2.5)
6	4*	5 (4.5)	3 (3.0)

Proposed change (rounding down):

Units	UR-1 1.0	UR-2 0.75	UR-3 0.5
1	1	0 (0.75)	0 (0.5)
2	2	1 (1.5)	1 (1.0)
3	3	2 (2.25)	1 (1.5)
4	4	3 (3.0)	2 (2.0)
5	4*	3 (3.75)	2 (2.5)
6	4*	4 (4.5)	3 (3.0)

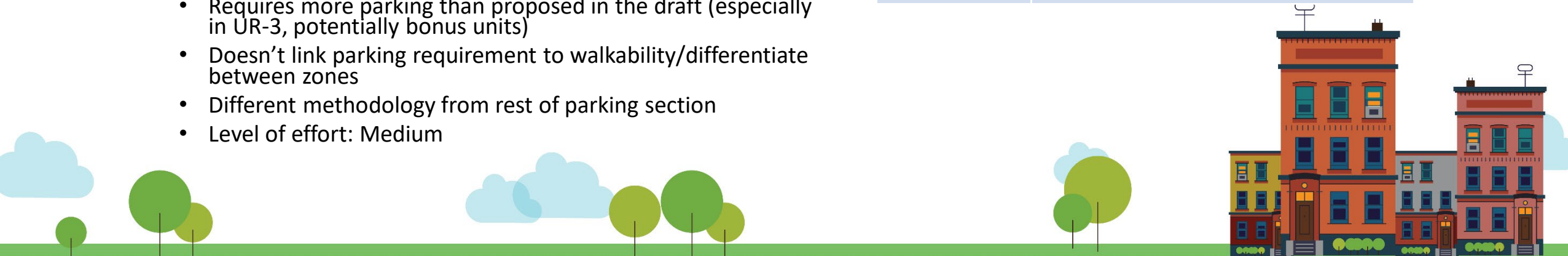
*Bonus units = no parking required
Assumes a typical 6000 sq ft lot



#13 – Increase parking quantity requirements, change methodology

- **Sponsor:** Sadalge
- **Current draft:**
 - Requires 1.0 to 0.5 per dwelling, rounded up or down, exempts ADUs
- **Proposed changes:**
 - Sliding scale of whole numbers for parking, same for all UR zones/bonuses
 - Parking study option for bonus projects
- **Why?**
 - More parking needed
 - Clarify/address rounding
- **Staff analysis:**
 - Requires more parking than proposed in the draft (especially in UR-3, potentially bonus units)
 - Doesn't link parking requirement to walkability/differentiate between zones
 - Different methodology from rest of parking section
 - Level of effort: Medium

Units	Parking (all UR zones, no reduction via bonuses)
1-4	1 per unit
5-6	4 stalls total
7-8	5 stalls total
9-12	6 stalls total
13-14	7 stalls total
15-16	8 stalls total
17+	0.5 per unit



Current draft – number of parking stalls reqd.

Draft Parking - From Elliot

Parking Factor	UR1	UR2	UR3
	100%	75%	50%
1	1	1	1
2	2	2	1
3	3	2	2
4	4	3	2
5	4	4	3
6	4	5	3
7	0	5	4
8	0	5	4
9		0	4
10		0	4
11		0	4
12		0	4
13			0
14			0
15			0
16			0

Number of Units Built

Draft Parking - Sandesh Proposal % Of Units

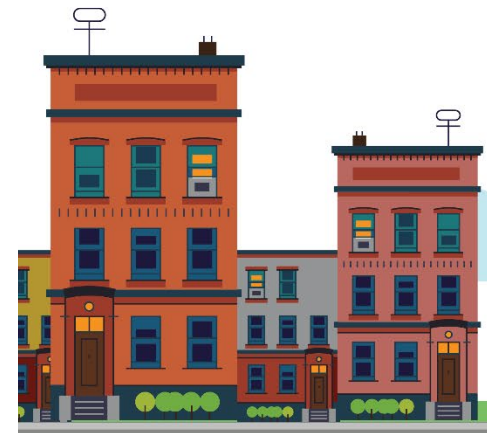
Parking Factor	UR1	UR2	UR3
	100%	75%	50%
1	100%	100%	100%
2	100%	100%	50%
3	100%	67%	67%
4	100%	75%	50%
5	80%	80%	60%
6	67%	83%	50%
7	0%	71%	57%
8	0%	63%	50%
9		0%	44%
10		0%	40%
11		0%	36%
12		0%	33%
13			0%
14			0%
15			0%
16			0%

Number of Units Built

Bonus 1
Bonus 2

Assumes a 6000 sq ft lot

Bonus 1
Bonus 2



Proposed change (Sadalge)

Draft Parking - Sandesh Proposal

	<u>UR1</u>	<u>UR2</u>	<u>UR3</u>
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	4	4	4
6	4	4	4
7	5	5	5
8	5	5	5
9		6	6
10		6	6
11		6	6
12		6	6
13			7
14			7
15			8
16			8

Draft Parking - Sandesh Proposal % Of Units

	<u>UR1</u>	<u>UR2</u>	<u>UR3</u>
1	100%	100%	100%
2	100%	100%	100%
3	100%	100%	100%
4	100%	100%	100%
5	80%	80%	80%
6	67%	67%	67%
7	71%	71%	71%
8	63%	63%	63%
9		67%	67%
10		60%	60%
11		55%	55%
12		50%	50%
13			54%
14			50%
15			53%
16			50%

Bonus 1
 Bonus 2

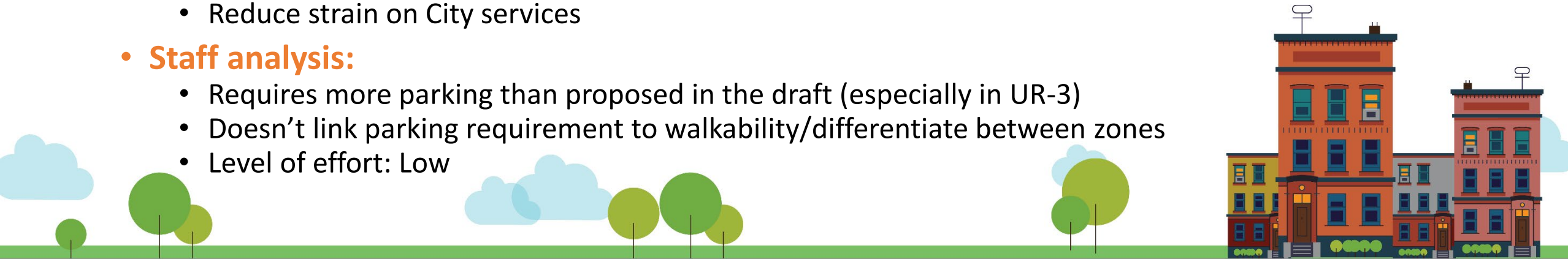
Bonus 2 can reduce parking if study is conducted and shows ample parking is available.

Bonus 1
 Bonus 2



#16 – Increase parking quantities to 50% of current standards

- **Sponsor:** Steele
- **Current draft:**
 - 1.0 in UR-1, 0.73 in UR-2, 0.5 in UR-3 (outside of RPA)
 - Bonuses, ADU exemption
- **Proposed changes:**
 - Require 50% of current quantities (generally, 2 per SF dwelling, 1 per MF dwelling)
 - 1.0 per single-unit dwelling, 0.5 for all other residential
- **Why?**
 - More parking needed
 - Reduce strain on City services
- **Staff analysis:**
 - Requires more parking than proposed in the draft (especially in UR-3)
 - Doesn't link parking requirement to walkability/differentiate between zones
 - Level of effort: Low



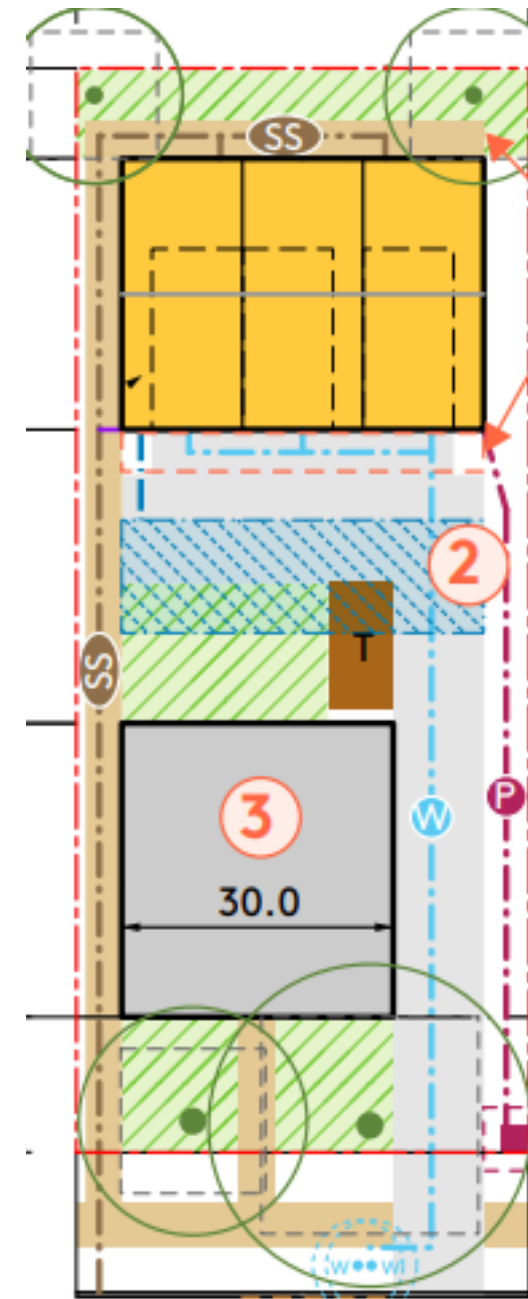
#12 – Special use standards - parking

- **Sponsor:** Karnes
- **Current draft:**
 - ADUs parking exempt, but must replace required parking
 - Parking requirements same as for commercial uses in other zones
- **Proposed changes:**
 - Remove requirement to replace parking taken by ADUs
 - No parking required for non-residential in UR zones
- **Why?**
 - Promotes affordability, neighborhood vitality
- **Staff analysis:**
 - No comments
 - Level of effort: Low



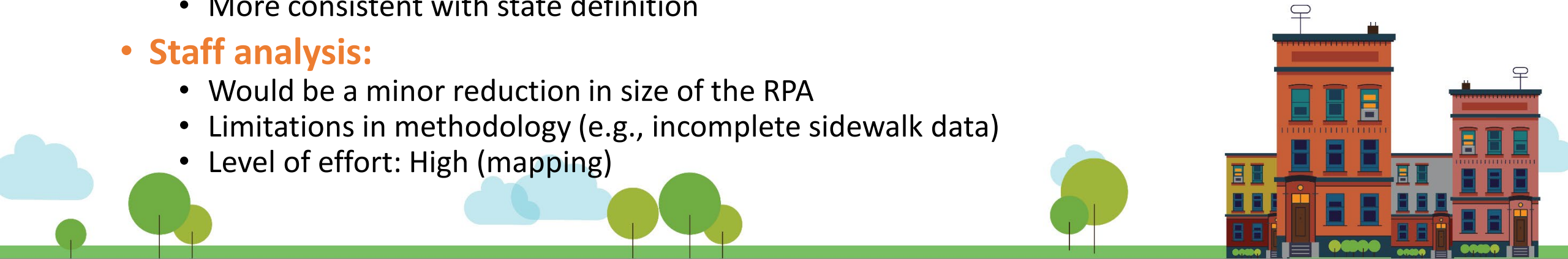
#14 – Non-alley lots with only 1 stall required exempt from parking

- **Sponsor:** Santhuff
- **Current draft:**
 - Parking based on number of units + reductions for bonuses/ADUs
 - Parking required to be in rear of lot
- **Proposed changes:**
 - If only 1 stall required, and no alley access, then requirement becomes 0
- **Why?**
 - Frontloaded driveway to rear of site would mean a lot of pavement for just 1 stall
- **Staff analysis:**
 - No comments
 - Level of effort: Low













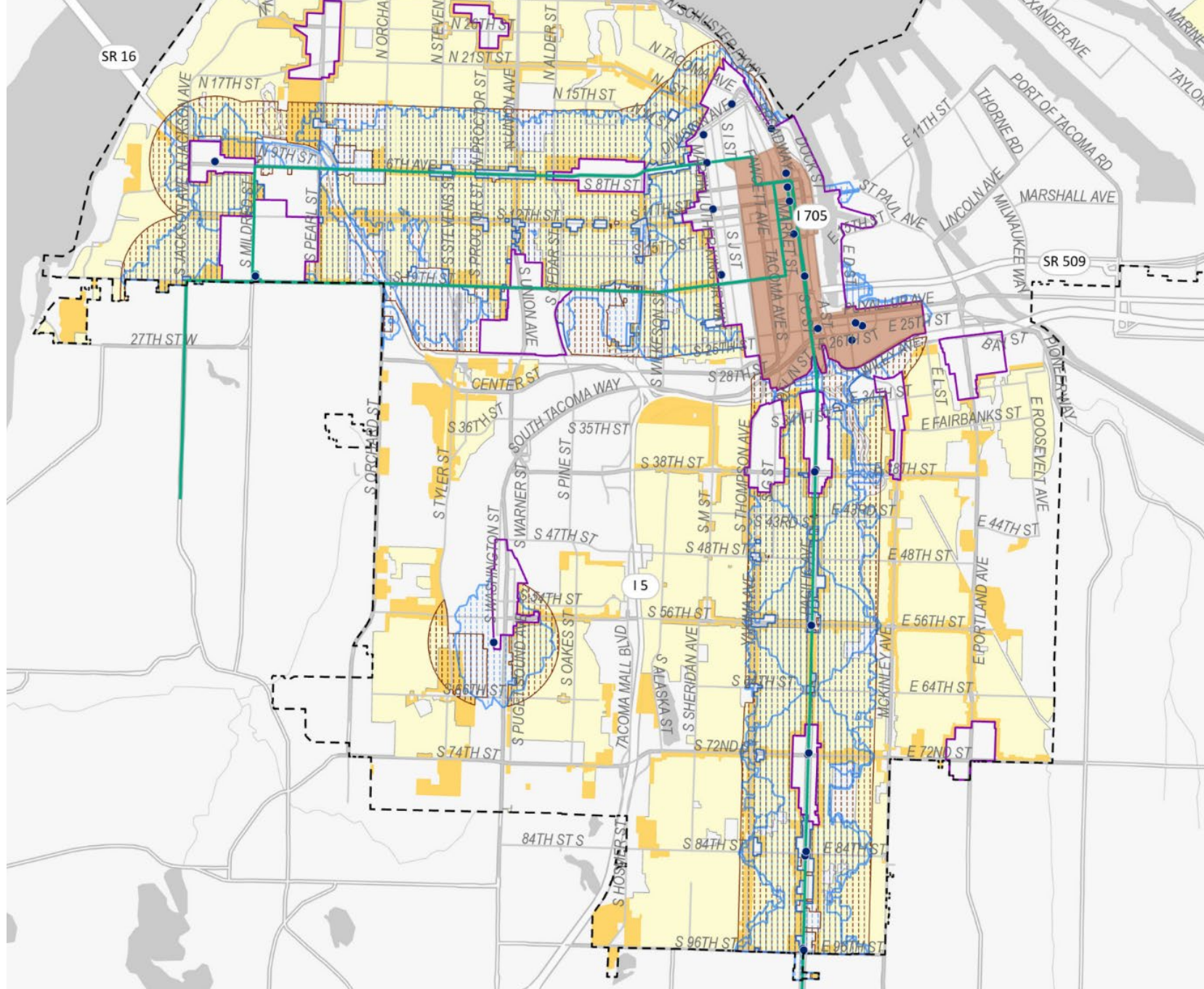
#15 – Major Transit Stop definition, Reduced Parking Area map change

- **Sponsor:** Karnes
- **Current draft:**
 - Major Transit Station definition – per state (HB 1110)
 - RPA map – ½-mile radius
- **Proposed changes:**
 - Major Transit Stop - reflect Tacoma's transit corridors
 - Change map to half mile walking distance
- **Why?**
 - More logically tied to walkability
 - More consistent with state definition
- **Staff analysis:**
 - Would be a minor reduction in size of the RPA
 - Limitations in methodology (e.g., incomplete sidewalk data)
 - Level of effort: High (mapping)



Reduced Parking Area map

-  Tacoma City Limits
-  Mixed Use Centers
-  Major Transit Stop
-  High Capacity Transit Routes
-  Current Reduced Parking Area
-  Proposed Reduced Parking Area
-  Parking Area Expansion
-  Proposed Reduced Parking Areas Expansion (0.5 Mile Walk)
- Land Use Designation**
-  Low-Scale Residential
-  Mid-Scale Residential



#17a. Trees – Credits (Terminology / methodology)

Sponsors: Karnes, Krehbiel, Martenson, Marlo

Current draft:

- Uses tree credits to measure compliance with tree canopy requirements

Proposed changes:

- Change the measure of compliance **from tree credits to tree canopy**

Why?

- Support Tacoma’s city-wide goal of enhancing tree canopy cover to 30%
- Ensure canopy coverage is equitably distributed across the city

Staff analysis:

- **Tree credits represent canopy coverage.** Because new trees do not yet have mature canopy, the benefit for future canopy must be quantified. The draft code uses Tacoma’s existing methodology to do this and simplifies the calculation for existing trees.
- Potential option: Rename to “Tree Canopy Credits”
- Recent studies show credits are easier to implement & enforce (and more widely used) than mapping actual canopy cover

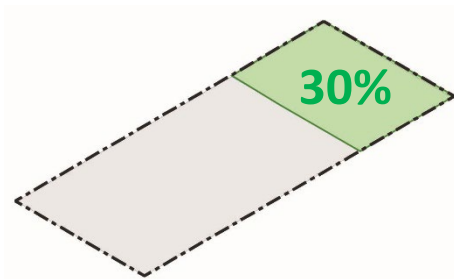
Component	King County	Algona	Auburn	Beaux Arts	Bellevue*	Black Diamond	Bothell	Burien	Carnation	Clyde Hill	Covington	Des Moines	Duvall	Enumclaw	Federal Way	Hunts Point	Issaquah	Kenmore	Kent	Kirkland	Lake Forest Pk	Maple Valley	Medina	Mercer Island	Milton	Newcastle	Normandy Pk	North Bend	Pacific	Redmond	Renton	Sammamish	SeaTac	Seattle	Shoreline	Skykomish	Snoqualmie	Tukwila	Woodinville	Yarrow Point				
Density - units/credits/in.							◆	◆					◆		◆			◆	◆	◆			◆					◆		◆											◆			
Density - canopy cover																	◆				◆	◆																						

Source: Developing Effective Urban Tree Regulations on Private Property, 2024

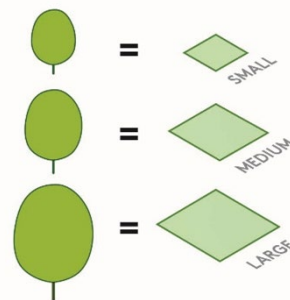
#17.a Trees – Credits (Terminology / methodology)

Tree credits quantify tree canopy benefits. This is **only a language change** from existing standards and is calculated the same as existing requirements for tree canopy coverage by percentage of a lot.

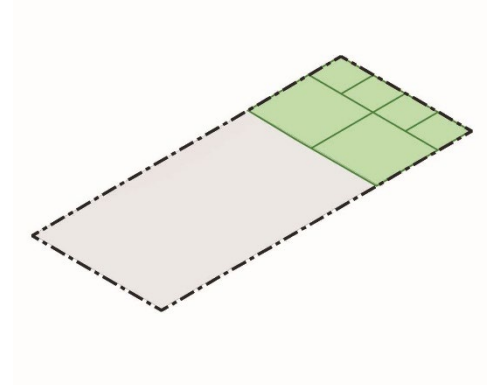
When 30% of the lot area is used to calculate tree requirements, this is essentially a 30% canopy requirement.



The percentage of lot area is used to determine how many trees or "tree credits" are required on a site.



Both existing and new trees are each worth a certain amount of credit toward this target area.

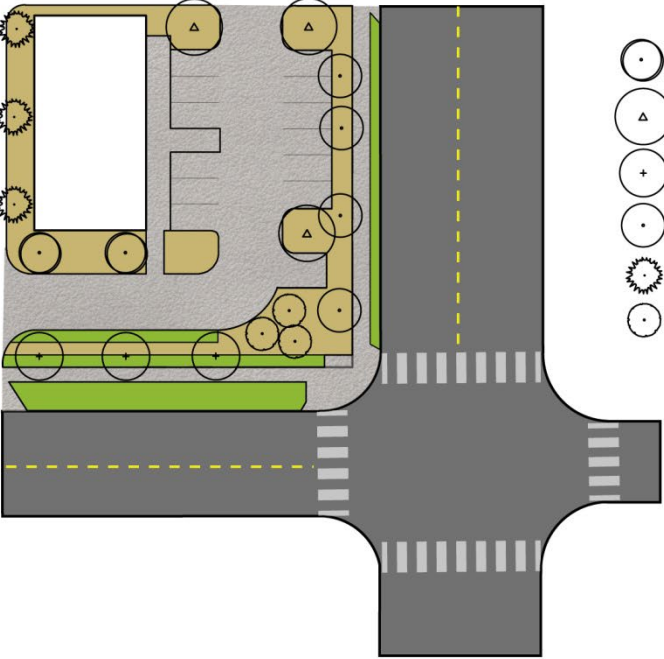


For existing trees, the DBH (diameter) determines how many credits are earned for retaining the tree, because mapping actual canopy is complex and resource intensive.

For new trees, credits are allocated based on whether the mature size (canopy) of the planted tree species is considered small, medium or large (based on mature height, spread, and growth rate).

#17.a Trees – Credits (Terminology / methodology)

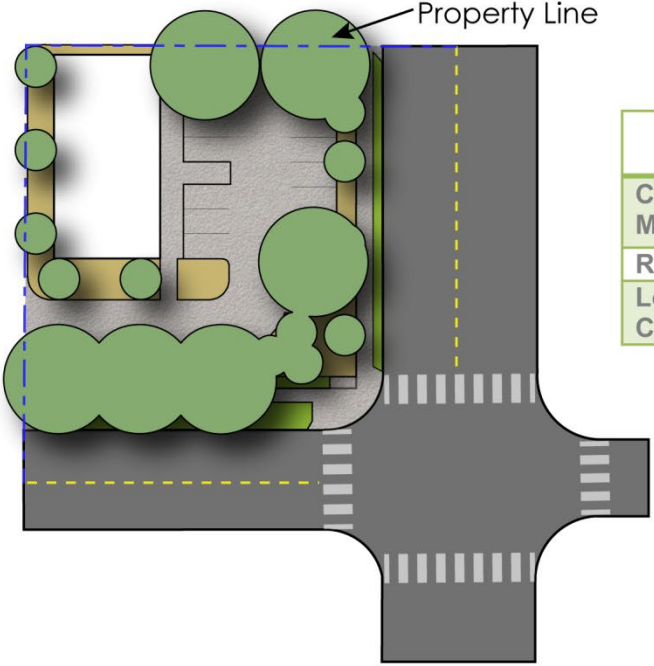
The mature growth of each newly planted tree species is factored into tree requirement calculations to achieve tree canopy goals



- PYRUS CALLERYANA 'CHANTICLEER'
- △ ZELCOVA SERRATA 'VILLAGE GREEN'
- QUERCUS COCCINEA
- ACER GRISEUM
- ⊙ THUJA PLICATA 'FASTIGIATA'
- CIRCIS CANADENSIS

	Land Area
Commercial / Mixed Use Lot	14,400 ft. ²
ROW	10,800 ft. ²
Lot and ROW Combined	25,200 ft. ²

Planting Plan



	Canopy Area	Canopy Goal	Canopy Cover
Commercial / Mixed Use Lot	5,567 ft. ²	15%	39%
ROW	2,097 ft. ²	30%	19%
Lot and ROW Combined	7,664 ft. ²		31%

Illustration of species at maturity

#17b. Trees – Credits (Minimum Quantity)

Sponsors: Karnes, Krehbiel, Martenson, Marlo

Current draft:

- 200 min. tree credits (per 6,000 sf lot) required for all development, with varying minimums per zone
- Cannot count trees in ROW

Proposed changes:

- Sets a **20% minimum canopy cover** required on all sites (rather than 200 credits + variance + fee in lieu).
- Allows **right-of-way trees to count** toward required tree canopy cover percentage for the site.
- **Increases the minimums for UR-3** (from 15% with bonuses to 20% with bonuses).

Why?

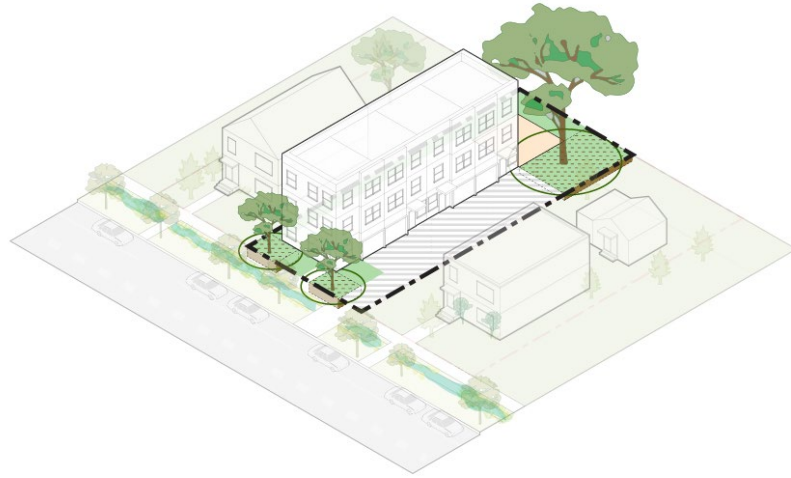
- Support Tacoma’s city-wide goal of enhancing tree canopy cover to 30%
- Ensure canopy coverage is equitably distributed across the city

Staff analysis:

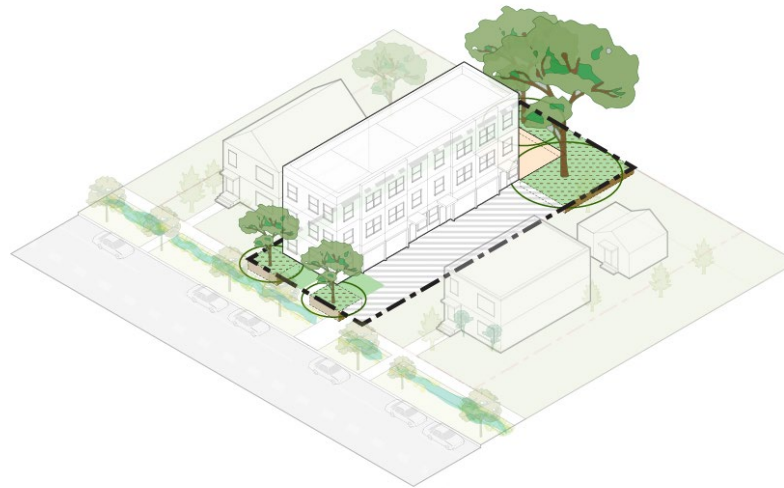
- Together, **these changes would require fewer trees but offer less flexibility** (in UR-3). The following slides show how UR zones are critical to reaching the City’s 30% tree canopy goal.
- Recommend increasing the minimum required (with a variance) from 200 credits instead of these proposed changes.



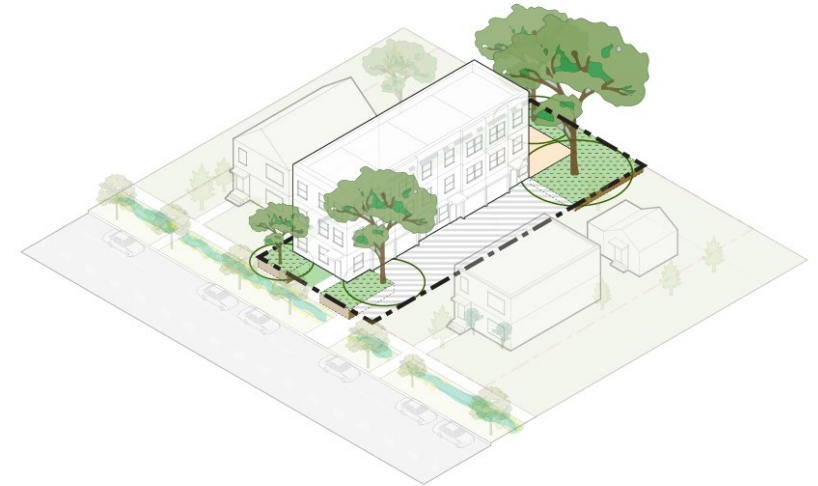
Tree Credits – Visual Comparison



Zone: UR-1, 2, 3
 Units: 4
 FAR: 1
 Height: 35'
 Parking: 1 stall/unit
 Amenity Space: 492 SF/unit
**Tree Credits: Equivalent to
 25% lot area**



Zone: UR-1, 2, 3
 Units: 4
 FAR: 1
 Height: 35'
 Parking: 1 stall/unit
 Amenity Space: 492 SF/unit
**Tree Credits: Equivalent to
 30% lot area**



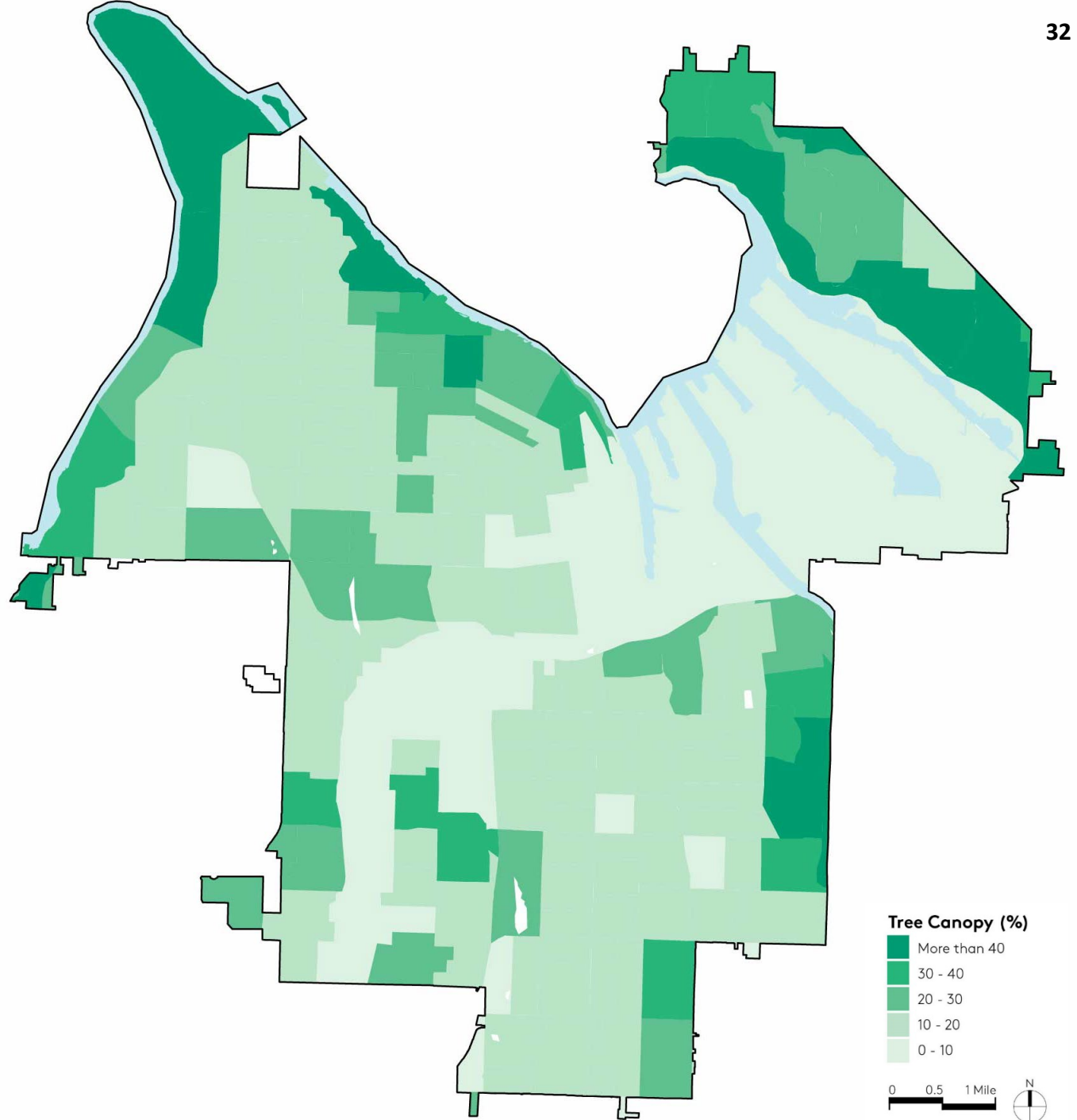
Zone: UR-1, 2, 3
 Units: 4
 FAR: 1
 Height: 35'
 Parking: 1 stall/unit
 Amenity Space: 492 SF/unit
**Tree Credits: Equivalent to
 35% lot area**

Citywide Tree Canopy (from 2011 PC goal-setting)

Land Use	Sq Mi	% of City	Actual Cover (%)	Canopy ROW Goal only	Canopy Goal (%)	Canopy Goal (Sq Mi)
Commercial/Mixed Use (CM)	3.6	7.3%	3.7%	3.7%	15%	0.54
Downtown (DN)	0.5	1.0%	3.1%	1.4%	15%	0.075
Developed Park (DP)	1.9	3.9%	28.7%	28.7%	35%	0.665
Major Institution (MA)	3	6.1%	6.8%	6.8%	25%	0.75
Multi-Family (MF)	2.2	4.4%	19.0%	19.0%	25%	0.55
Manufacturing/Industrial (MI)	5.6	11.4%	3.7%	3.7%	10%	0.56
Parks Natural Area (PN)	4.2	8.5%	74.6%	74.6%	80%	3.36
Single Family (SF)	15.5	31.4%	23.0%	23.0%	30%	4.65
ROW/Non-Parceled Areas	12.8	26.0%	9.2%	50.0%	30%	3.84
	49.94	100%	19%	30%	30%	14.99

Existing Citywide Tree Canopy

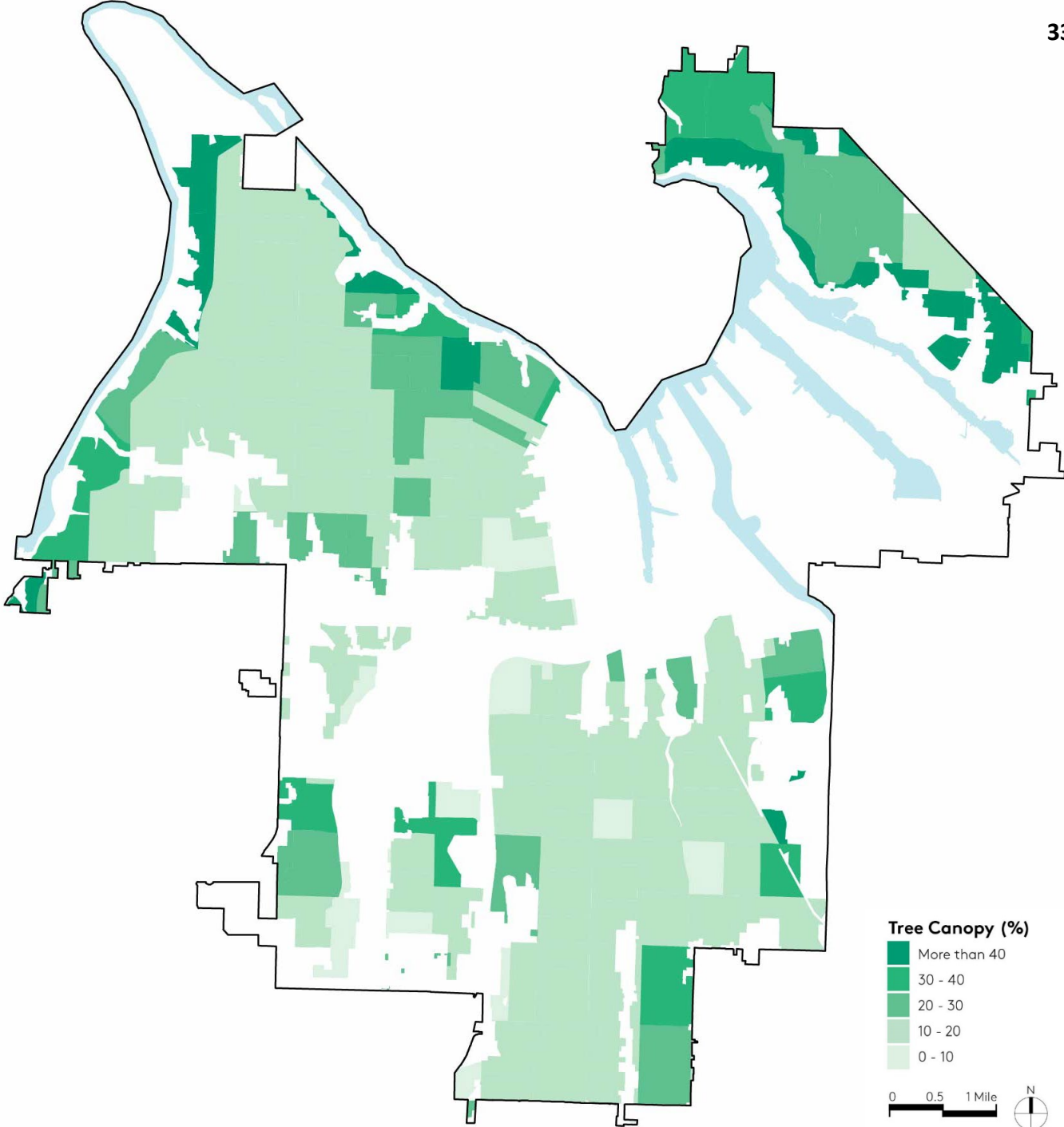
Tacoma's tree canopy is currently **20%** averaged across the city.



Citywide Tree Canopy & Middle Housing

The existing tree canopy in Middle Housing zones is approximately **18%**.

Together Middle housing zones and public rights-of-way cover approximately 50% of the city's land area.

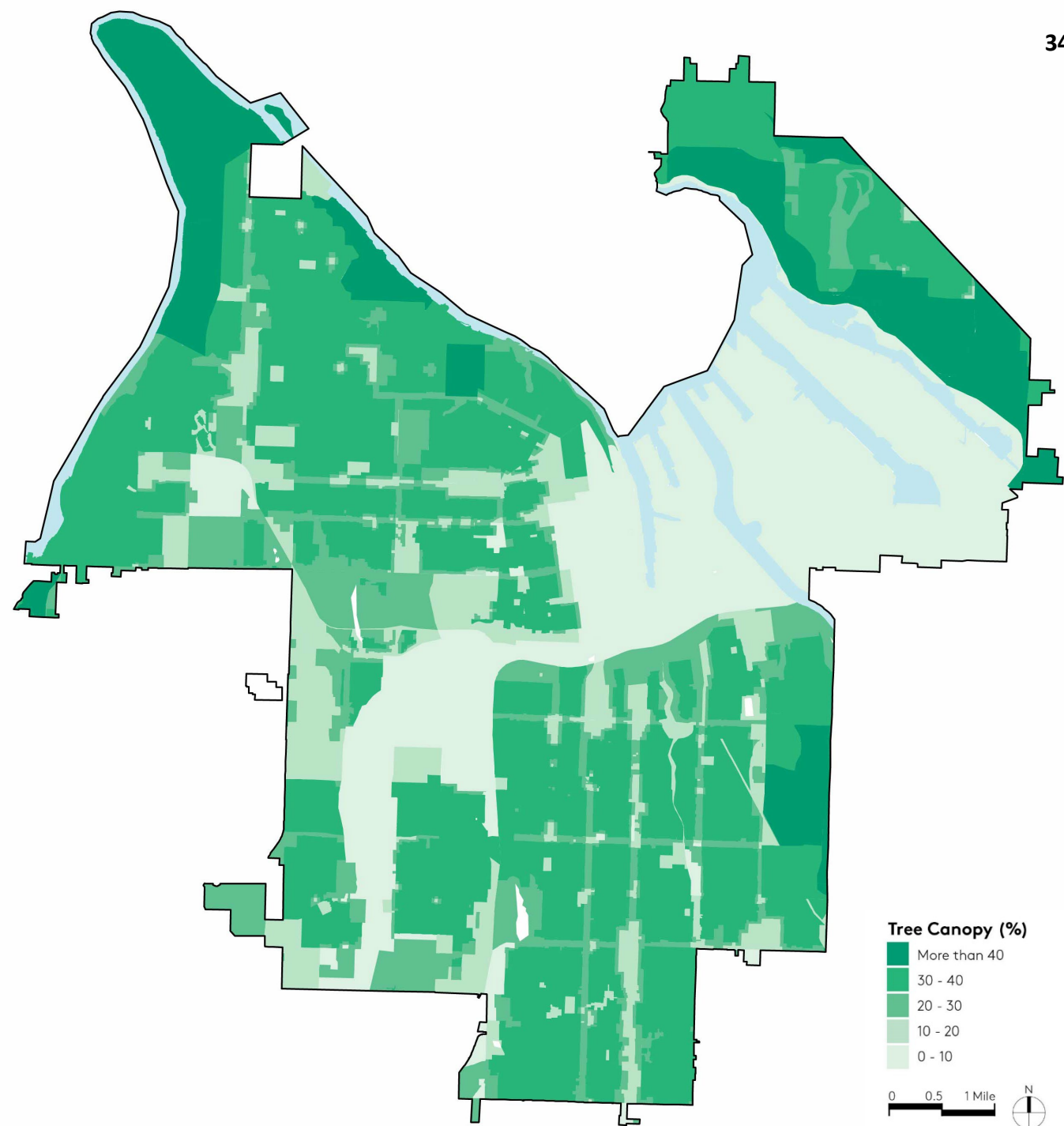


Citywide Tree Canopy & Middle Housing

Right-of-way and Middle Housing are the two largest land areas with the greatest potential for increased tree canopy.

If the average tree canopy across Middle Housing zones and public rights-of-way grew to approximately **32%**,* Tacoma could reach its **30%** tree canopy goal citywide.

* This estimate does not account for annual tree loss from storms, which would suggest an even higher target.

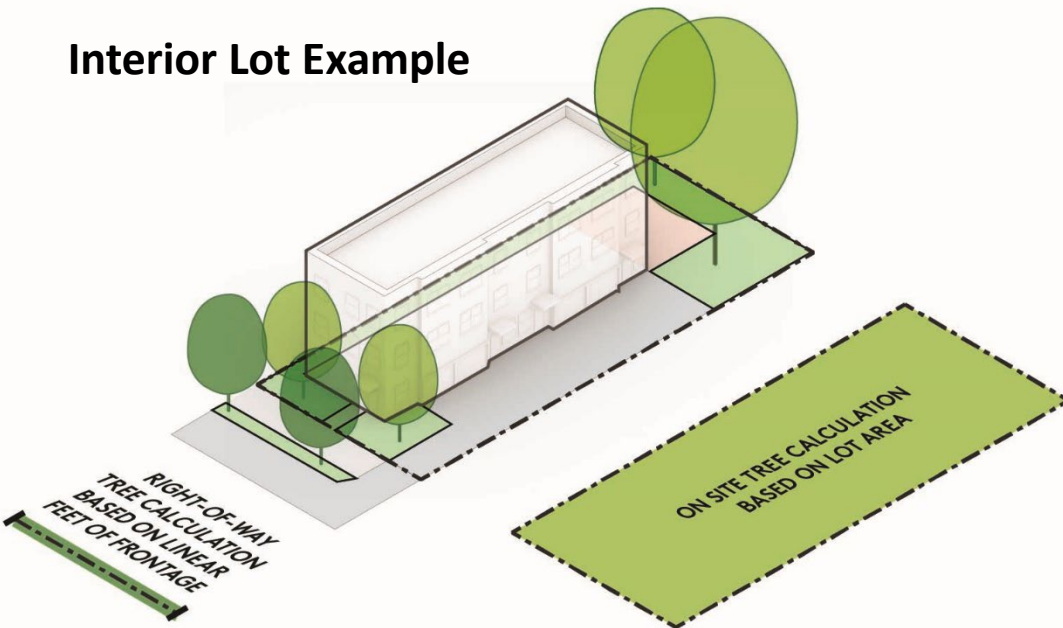


#17.b Trees – Credits (Minimum Quantity)

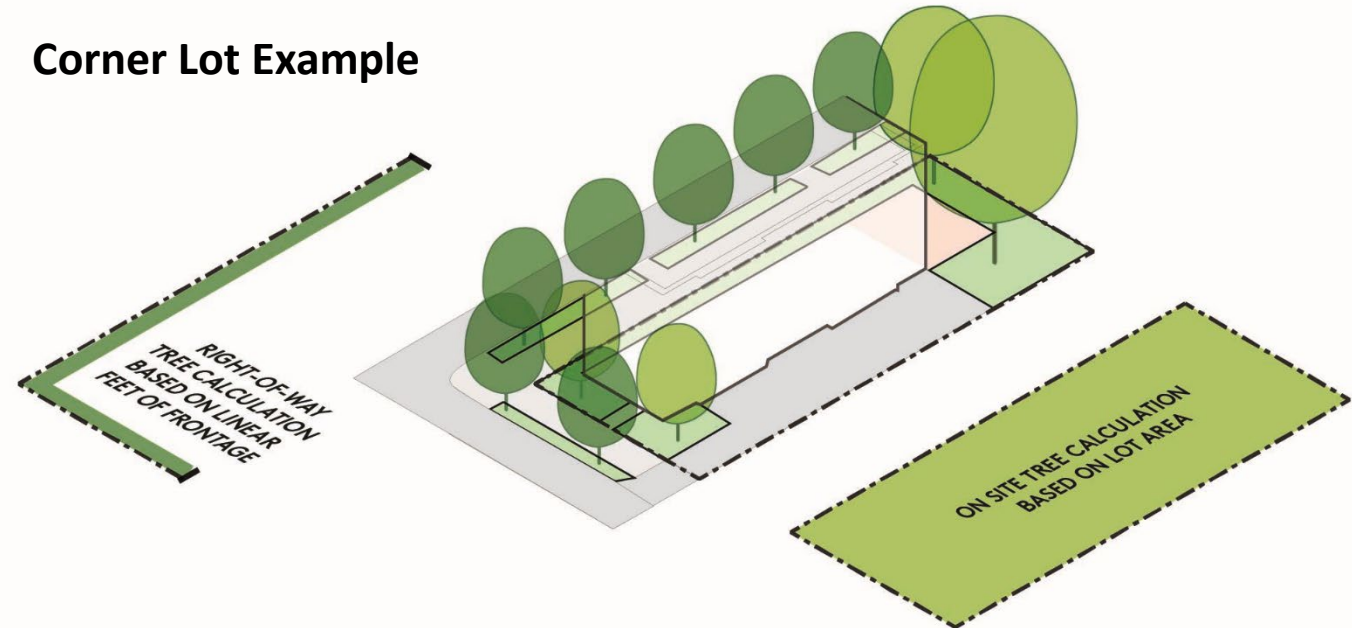
Staff/Consultant analysis:

- If ROW trees count toward on-site tree calculations, far less than 30% canopy would be attained.
- ROW area cannot be simply added to the lot area as the basis of the calculation because:
 - Numerous different cases exist (i.e. corner lots) making this difficult to define
 - There is already a tree requirement in Title 9 requiring street trees as a function of linear feet of street frontage. This would create overlapping and complex requirements.

Interior Lot Example



Corner Lot Example



Draft requirements account for this site variability and support overall 30% canopy goal.

#18.a Trees – Retention

Sponsors: Karnes, Krehbiel, Martenson, Marlo

Current draft:

- Tree removal is regulated/limited/managed, see list on right >>
- Canopy loss fee [**Removed tree inches (DBH) - new tree inches (caliper) = canopy loss**] is charged for every inch of diameter removed below the required minimum. Urban Forestry Manual (UFM) specifies dollar amount.

Proposed changes:

- Require a variance for removing any tree over 18" DBH
- Remove language that exempts fruit trees from tree retention requirements
- Change the word 'caliper' to 'DBH' in the canopy loss fee description

Why?

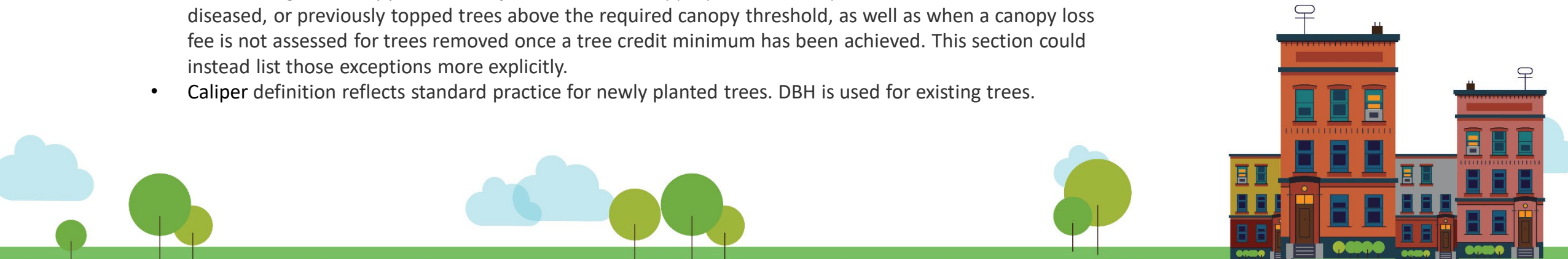
- Increase tree retention

Staff analysis:

- Requiring a variance for trees over 18" DBH is stricter than most cities, would restrict housing development and increase staffing needs
- Legal team advised on the Title 9 exemption for fruit trees in the ROW, citing safety concerns
- The wording of "Canopy loss fee may be assessed," is appropriate for exceptions such as hazardous, diseased, or previously topped trees above the required canopy threshold, as well as when a canopy loss fee is not assessed for trees removed once a tree credit minimum has been achieved. This section could instead list those exceptions more explicitly.
- Caliper definition reflects standard practice for newly planted trees. DBH is used for existing trees.

CURRENT TREE REMOVAL DRAFT:

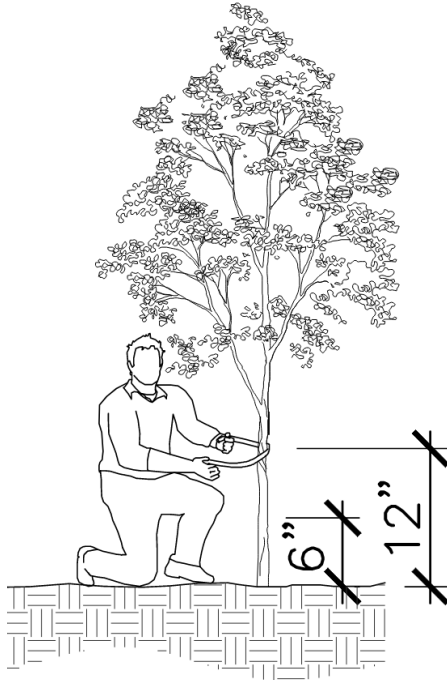
- Under 6" DBH may be removed
- 6" - 12" removed, subject to canopy loss fee
- 12" - 24" may be removed if limit development, subject to a canopy loss fee
- Over 24" DBH may only be removed with a variance



#18.a Trees – Retention

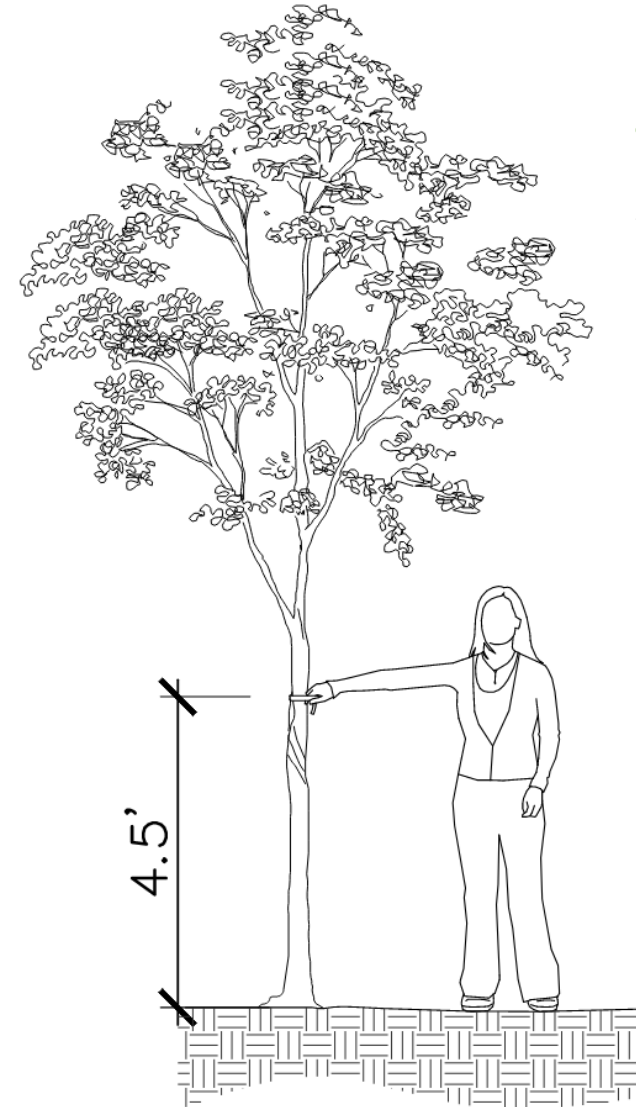
Caliper: New Trees

Diameter of a tree's trunk or stem measured at a point 6" above finish grade if the resulting measurement is up to and including 4". If the resulting measurement is more than 4", the point of measurement shall be related to 12" above finish grade.



Diameter at Breast Height (DBH): Existing Trees

A tree's trunk or stem diameter measured at 4 ½ feet above the ground



#18.b Trees – Retention/Canopy Cover fee

Sponsors: Karnes, Krehbiel, Martenson, Marlo

Current draft:

- Tree removal is regulated/limited/managed, see list on right >>
- Canopy loss fee [**Removed tree inches (DBH) - new tree inches (caliper) = canopy loss**] is charged for every inch of diameter removed below the required minimum. Urban Forestry Manual (UFM) specifies dollar amount.

Proposed changes:

- When trees are removed above the required canopy minimum **for anything that increases impervious surfaces on the site**, other than an additional housing unit, (i.e. garages, sheds, driveways, patios, etc.), apply the canopy loss fee for the removal of those trees at 50% of the normal fee.
- Add in language “Applicants must demonstrate to the satisfaction of both a certified arborists in the City’s Urban Forestry department and the Director of Planning via a Variance...” to include a non-biased, subject matter expert in the decision-making process. The code could require an arborist report from the proposer for this variance.

Why?

- Increase tree retention

Staff analysis:

- This would introduce any entirely different set of enforcement procedures and essentially amounts to an impervious surface fee
- Subjective or confusing to determine what a tree is being removed for
- Resource implications, more staff needed to implement this change
- An arborist report is a reasonable requirement with a variance application



#19a. Trees – Requirements, Flexibility, and Exceptions

Sponsors: Karnes, Krehbiel, Martenson, Marlo

Current draft:

- There are several places where Director of Planning can make unilateral decisions about tree variances, but is not necessarily a subject matter expert on trees
- There is no guarantee that a certified arborist is involved in reviewing and approving requests to deviate from the tree code

Proposed changes:

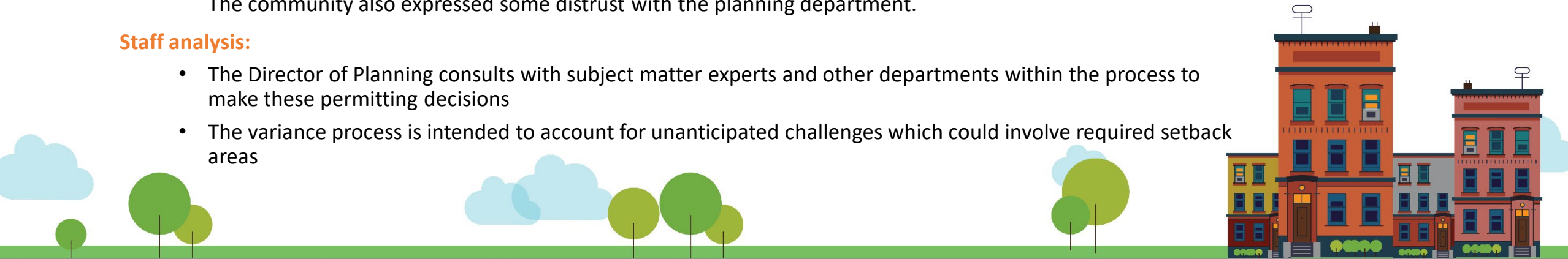
- Add language including “a certified arborist in the City’s Urban Forestry department” in various parts of the code
- Existing trees over 6” in the required setback area would not qualify as limiting development capacity

Why?

- The community expressed appreciation for urban forestry and the desire to see more staff in this department. The community also expressed some distrust with the planning department.

Staff analysis:

- The Director of Planning consults with subject matter experts and other departments within the process to make these permitting decisions
- The variance process is intended to account for unanticipated challenges which could involve required setback areas



#19b. Trees – Requirements, Flexibility, and Exceptions

Sponsors: Karnes, Krehbiel, Martenson, Marlo

Current draft:

- The current draft does not account for the passage of SB 6015 which requires that “cities ...may not require off-street parking as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.”

Proposed changes:

- **Add a new subsection: “Prioritization of Tree Retention and Tree Canopy”** to comply with SB 6015 (see next slide)

Why?

- Comply with new State Law

Staff analysis:

- Implements state law
- Hard to prove and onerous for both designers to create and staff to review



#19b. New Subsection

“Prioritization of Tree Retention and Tree Canopy”

1) Purpose

A development is deemed infeasible for complying with tree retention and tree canopy requirements if accommodating both trees and off-street vehicle parking would compromise the maximum FAR permitted within the zone. In such cases, developments are not exempt from tree requirements, rather, to prioritize tree retention and tree canopy, the development may be exempt from residential off-street vehicle parking requirements as per RCW 36.70a. This reduction in parking requirements may occur during permit review.

2) Criteria

A development is exempt from residential off-street vehicle parking requirements, both surface and structured, if the applicant demonstrates that without such an exemption, at least one the following would be necessary:

- a) Removal of a tree exceeding 18” DBH **despite exploration of all viable site layouts;**
- b) Removal of trees exceeding 6” DBH to create space for vehicle driveways, parking, or pedestrian access;
- c) Removal of trees in the public right of way for driveway construction; or,
- d) Purchase of off-site tree canopy credits to meet tree canopy requirements.

3) Tree preservation

Variances for tree removal shall not be granted if an alternative site plan that preserves the maximum Floor Area Ratio (FAR), with fewer off-street vehicle parking spaces, would preserve trees >18” in diameter or tree groves.

Specifically:

- a) No variance shall be granted for trees exceeding 18 inches in DBH where parking reductions could enable their retention.
- b) No variance shall be granted for the removal of tree groves if reducing parking would suffice to preserve them.
- c) Tree removal in public ROWs for driveways will not be permitted if feasible alternatives involving reduced parking are available.

#20. Trees – Retention and Maintenance

Sponsors: Karnes, Krehbiel, Martenson, Marlo

Current draft:

- No bonding requirements included in draft
- Landscape Maintenance Plans required in draft

Proposed changes:

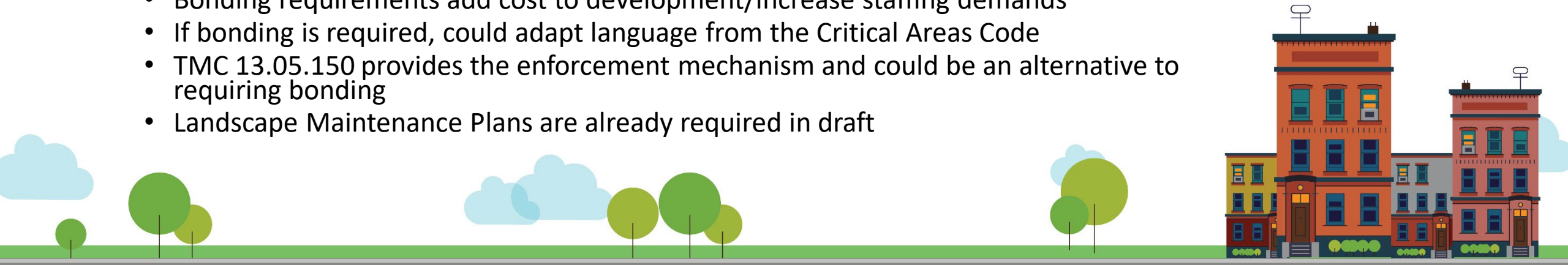
- Require bonding for tree retention (in the event trees damaged during construction)
- Require Landscape Maintenance Plans

Why?

- More protection for trees
- Increase tree longevity

Staff analysis:

- Bonding requirements add cost to development/increase staffing demands
- If bonding is required, could adapt language from the Critical Areas Code
- TMC 13.05.150 provides the enforcement mechanism and could be an alternative to requiring bonding
- Landscape Maintenance Plans are already required in draft



#21. Parking Lot Landscaping

Sponsor: Karnes, Krehbiel, Martenson, Marlo

Current draft:

- Threshold for most parking lot landscaping requirements is 16 stalls.
- Requires trees be planted based on the size of the parking lot.
- Requires perimeter landscaping around the of some parking lots (with exemptions), and requires trees in interior landscaping cells.

Proposed changes:

- When parking lot alterations affect at least either 25% of the lot or 500 SF of the parking lot (whichever is less), landscaping requirements apply to the entire parking lot.
- Strike distribution flexibility bonuses. All of these bonuses allow for bigger parking lots, which we want to discourage.
- Add new “Parking Lot Low Impact Development Requirements”
- Disallow masonry walls to be used instead of shrubs to meet landscaping requirements in downtown districts.
- Disallow small trees to be used to meet tree planting requirements for parking lots.

Why?

- Support Stormwater policies; urban forestry/canopy cover policies.
- Discourage large parking lots

Staff analysis:

- HIT focuses on Middle Housing, and we anticipate most developments will have fewer than 16 stalls or less.
- Since most larger parking lots are outside of the HIT project area, staff recommend more notice/consultation prior to significant changes

(Exception 13.06.090.B.4.g.(2).)



#22. Tree Incentives & Self-managed Agencies

Sponsors: Karnes, Krehbiel, Martenson, Marlo

Current draft:

- Includes incentives for evergreens, tree groves, LID bonus
- Includes flexible process for “self-managed agencies”

Proposed changes:

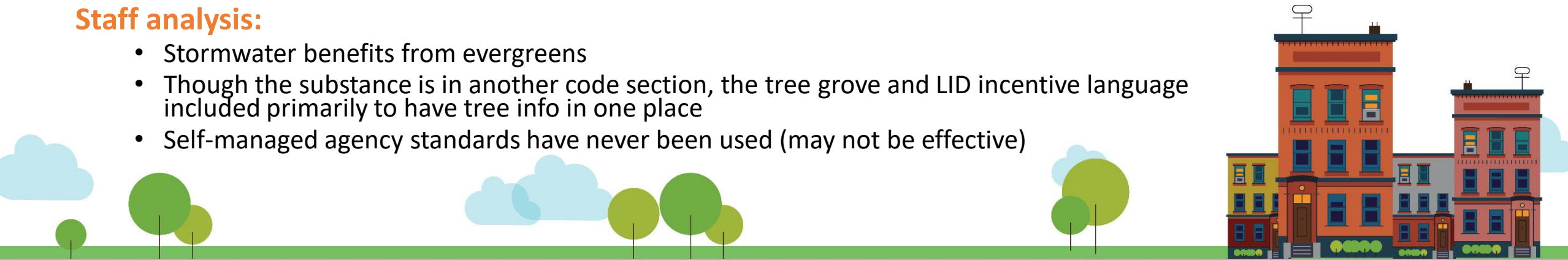
- Strike incentive for evergreens
- Strike tree grove incentive
- Strike LID incentive
- Strike self-managed agency standards

Why?

- Urban forestry/canopy cover goals
- Simplify and clarify the code

Staff analysis:

- Stormwater benefits from evergreens
- Though the substance is in another code section, the tree grove and LID incentive language included primarily to have tree info in one place
- Self-managed agency standards have never been used (may not be effective)



#23. Landscaping

Sponsors: Karnes, Krehbiel, Martenson, Marlo

Current draft:

- general landscaping requirements, which includes rules for trees & plants

Proposed changes:

- Require 100% of plants for required landscaping to be climate adapted
- Require 50% to be native or near native

Why?

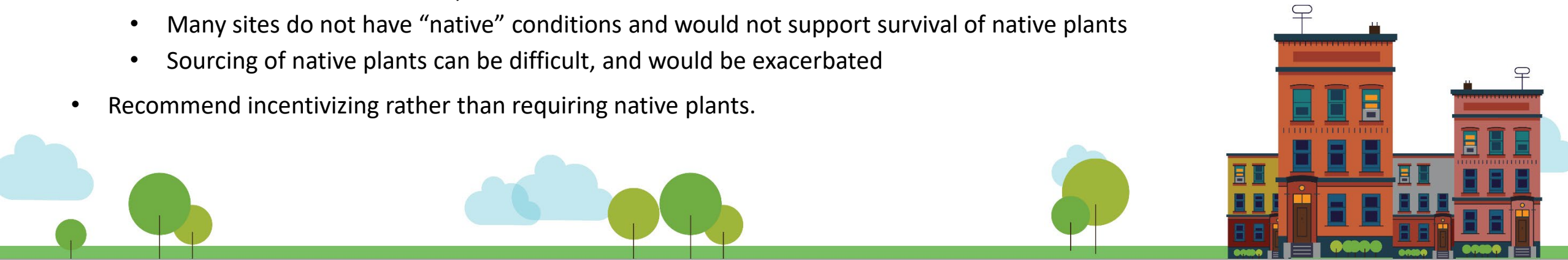
- Increase use of native species and enhance monitoring of nonnative species.

Staff analysis:

- Code currently requires all climate-adapted species. Requiring a minimum percentage of native (outside of open space corridors and conservation areas) would create issues:
 - Many sites do not have “native” conditions and would not support survival of native plants
 - Sourcing of native plants can be difficult, and would be exacerbated
- Recommend incentivizing rather than requiring native plants.

Definitions

Climate adapted: Both native and non-native plant species which are able to thrive in the local climate and soil conditions of a specific region. The two most authoritative references on climate adaptation for plants are the USDA Plant Hardiness Zones and the Sunset Climate Zones. Plants that are considered climate adapted shall be selected in accordance with one or both of these resources.



#25. Prioritize building, parking & amenity space over trees; Remove tree bonuses

Sponsor: Steele

Current draft:

- Parking, trees and amenity space must meet minimums regardless of achieving maximum FAR

Proposed changes:

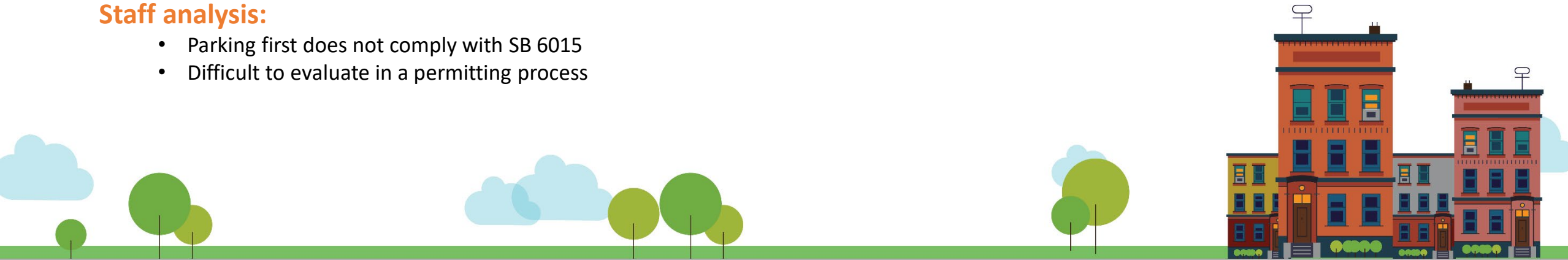
- Tree mandated percentages apply to remaining space on lots “after” building, parking, and amenity space has been developed
- Remove Tree Bonuses.

Why?

- Home In Tacoma was designed to provide housing for people, not trees. A tree mandate concurrently or prior to the development of lots for the housing of people would negatively impact the ability to give the developer the maximum potential of creating the most units for properties.

Staff analysis:

- Parking first does not comply with SB 6015
- Difficult to evaluate in a permitting process



#24. Amenity Space

Sponsor: Martensen, Marlo

Current draft: Establishes amenity space using a per unit basis

Proposed changes:

- Establish minimum amenity space based on site area
- Revise minimum dimension to 7 feet
- Require of 50% min of required amenity space to be shared
- Caps amenity space at 1000 sf

Why?

- Offer projects more flexibility to incorporate amenity space
- Right-size amenity space requirements (increase for single-family, and decrease for denser unit types)
- Create a more uniform & predictable amount of amenity space in each zone, contributing to neighborhood cohesion

Staff analysis:

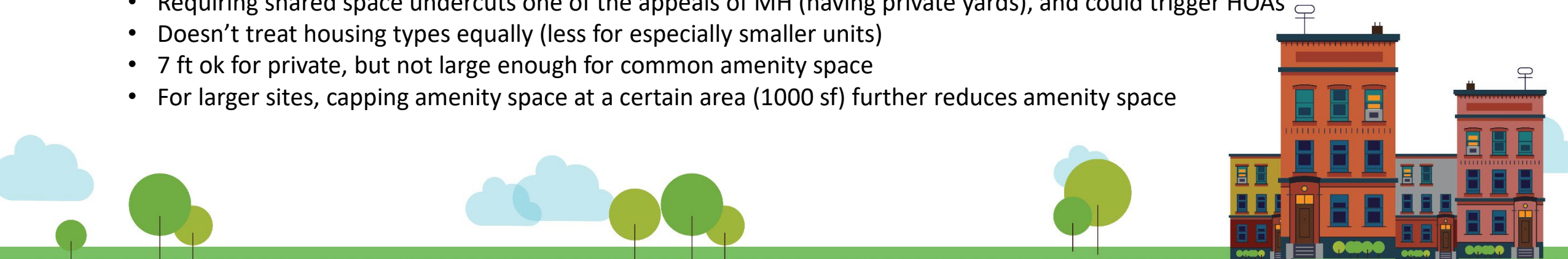
- Results in less overall amenity space (per unit and per lot)
- Requiring shared space undercuts one of the appeals of MH (having private yards), and could trigger HOAs
- Doesn't treat housing types equally (less for especially smaller units)
- 7 ft ok for private, but not large enough for common amenity space
- For larger sites, capping amenity space at a certain area (1000 sf) further reduces amenity space

CURRENT AMENITY SPACE PER UNIT:

- UR-1: 300 sf
- UR-2: 200 sf
- UR-3: 100 sf

PROPOSED AMENITY SPACE PER LOT:

- UR-1: 10%
- UR-2: 7.5%
- UR-3: 5%



Amenity Space: Area per Unit (Public Draft)

PUBLIC DRAFT PROPOSAL - AREA PER UNIT (SF)

ZONE NAME	Urban Residential 1 (UR-1)	Urban Residential 2 (UR-2)	Urban Residential 3 (UR-3)
Amenity Space per unit	300 / unit	200 / unit	100 / unit
Amenity Space per unit with Bonus 1	250 / unit	150 / unit	75 / unit
Amenity Space per unit with Bonus 2	200 / unit	100 / unit	50 / unit
Total req'd amenity area, 4 units (sf)	1200	800	400
Total req'd amenity area, 6 units (sf)	1500	1200	600
Total req'd amenity area, 8 units (sf)	1600	1200	800
Total req'd amenity area, 12 units (sf)	x	1200	900
Total req'd amenity area, 16 units (sf)	x	x	800

Amenity Space: Percentage of Lot (Proposal #24)

COMMISSIONERS MARTENSON & MARLO PROPOSAL - AREA PER LOT

ZONE NAME	Urban Residential 1 (UR-1)	Urban Residential 2 (UR-2)	Urban Residential 3 (UR-3)
Amenity Space per lot area	10%	7.5%	5%
Amenity Space per lot area with Bonus 1	10%	7.5%	5%
Amenity Space per lot area with Bonus 2	10%	7.5%	5%

Total req'd amenity area, 4 units (sf)	600	450	300
	<i>150 / unit</i>	<i>113 / unit</i>	<i>75 / unit</i>
Total req'd amenity area, 6 units (sf)	600	450	300
	<i>100 / unit</i>	<i>75 / unit</i>	<i>50 / unit</i>
Total req'd amenity area, 8 units (sf)	600	450	300
	<i>75 / unit</i>	<i>56 / unit</i>	<i>38 / unit</i>
Total req'd amenity area, 12 units (sf)	x	450	300
		<i>38 / unit</i>	<i>25 / unit</i>
Total req'd amenity area, 16 units (sf)	x	x	300
			<i>19 / unit</i>

Amenity Space: Percentage of Lot (increased %)

AREA PER LOT WITH MORE SIMILAR OUTCOMES TO PUBLIC DRAFT

ZONE NAME	Urban Residential 1 (UR-1)	Urban Residential 2 (UR-2)	Urban Residential 3 (UR-3)
Amenity Space per lot area	20%	18%	14%
Amenity Space per lot area with Bonus 1	20%	18%	14%
Amenity Space per lot area with Bonus 2	20%	18%	14%
Total req'd amenity area, 4 units (sf)	1200 <i>300 / unit</i>	1080 <i>270 / unit</i>	840 <i>210 / unit</i>
Total req'd amenity area, 6 units (sf)	1200 <i>200 / unit</i>	1080 <i>180 / unit</i>	840 <i>140 / unit</i>
Total req'd amenity area, 8 units (sf)	1200 <i>150 / unit</i>	1080 <i>135 / unit</i>	840 <i>105 / unit</i>
Total req'd amenity area, 12 units (sf)	x	1080 <i>90 / unit</i>	840 <i>70 / unit</i>
Total req'd amenity area, 16 units (sf)	x	x	840 <i>53 / unit</i>

#26 – Affordability bonus program review every 3 years

Sponsor: Krehbiel

Current draft:

- Requires 2 units (or 20% of total units) to meet specified affordability levels
- Establishes fee in lieu amounts
- Does not have a set review period

Proposed changes:

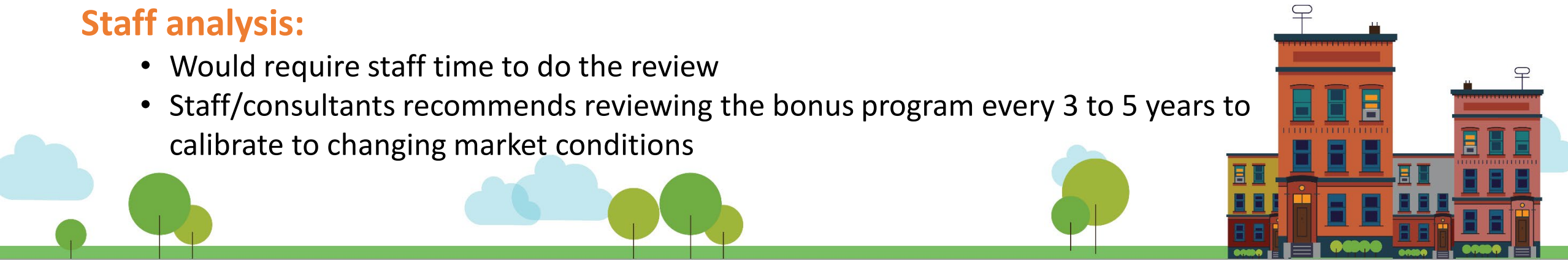
- Include a minimum Affordability Bonus program review cycle every 3 years

Why?

- Ensures program is being used and providing affordable units

Staff analysis:

- Would require staff time to do the review
- Staff/consultants recommends reviewing the bonus program every 3 to 5 years to calibrate to changing market conditions



Wrap Up

- Summarize Commission Amendments decided on
- Next Steps
 - May 15th – Commission wraps up decisions on changes
 - June 5th – Commission recommendation to City Council



**Affordable
Housing**