



**PRESENTATION(S)**

**Meeting on May 15, 2024**

<b><u>Agenda Item(s)</u></b>	<b><u>Page</u></b>
<b>1. 2025-2030 Capital Facilities Program Proposed Project List</b> (PowerPoint slides for Discussion Item F1)	<b>3 – 14</b>
<b>2. Home In Tacoma – Potential Amendments</b> (PowerPoint slides for Discussion Item F2)	<b>15 – 51</b>



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¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?

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

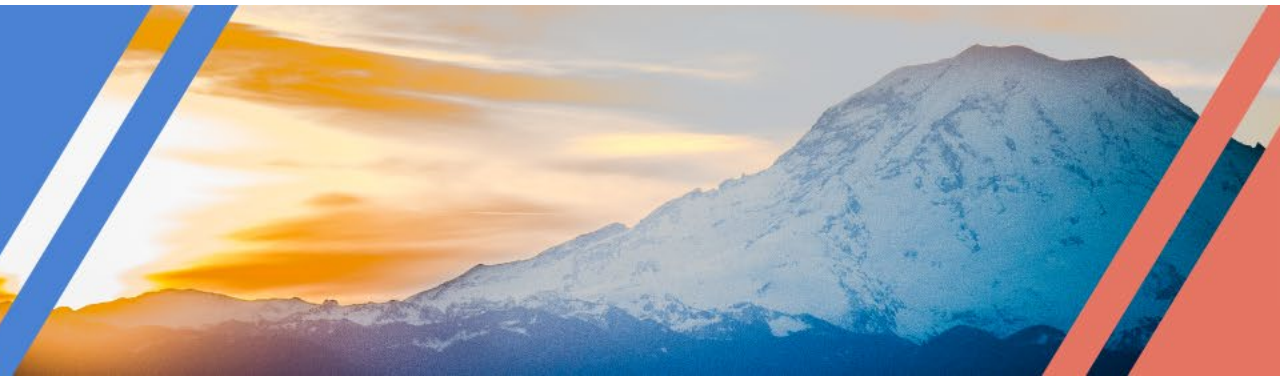


# Planning Commission Capital Facilities Plan

**May 15, 2024**

2025-2026 CITY OF TACOMA

**BIENNIAL OPERATING  
& CAPITAL BUDGET**



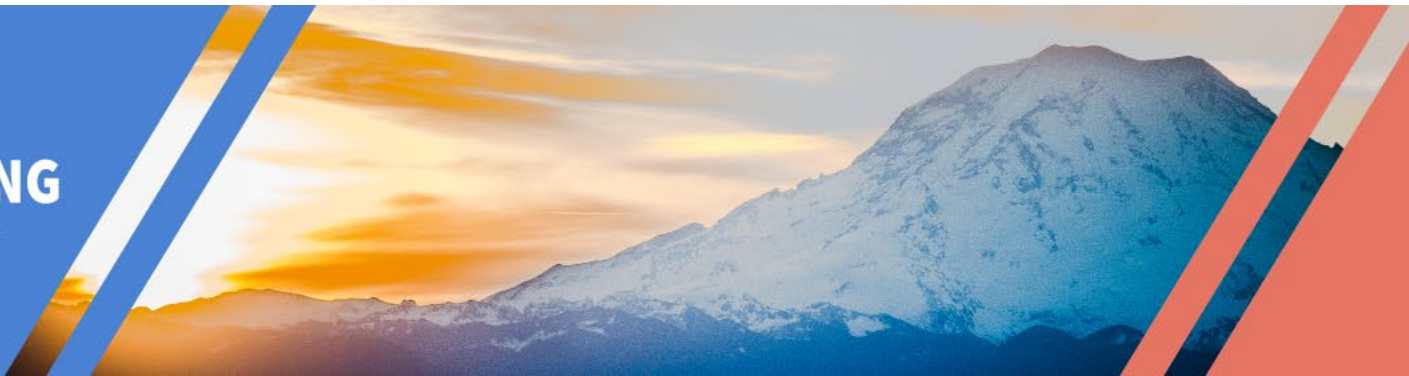
# Agenda

- What is the CFP?
- Planning Commission Role
  - Goals in Public Facilities Component
  - Implementing Actions
- 2024 Process
  - Updates
  - Past Practice
  - In Your Packet

# What is the CFP?

2025-2026 CITY OF TACOMA

**BIENNIAL OPERATING  
& CAPITAL BUDGET**





# Capital Facilities Plan

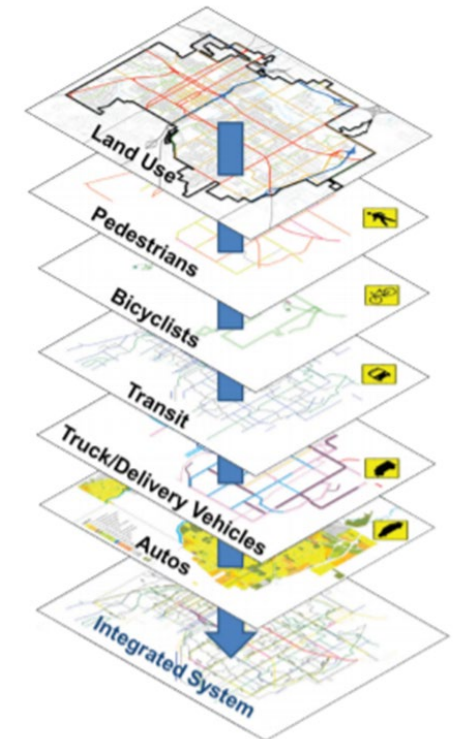
- Required by the Growth Management Act (GMA)
- Must Include:
  - Inventory of existing capital facilities
  - Forecast of future needs
  - Proposed locations of expanded or new capital facilities
  - 6-year financial plan that clearly identifies public funds
  - Level of Service Standards (from Comprehensive Plan)
- Current CFP is incorporated into the [2023-2024 Budget Book](#)

# Planning Commission Role

- **Comprehensive Plan**
  - Public Facilities Element
  - Level of Service Standards
  - Criteria Questions
  - Currently in update process: Opportunity to update goals, vision
- Evaluate Draft Project List vis-à-vis Comprehensive Plan
- Provide Recommendations on Process
- Provide Observations on List
  - Is anything missing?
  - Are there improvements?

# Criteria Questions (TIP & CFP)

- Does a project improve the equitable access to public facilities and services?
- Does the project align with Tacoma 2025 or other City priorities?
- Does the project have a high-level of support?
- Does the project support the adaptation of climate change?
- Does the project support GMA? Is it in a mixed-use center?
- Does the project address public health or safety concern?
- Is the project required or mandated by law?
- Is the project substantially (75%+) funded by non-City sources?
- Is the project financially responsible (leverages city funds, reduces operating costs, avoids future costly deficiencies)?



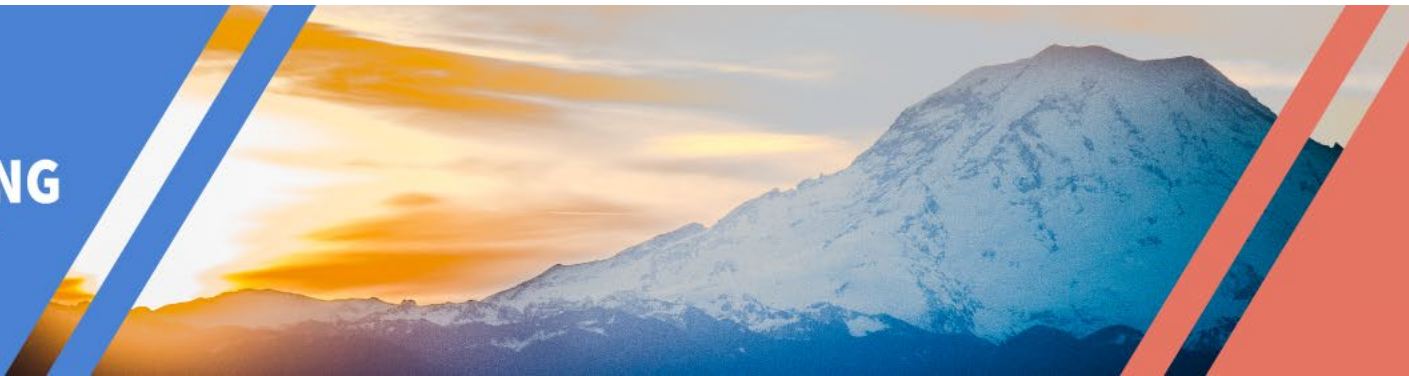
THE LAYERED NETWORK CONCEPT  
Source: Institute of Transportation Engineers, 2011



# 2024 Capital Facilities Plan

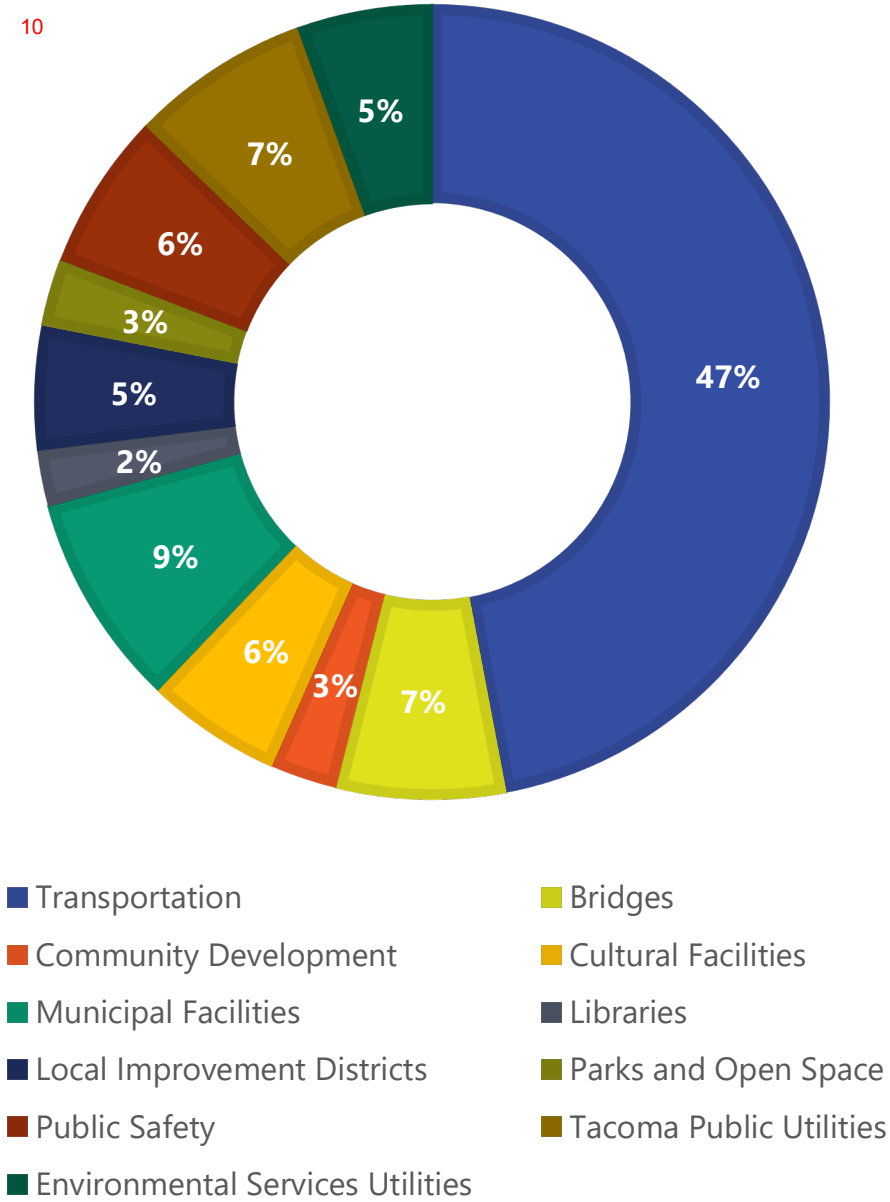
2025-2026 CITY OF TACOMA

**BIENNIAL OPERATING  
& CAPITAL BUDGET**



# 2024 Project List

- 219 Projects Proposed:
  - 33 New
  - 51 Removed
- Mapping
  - Planning Commission Request
  - Available at [Tacoma Capital Facilities Plan \(arcgis.com\)](https://arcgis.com)



# In Your Packet

- Attachment 1: Proposed Project List (with estimated costs)
- Attachment 2: Proposed Project List (Detail)
- Attachment 3: New Proposed Projects
- Attachment 4: Projects Proposed for Removal (Reason Provided)
- Attachment 5: FAC Prioritization Scoring (Reference)

# Requested Action

- Set June 5, 2024, as Public Hearing Date for Proposed CFP Project List

# 2024 Process: Calendar and Next Steps

Date	Action	Venue
March 20, 2024	Introduction to Capital Facility Plan	Planning Commission
May 1, 2024	Continued CFP Process Conversation	Planning Commission
<b>May 15, 2024</b>	<b>Review Draft CFP Project List and Set Public Hearing Date</b>	<b>Planning Commission</b>
June 5, 2024	Public Hearing on Full CFP List	Planning Commission
July 17, 2024	Debrief on Review Process, Finalize Transmission Letter to City Manager	Planning Commission
July-August	City Manager Review of Capital Budget Requests	City Manager's Office
September	Craft Draft CFP Document	Office of Management and Budget
October	Review CFP Document, Proposed Capital Budget	City Council
November	Adoption of CFP, Capital Budget	City Council

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**BIENNIAL OPERATING  
& CAPITAL BUDGET**

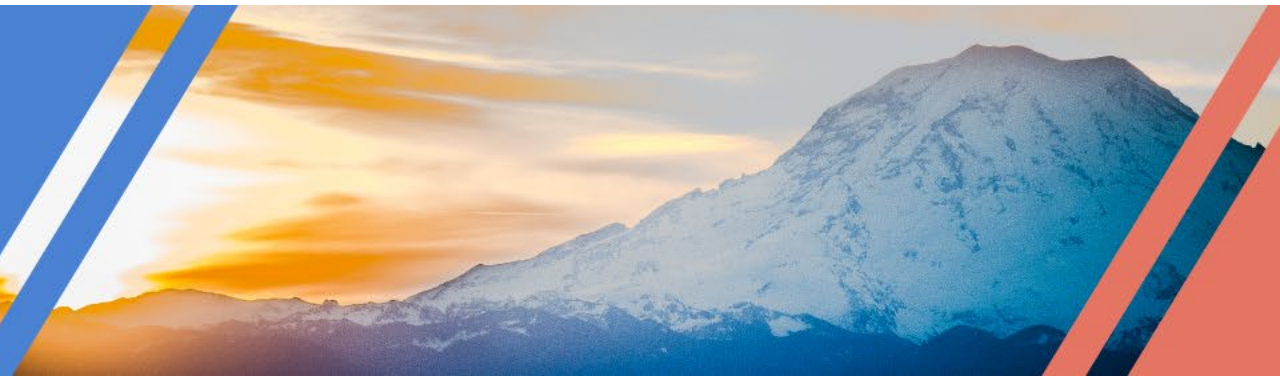


# Planning Commission Capital Facilities Plan Overview

**May 15, 2024**

2025-2026 CITY OF TACOMA

**BIENNIAL OPERATING  
& CAPITAL BUDGET**

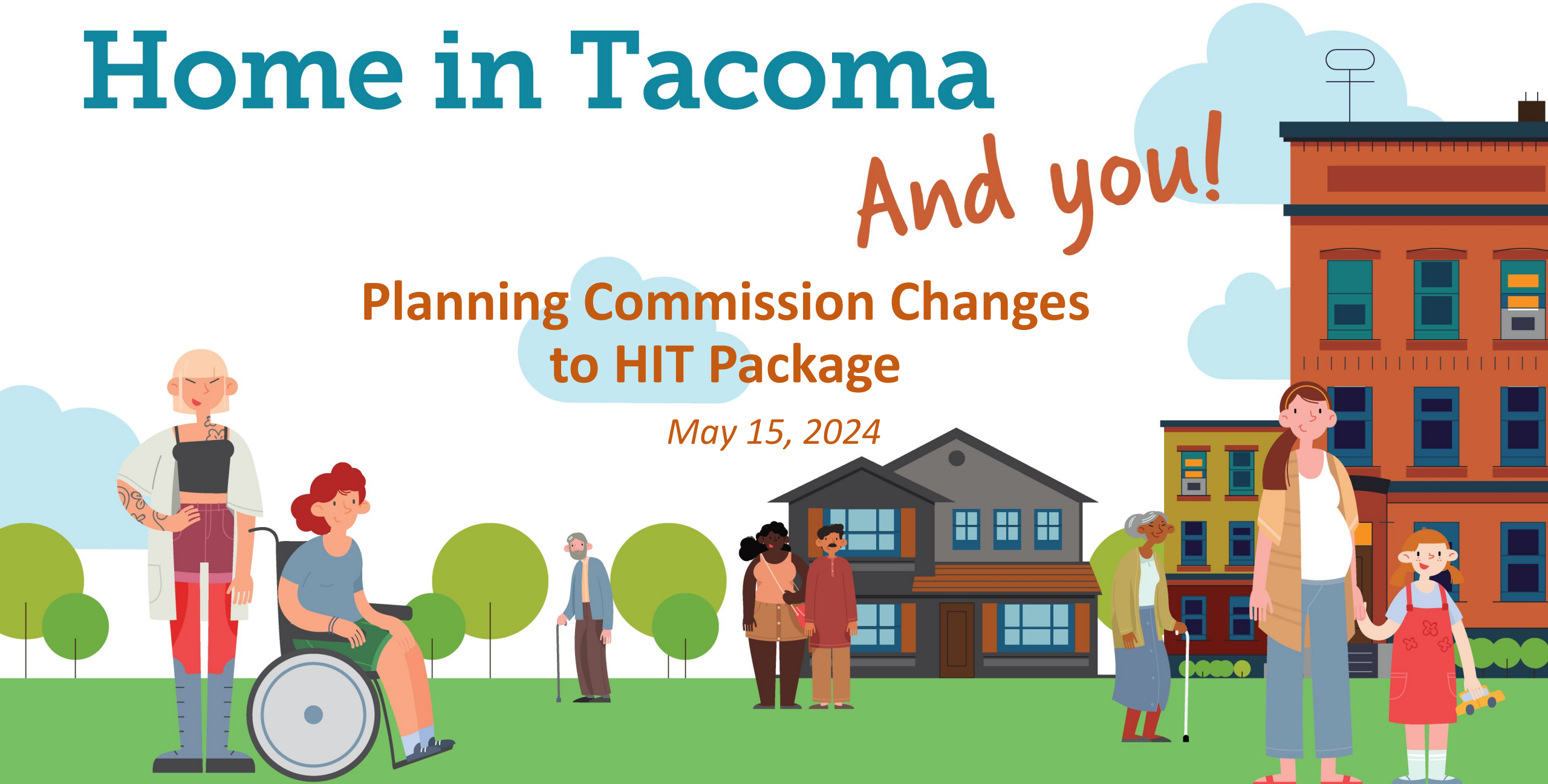


# Home in Tacoma

And you!

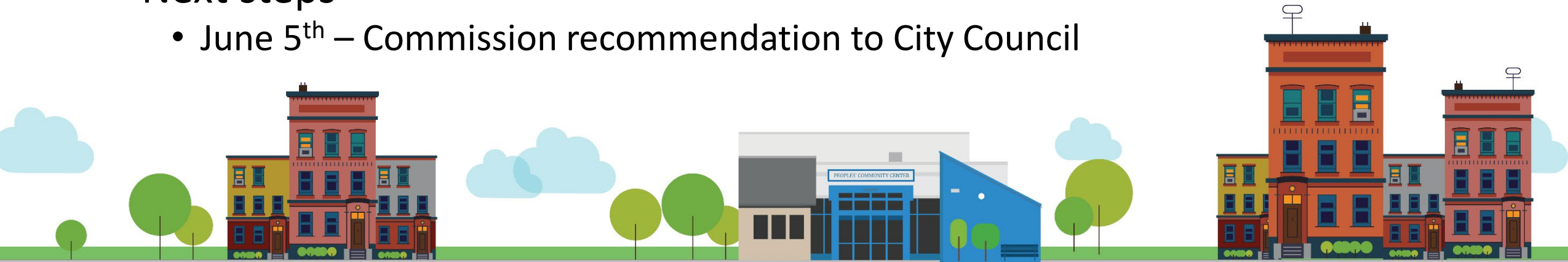
Planning Commission Changes  
to HIT Package

*May 15, 2024*



# Agenda

- Overview of Health Impact Assessment
- 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
  - Changes to implement 2024 state law (re: parking)
- Next steps
  - June 5<sup>th</sup> – Commission recommendation to City Council





# Home in Tacoma

## *Health Impact Assessment*

**City of Tacoma  
Planning Commission**

**May 15, 2024**

Erin Dilworth



# Health Impact Assessment scope

## Changes in Density

- Impacts associated with increased physical activity.
- Impacts on housing stability and habitability.

## Changes in the Transportation Network

- Impacts associated with changes in air quality.
- Impacts associated with increased connection to opportunities.

## Changes in Tree Canopy Cover

- Impacts associated with the urban heat island effect.
- Impacts associated with respiratory disease.
- Impacts on mental health.





# Select recommendations for Planning Commission consideration

- **Maximize density.**
  - An influx of middle housing options will increase affordable home ownership and rental opportunities citywide, while decreasing displacement risk in the long-term.
  - Study the feasibility of adopting a residential habitability standard into the Building and Development Code.
- **Enhance and clarify tree planting and retention protections.**
  - Ensure existing tree canopy and air quality disparities do not worsen.
  - Strongly support the DEIS Mitigation Measure; “Expand tree preservation regulations on private property and in the right-of-way.”
- **Encourage public transportation use with reduced parking minimums.**
  - Will also improve local air quality.



# Questions?

[edilworth@tpchd.org](mailto:edilworth@tpchd.org)

253-722-4287

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Tacoma-Pierce County  
**Health Department**  
*Healthy People in Healthy Communities*



# Parking changes to implement 2024 session

- **Sponsor:** Staff
- **Current draft:**
  - Parking stall dimensions (8.5 by 16.5), tandem parking on limited basis
- **Proposed changes:**
  - Parking stall minimum dimensions: 8.0 by 16.5 ft (citywide)
  - Tandem parking allowed for all residential (citywide)
- **Why?**
  - Update required to meet SB 6015 (2024)
- **Staff analysis:**
  - No comments
  - Level of effort: Low



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

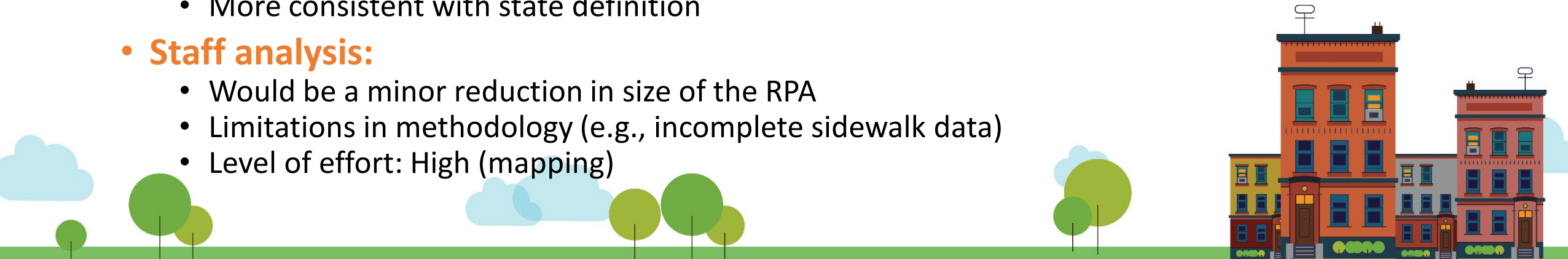
- A total of 30 proposals received
  - Zoning (8) *all have been decided*
  - Housing Types & Building Design (3) *1 remaining*
  - Parking and Transportation (6) *1 clarification needed*
  - Unit Lot Subdivisions (1)
  - Trees and Amenity Space (9)
  - Bonuses (affordability, building retention, visitability) (3)



# #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)

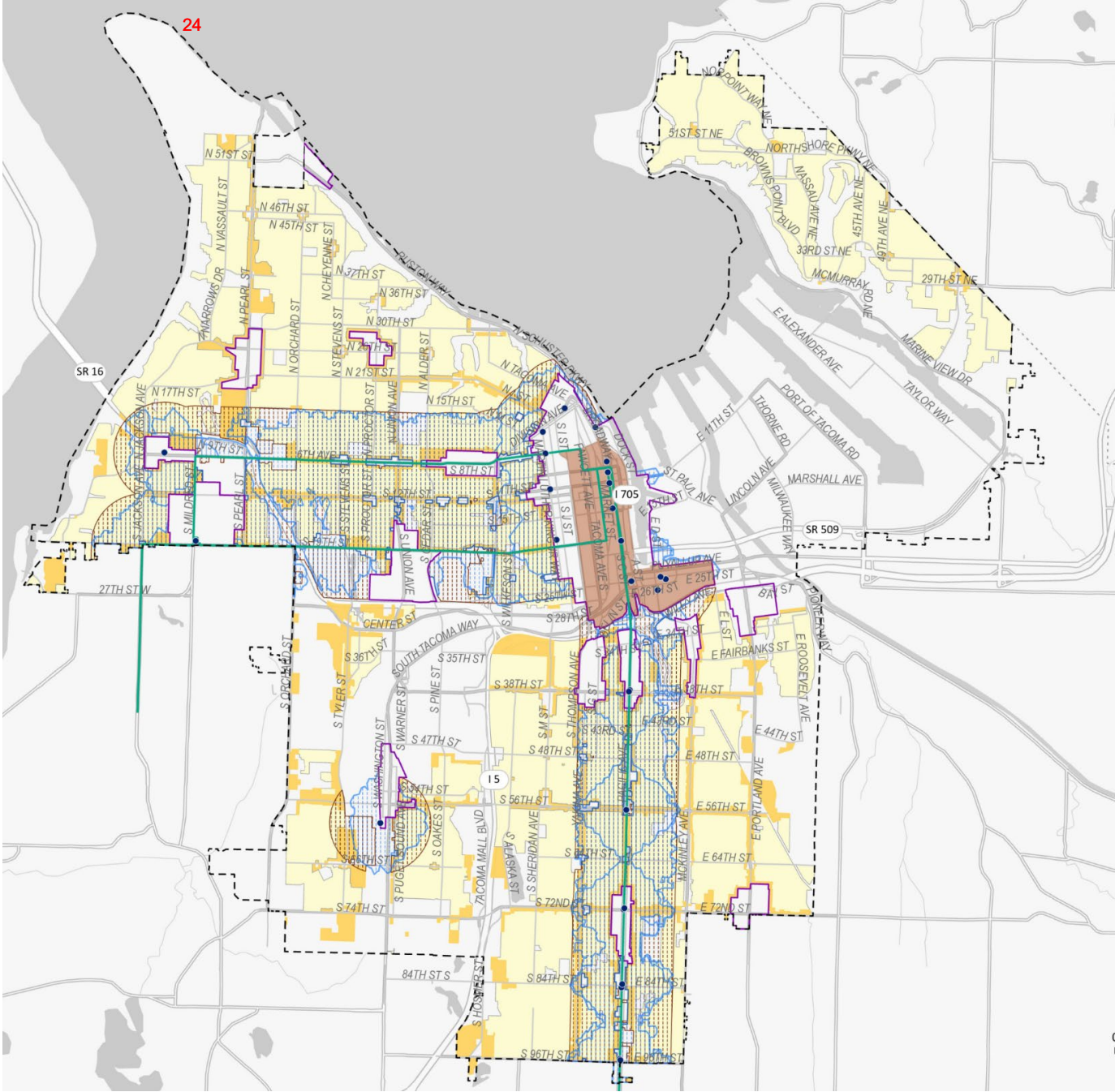
Seeking clarification  
on Commission's Yes  
vote from 05/08/24





# 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



# #17. Trees – Credits (Terminology, Quantity)

**Sponsors:** Karnes, Krehbiel, Martenson, Marlo

Updated on 05/14/24

## 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 toward onsite requirements

## Proposed changes:

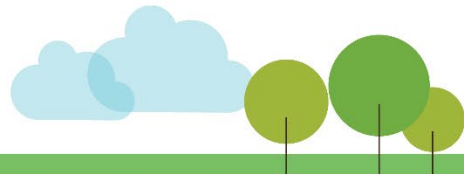
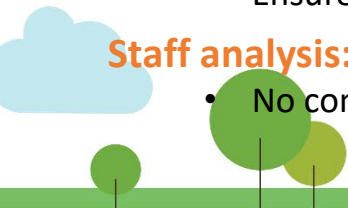
- For variances, set the “floor” using tree canopy percentages rather than tree credits
- With a variance, **require 20% minimum in UR-1 and UR-2, and 15% minimum in UR-3**
- In UR-3 zones, allow up to two-thirds to be satisfied through fee in lieu implemented within 1/8-mile
- Trees planted in ROW **above ROW requirements can count toward onsite** credit requirements
  1. Determine the minimum number of trees needed to be in compliance with the ROW tree code.
  2. Determine your canopy cover minimum you must attain based on the UR zone and number of bonuses.
  3. Determine how many tree credits are needed to meet that canopy cover percentage based only on the size of the lot/parcel (not the area of the ROW).
  4. Developments that either plant more trees or plant bigger trees, developers may count these "extra" tree credits in the ROW towards the tree credits required for the parcel.
  5. All remaining credits must be met with trees planted on the property (developer can meet that with any arrangement of trees they can make fit).
  6. After determining trees to retain/plant to meet canopy cover minimums, make any necessary adjustments to parking down to the minimum needed to allow as many on-site trees as possible to meet canopy requirements.
  7. If after all of this the developer cannot meet tree credits, they may request a variance to access either the fee in lieu (if they can't plant more trees) or canopy cover removal fee (if they have to remove trees).
- Developers can plant on multiple adjacent sites

## 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:

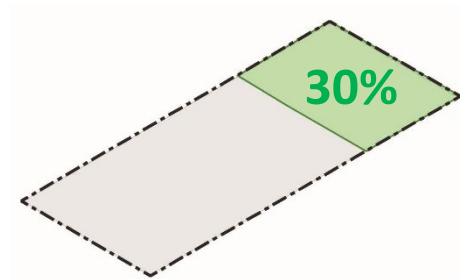
- No comments



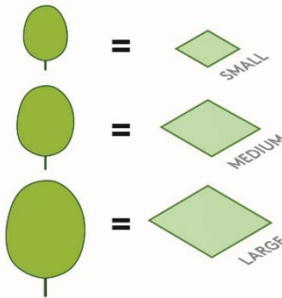
# Trees – Credits (Terminology / methodology)

**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.

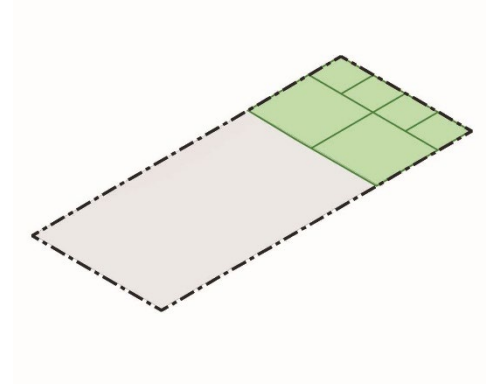
**When 30% of the lot area is used to calculate tree requirements, this is essentially a 30% canopy requirement.**



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



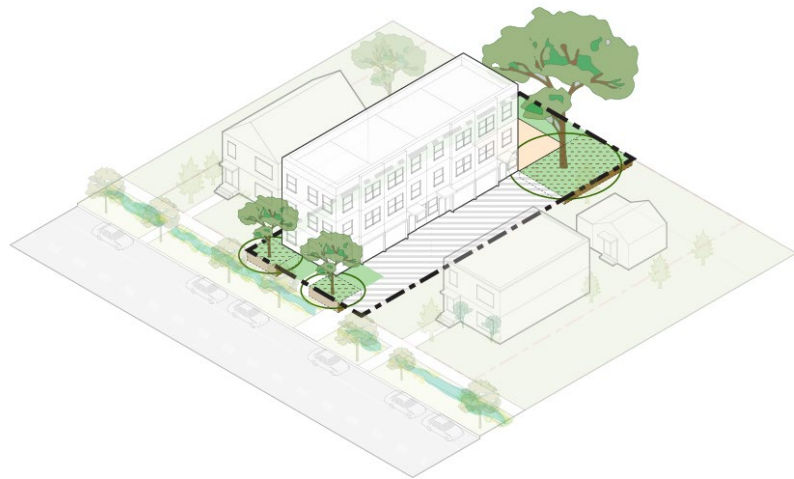
Both existing and new trees are each worth a certain amount of credit toward this target area.



**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).

# Tree Credits – Visual Comparison



Zone: UR-1, 2, 3

Units: 4

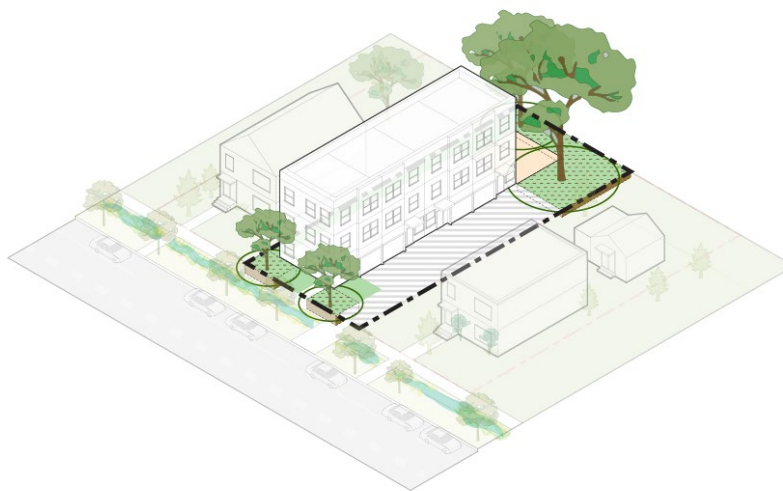
FAR: 1

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

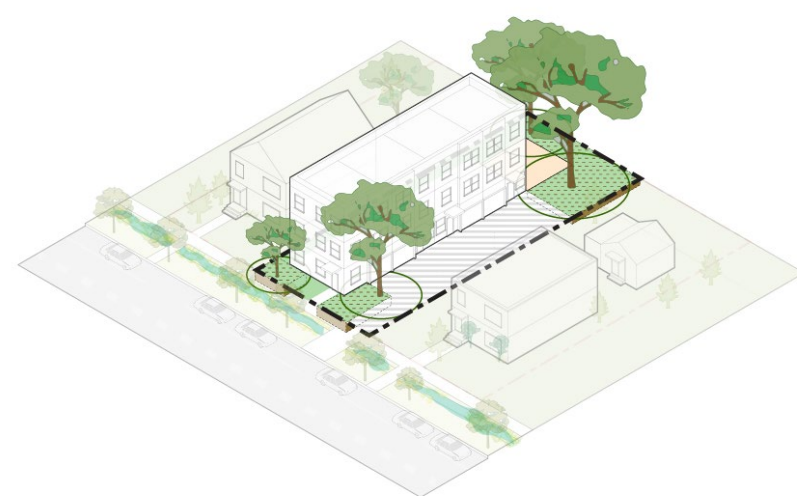
FAR: 1

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
<b>Single Family (SF)</b>	15.5	<b>31.4%</b>	<b>23.0%</b>	23.0%	30%	4.65
<b>ROW/Non-Parceled Areas</b>	12.8	<b>26.0%</b>	<b>9.2%</b>	50.0%	30%	3.84
	49.94	100%	19%	30%	30%	14.99

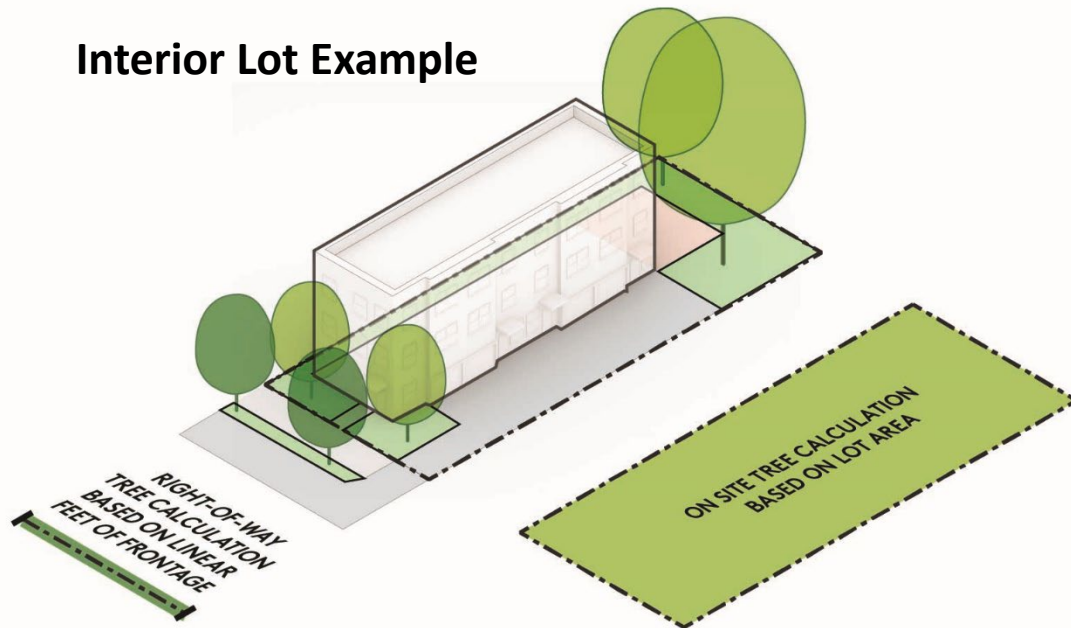
# #17. Trees – Credits (Minimum Quantity)

29

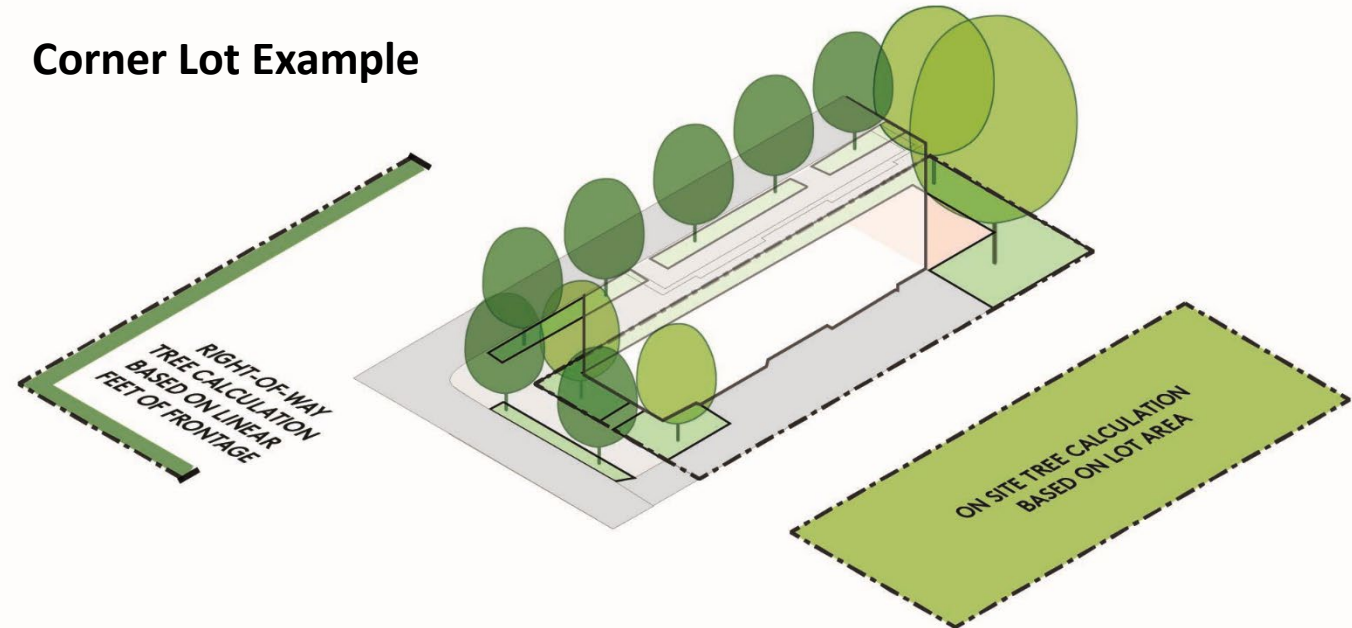
## Staff/Consultant analysis:

- 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

30

Updated on 05/14/24

**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?

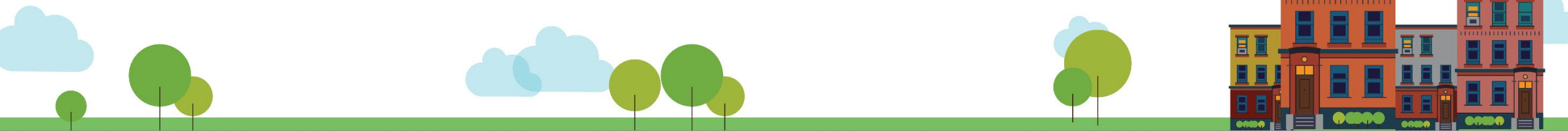
- Increase tree retention

## 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.b Trees – Retention/Canopy Cover fee

31

**Sponsors:** Karnes, Krehbiel, Martenson, Marlo

Updated on 05/15/24

## Current draft:

- Tree removal is regulated/limited/managed, see above
- 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:

- Canopy loss fee assessed based on:
  - If building new housing and removing trees down to required, no canopy loss fee assessed
  - If you are not building new housing and removing trees down to the required minimum, canopy loss fee assessed at 50%
- 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:

- Resource implications, more staff needed to implement this change
- As an alternative, an arborist report could be a reasonable requirement with a variance application



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

32

Updated on 05/14/24

**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:

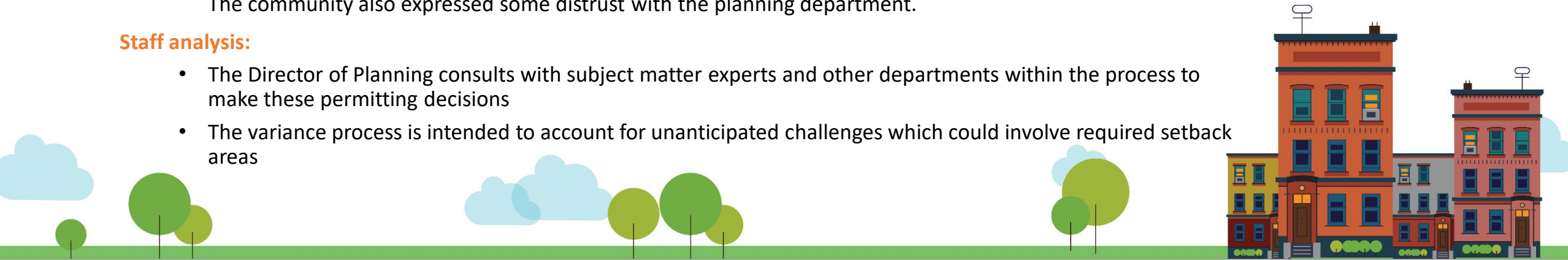
- Add language including “a certified arborist in the City’s Urban Forestry department” in various parts of the code
- Existing trees over 6” in the required setback area would not qualify as limiting development capacity

## 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”

Updated on 05/14/24

### 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 exploring reasonable site layout alternatives;**
- 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

Updated on 05/14/24

**Sponsors:** Karnes, Krehbiel, Martenson, Marlo

## Current draft:

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

## Proposed changes:

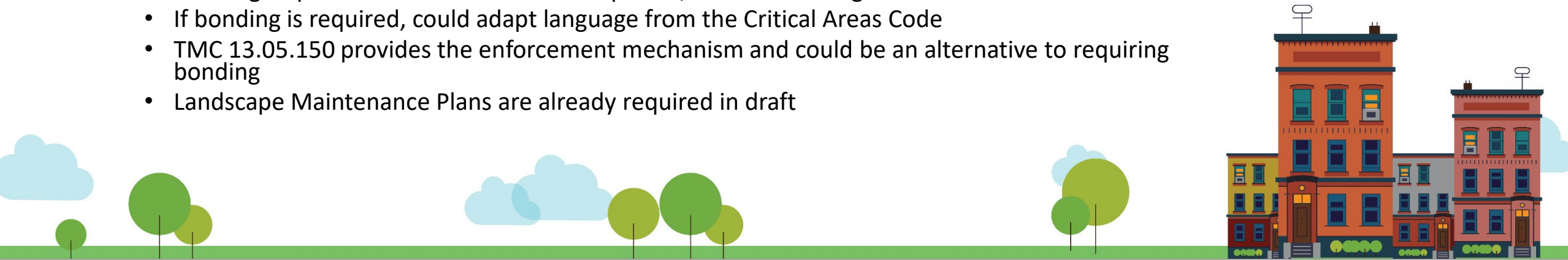
- For consistency, match current enforcement language in the right-of-way code, and modify as needed. ROW code dictates if tree dies within 3 years, enforcement required (adds monetary penalty)
- Require Landscape Maintenance Plans

## 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



# #22. Tree Incentives & Self-managed Agencies <sup>36</sup>

**Sponsors:** Karnes, Krehbiel, Martenson, Marlo

Updated on 05/14/24

## Current draft:

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

## Proposed changes:

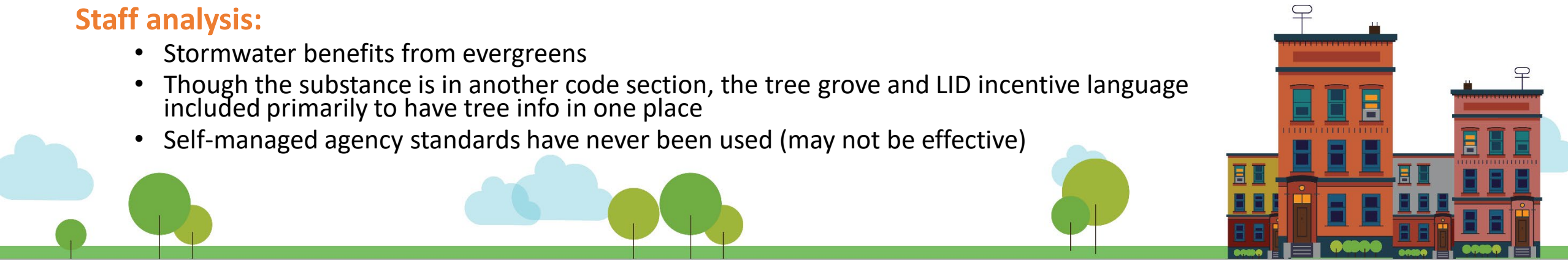
- ~~Strike incentive for evergreens~~
- ~~Strike tree grove incentive~~
- ~~Strike LID incentive~~
- Strike self-managed agency standards

## 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)



# #21. Parking Lot Landscaping

37

**Sponsor:** Karnes, Krehbiel, Martenson, Marlo

Withdrawn on 05/14/24

## 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. 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).)



# #23. Landscaping

**Sponsors:** Karnes, Krehbiel, Martenson, Marlo

**Current draft:**

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

**Proposed changes:**

- Native requirement does not apply to trees. Remove near-native reference and definition.
- 100% of landscaping should be climate-adapted.
- 100% of landscaping in critical areas and conservation areas should be native.
- 50% of landscaping in UR-1 and UR-2 zones should be native. (With reduction allowed via a variance)
- Keep definitions from UFM
- Conflict trees (as defined in ROW tree code): allow removal without penalty

**Why?**

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

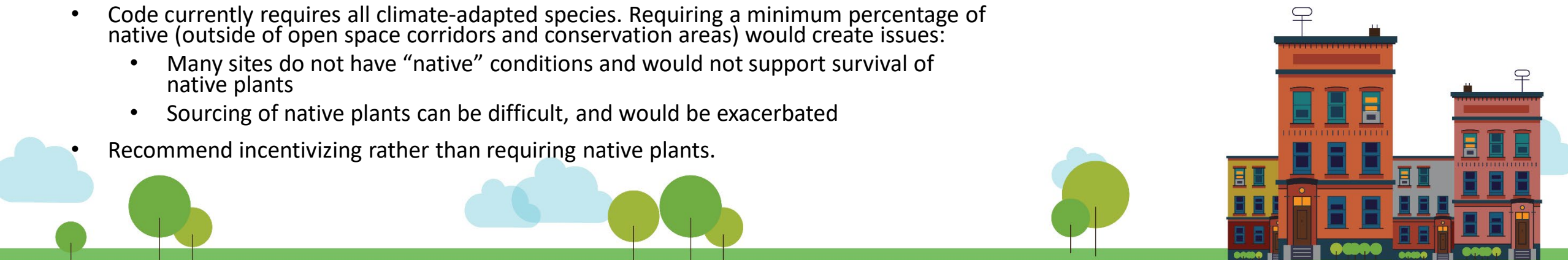
**Staff analysis:**

- 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.

Updated on 05/14/24

**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:**

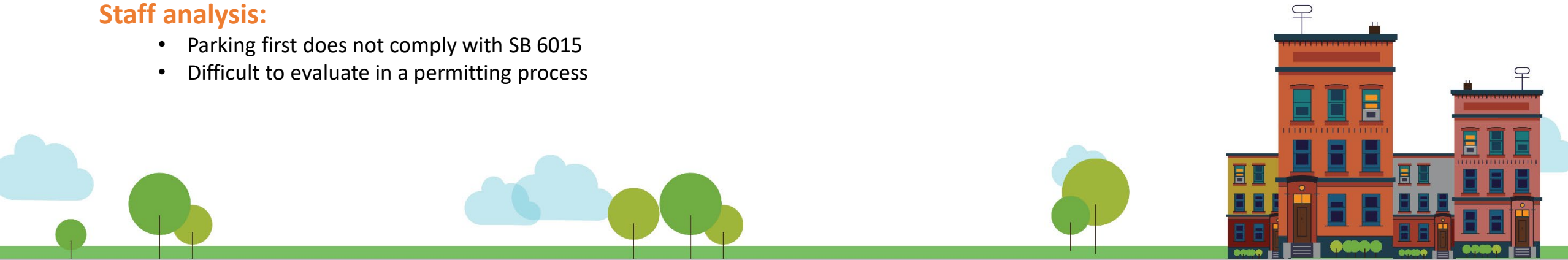
- Tree mandated percentages apply to remaining space on lots “after” building, parking, and amenity space has been developed
- Remove Tree Bonuses.

**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

40

**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:

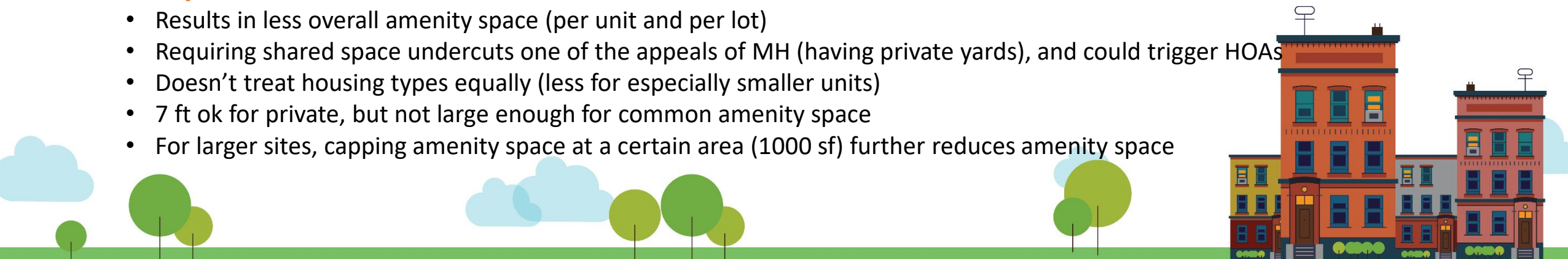
- Results in less overall amenity space (per unit and per lot)
- Requiring shared space undercuts one of the appeals of MH (having private yards), and could trigger HOAs
- Doesn't treat housing types equally (less for especially smaller units)
- 7 ft ok for private, but not large enough for common amenity 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)
<b>Amenity Space per unit</b>	300 / unit	200 / unit	100 / unit
<b>Amenity Space per unit with Bonus 1</b>	250 / unit	150 / unit	75 / unit
<b>Amenity Space per unit with Bonus 2</b>	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 %)

43

## 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	1080	840
	<i>300 / unit</i>	<i>270 / unit</i>	<i>210 / unit</i>
Total req'd amenity area, 6 units (sf)	1200	1080	840
	<i>200 / unit</i>	<i>180 / unit</i>	<i>140 / unit</i>
Total req'd amenity area, 8 units (sf)	1200	1080	840
	<i>150 / unit</i>	<i>135 / unit</i>	<i>105 / unit</i>
Total req'd amenity area, 12 units (sf)	x	1080	840
		<i>90 / unit</i>	<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 (except Fee In Lieu amount – 3 years)

**Proposed changes:**

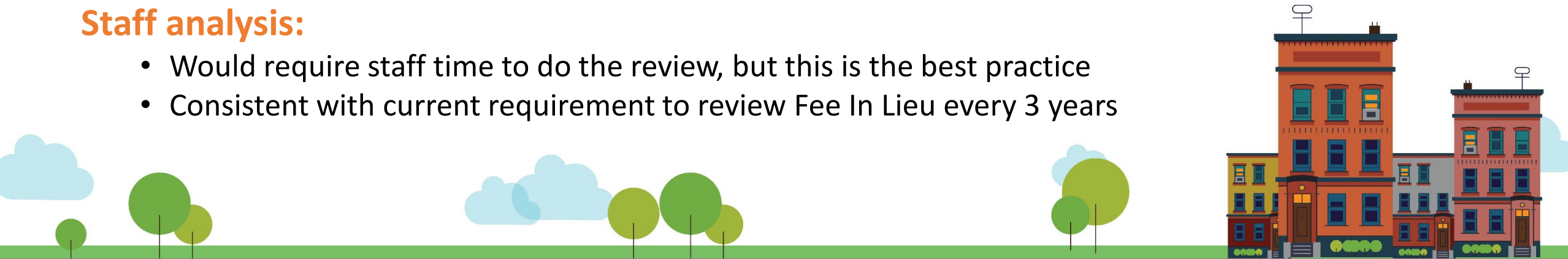
- Include a minimum Affordability Bonus program review cycle every 3 years

**Why?**

- Ensures program is being used and providing affordable units

**Staff analysis:**

- Would require staff time to do the review, but this is the best practice
- Consistent with current requirement to review Fee In Lieu every 3 years



# #27. Visitability in affordability bonus program

**Sponsor:** Karnes

**Current draft:**

- Visitability not included in HIT package at this time due to RCW limiting local action on accessibility changes in the Building Code

**Proposed changes:**

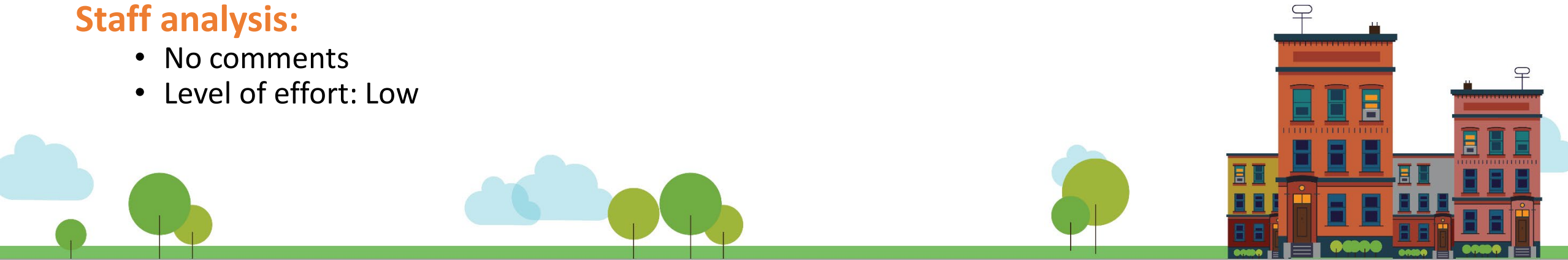
- Integrate visitability into Affordability Bonus program (1 unit per project using bonus)
- Exceptions:
  - Projects already include accessible units
  - Work only within existing building footprint
  - Steep slopes or similar make it challenging to provide accessible path

**Why?**

- Support access to housing for all ages and abilities

**Staff analysis:**

- No comments
- Level of effort: Low



# #28. Fee in lieu for affordable housing bonus (clarification)

**Sponsor:** Rash

**Current draft:**

- Requires 2 units (or 20% of total units) to meet specified affordability levels
- Establishes fee in lieu amounts
- Sets review of Fee In Lieu based on Consumer Price Index at least every 3 years

**Proposed changes:**

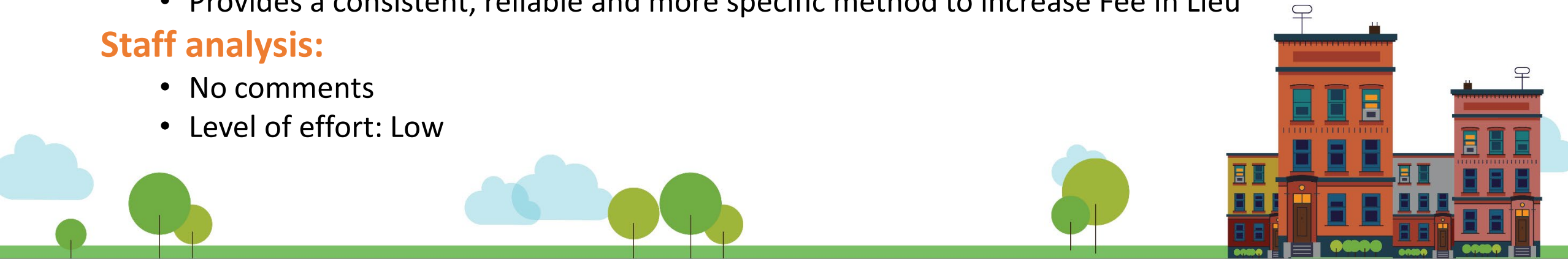
- Clarify Consumer Price Index – Urban (Seattle Metro Area)

**Why?**

- Provides a consistent, reliable and more specific method to increase Fee In Lieu

**Staff analysis:**

- No comments
- Level of effort: Low



# #29. Allow ULS subdivision<sup>47</sup> for previously developed sites

**Sponsor:** Karnes, Sadalge

**Current draft:**

- Requires consistency with all standards to ULS subdivide

**Proposed changes:**

- Allow ULS subdivision for previously developed sites which do not meet all standards, provided:
  - Meet standards that do not require relocating the structure
  - Building was legally constructed/occupied
  - No increase in nonconformity

**Why?**

- Create more affordable ownership opportunities

**Staff analysis:**

- No comments
- Level of effort: Low





# #30. Building articulation

**Sponsor:** Marlo

**Current draft:**

- Middle housing required to include 1 or more articulation features based on housing type and building width

**Proposed changes:**

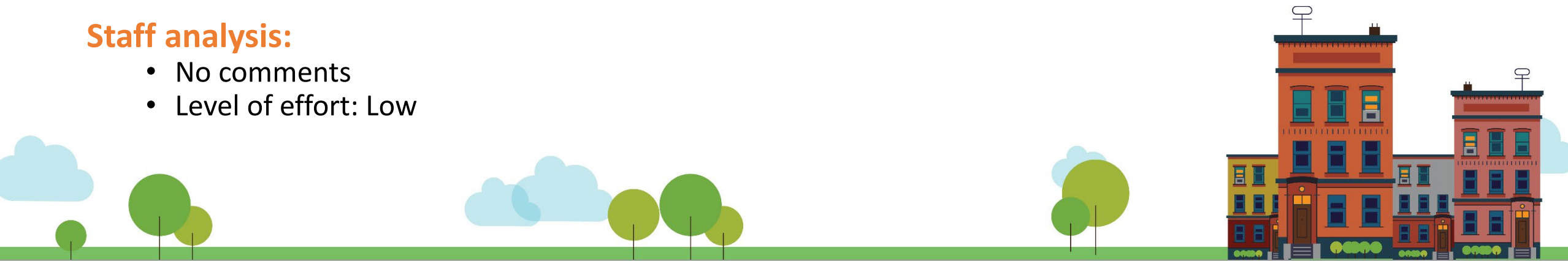
- Modified pick list of building articulation features

**Why?**

- More organized and clear list

**Staff analysis:**

- No comments
- Level of effort: Low



## Current draft

c. Articulation Features (1) Applicability. As required in Building Design Standards for Houseplexes, Rowhouses and Multiplexes. (2) Articulation Features.

These may combined:

- Brick used as the cladding material on a majority of the façade. Brick must be standard sized bricks, approximately 3 5/8" thick. "Thin brick", which is often less than 1" thick, does not meet this requirement.
- Windows recessed at least 2.5 inches from the cladding material, or windows with decorative window trim or deep metal "flashing" surrounds.
- Repeated balconies or bay windows.
- Vertical building modulation with a depth of 2 feet. Must be at least 4 feet wide if repeated as in Rowhouses.
- Roofline modulation.
- Articulating a building's base to contrast and complement its upper levels, including: distinctive window configurations and cladding material, or a change of plane at least 2 feet deep.
- Articulating a building's top to contrast and complement its lower levels, including: distinctive sloped roof, strong cornice line, expressive roof overhang, distinctive window configurations and cladding material on the upper floor, and/or upper level stepbacks (provided the top of the building is visible from the centerline of the adjacent street).
- Change of cladding material. (Counts as 0.5 articulation features)
- Repeated distinctive window patterns. (Counts as 0.5 articulation features)
- Repeated stoops at least 36" above sidewalk grade to individual units, especially in Rowhouses

## Proposed changes

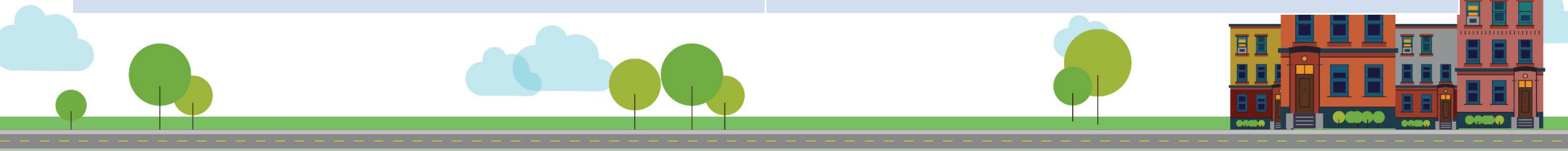
These may combined:

### MODULATION

- Stepping the roofline back or forward (*is there a minimum?*)
- Articulating a building's top to contrast and complement its lower levels (*is there a minimum?*)
- Articulating a building's base to contrast and complement its upper levels (*is there a minimum?*)
- Articulating a building's elevation with vertical offsets of at least 2 feet deep and 4 feet wide
- Repeated stoops at least 36 inches above sidewalk grade to individual units

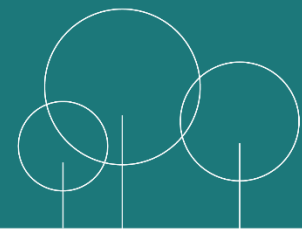
### FACADE AND WINDOWS

- Significant changes of cladding material (*is there a minimum?*)
- Real brick used as the cladding material on a majority of the façade
- Repeated balconies or bay windows (*is there a minimum?*)
- A strong cornice line (*is there a minimum?*)
- Window pattern with recessed a minimum of 2.5 inches from the cladding material
- Window pattern with decorative window trim or deep metal "flashing" surrounds



# Wrap Up

- Summarize Commission Amendments
- Next Steps
  - June 5<sup>th</sup> – Commission recommendation to City Council



**Affordable  
Housing**

# Themes for Planning Commission letter

- **Presenting the HIT recommendations**
  - Key policy steps, balancing goals, HIT as part of AHAS
  - Public engagement themes, process, lessons learned
  - Timing (e.g., tree protections should not be delayed)
  - Revisit outcomes (with course corrections)
- **Nonregulatory actions (many captured as EIS mitigation)**
  - Utilities and access standards updates
  - Permit process (training, materials, streamlining)
  - Staffing and funding (e.g., responsibility for right-of-way)
  - State legislative agenda (e.g., visitability, Building Code, infrastructure)
- **Future policy initiatives**
  - Extending HIT actions to other zones (e.g., bonuses, housing types, RPA)
  - Housing (e.g., antidisplacement, affordability, ownership)
  - Trees (e.g., parking lots, industrial areas)
  - Transportation choices (e.g., parking, transit-oriented design)
  - Impact fees (paying for needed infrastructure, supporting affordability)
  - Historic/archaeological (e.g., demolition and salvage)
  - Watershed planning (e.g., Low Impact Development)
  - Climate actions (e.g., sustainable buildings)
  - And more...

