



## PRESENTATION(S)

Meeting on June 5, 2024

<u>Agenda Item(s)</u>	<u>Page</u>
1. <b>2025-2030 Capital Facilities Program Proposed Project List</b> (PowerPoint slides for Public Hearing Item F1)	3 – 14
2. <b>Permitting Level of Service and Public Notice Code Amendment</b> (PowerPoint slides for Public Hearing Item F2)	15 – 22
3. <b>Home In Tacoma</b> (PowerPoint slides for Discussion Item G1)	23 – 43



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

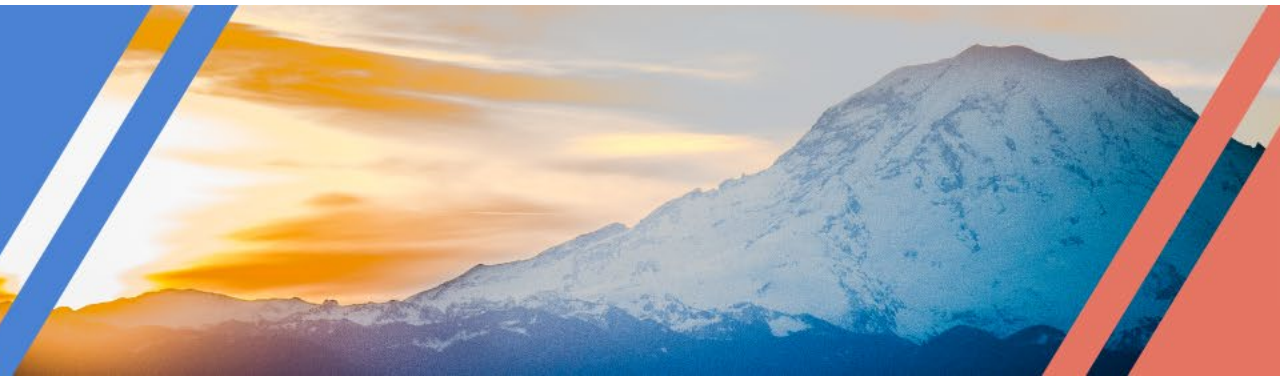


# Planning Commission Capital Facilities Plan

**June 5, 2024**

2025-2026 CITY OF TACOMA

**BIENNIAL OPERATING  
& CAPITAL BUDGET**



# Requested Action – Conduct Public Hearing on the Proposed Project List

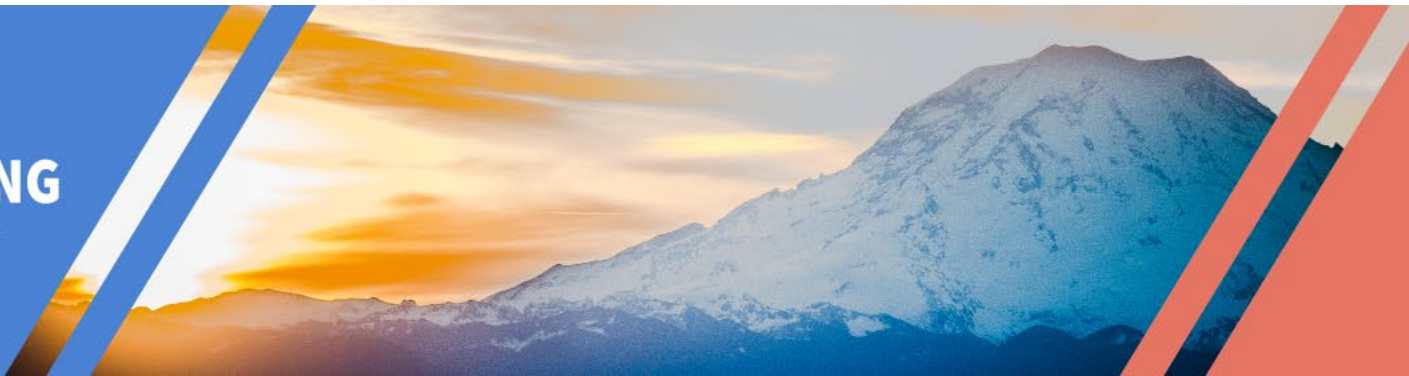
## Presentation Overview:

- What is the CFP?
- Planning Commission Role
- 2024 Process
  - Proposed Project List
  - How Do We Pay for Projects?
- Schedule and Next Steps

# 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?

# 2024 Capital Facilities Plan

2025-2026 CITY OF TACOMA

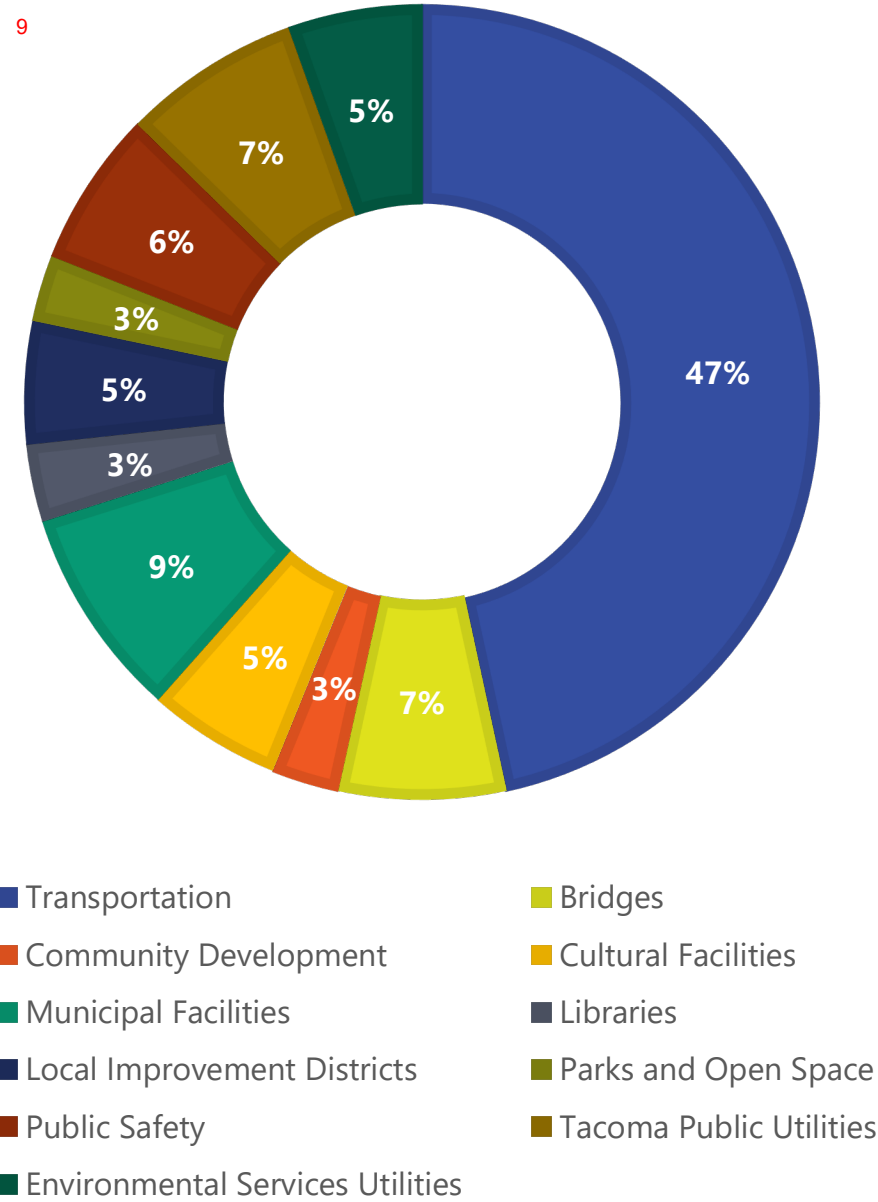
**BIENNIAL OPERATING  
& CAPITAL BUDGET**





# 2024 Project List

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



# Proposed CFP Projects

- Available online at: [cityoftacoma.org/facilityimprovement](https://cityoftacoma.org/facilityimprovement)
  - Proposed Project List (with estimated costs)
  - Proposed Project List (Detail)
  - New Proposed Projects
  - Projects Proposed for Removal (Reason Provided)
- Also available:
  - Facility Advisory Committee (FAC) Process

# How Do We Pay for Projects?

- General Fund Revenues
  - Sales Tax
  - Property Tax
  - B&O Tax
  - Utility Tax (Gross Earnings Tax)
- Transportation-Specific Taxes
  - Transportation Benefit District
  - Gas Tax
  - Voter-Approve Streets Initiative (Sales, Property, and Utility Taxes)
- Real Estate Excise Tax (REET)
- State and Federal Grants
- *General Obligation Debt*
- Utility Projects
  - Environmental Services
  - Tacoma Public Utilities
- Utility Service Charges
  - Rate-payer funds
  - *Debt*

\*Local Improvement Districts are a program which relies on funds from abutting private property owners

# Funding by CFP Section



## General Fund Revenues, REET, Grants

Transportation  
 Community Development  
 Municipal Facilities  
 Public Safety  
 Cultural Facilities  
 Libraries  
 Parks and Open Space



## Transportation Revenues, Grants

Active Transportation  
 Bridges  
 Streets  
 Sidewalks



## Utility Service Charges

Environmental Services  
 Solid Waste  
 Stormwater  
 Wastewater  
Tacoma Public Utilities  
 Power  
 Drinking Water  
 Rail

# 2024 Process: Schedule 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
May 15, 2024	Review Draft CFP Project List and Set Public Hearing Date	Planning Commission
<b>June 5, 2024</b>	<b>Public Hearing on Full CFP List</b>	<b>Planning Commission</b>
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**

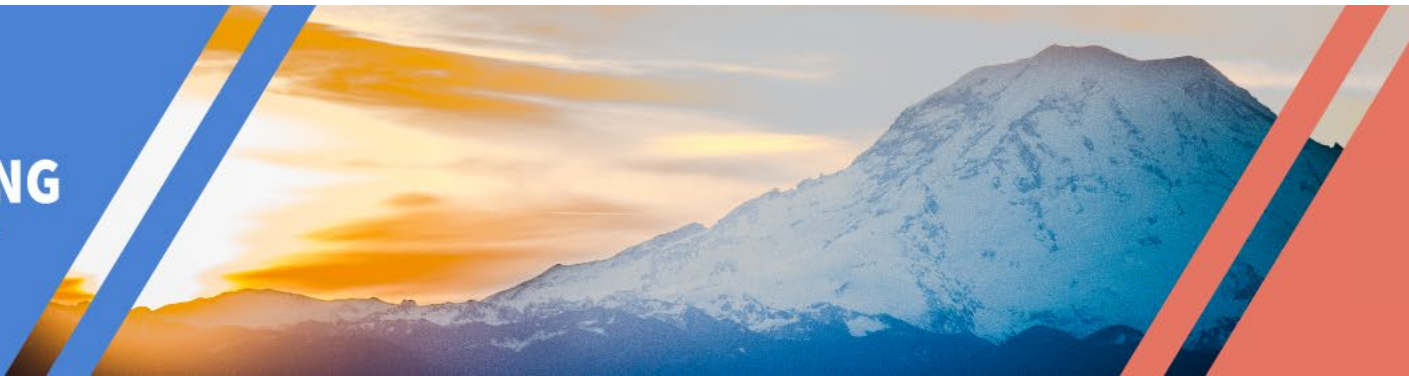


# Planning Commission Capital Facilities Plan Overview

**June 5, 2024**

2025-2026 CITY OF TACOMA

**BIENNIAL OPERATING  
& CAPITAL BUDGET**

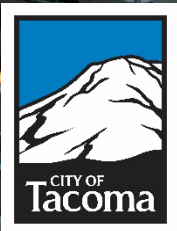




# Public Hearing Permitting Level of Service and Public Notice Code Amendment

Planning Commission Meeting  
June 5, 2024

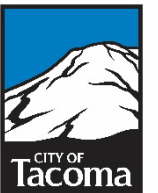
Shanta Frantz, Senior Planner  
Adam Nolan, Associate Planner  
Planning and Development Services Department



# AGENDA

**Purpose of the Meeting** – Accept public comments and testimony on the Draft Permit Level of Service and Public Notice Code Amendments.

- Background
- Next Steps
- Public Hearing

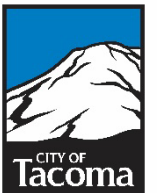




# BACKGROUND

## Bills Adopted in State Legislative Session Necessitating Proposed Code Changes

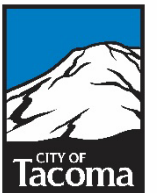
- **Substitute Senate Bill 5290**
  - Mandates **new level of service** for Land Use permits
  - Provides exceptions to days counting towards level of service
  - Imposes financial penalties for exceeding level of service
  - Goes into effect January 1, 2025
- **Substitute House Bill 1105**
  - Requires **public notice** to include *start* and end date of comment period
  - Goes into effect on June 6, 2024 – staff has already updated our templates.



# DRAFT CODE — LEVEL OF SERVICE

## Changes to TMC Chapter 13.05 – Land Use Permits and Procedures

- **New levels of service:**
  - Permits with no public notice, final decision in 65 days
  - Permits with public notice, final decision in 100 days
  - Permits with hearing, final decision in 170 days
  - Includes exceptions
- **Modify purpose of pre-application to facilitate better applications**
- **Include new payment deadline date/s**

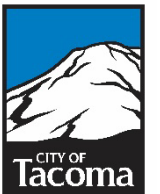




# DRAFT CODE — PUBLIC NOTICE

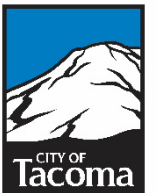
## Changes to TMC Chapter 13.05 – Land Use Permits and Procedures

- Include start date for public comment on all public notices
- Goes into effect on June 6, 2024
- City in process of updating public comment notice now



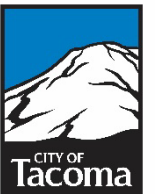
# PUBLIC HEARING NOTICES

Public Notice Recipients	
Planning Commission Mailing List	Dept of Commerce
Website & Social Media	Puyallup Tribe of Indians
Neighborhood Councils & Business Districts	Joint Base Lewis McChord
Permit Advisory Board	Master Builders Association



# NEXT STEPS

Date	Actions
May 1, 2024	Presentation of Staff Analysis to Planning Commission
June 5, 2024	Planning Commission Public Hearing
June 26, 2024	Planning Commission Debrief and Recommendation for City Council Review
Aug-Dec. 2024	City Council Process (Review, Public Hearing, Adoption of Ordinance)





# Home in Tacoma

And you!

## Planning Commission Recommendations to City Council

*June 5, 2024*





# Agenda

- Planning Commission recommendations package
  - Review the HIT package, as amended
  - Discuss any refinements
  - Consider forwarding the HIT package, as amended, to the City Council
- Next steps
  - City Council decision process (starts in July 2024)
  - Finalize EIS (July to August)
  - Access & utilities standards, Urban Forest Manual updates
  - Implementation (early 2025)



# Planning Commission Public Hearing process

## Online

- **City of Tacoma website**
  - Full code
  - Draft Environmental Impact Statement
  - Interactive Map
  - One-page summaries
  - Studies, FAQs, Benchmarking
- **Social PinPoint-** Online Engagement forum

## Notifications

- **Mail-** 100,000+ notifications
- **Social media-** City and Planning Pages
- **Email-** 2,400+ HIT Listserv
- **News-** Press Release, The Urbanist, KNKX, CityLine, Tacoma Reports
- **Language-** Translations, event with language ambassadors, VT Radio
- SEPA and GMA notice

## Events

- 4 Information events- 300+ participants
- 10 City Commission and Taskforce presentations
- 6 Neighborhood Council presentations
- 8 Group presentations
- 7 Community Events

# What We Heard

## 1500+ total comments

- 44 Public Hearing
- 800 Online Forum
- 248 Written Comments
- 426 Interactive Map

## Top Map comments

- North End
- West End
- North East Tacoma

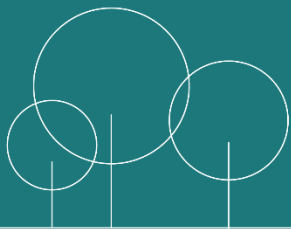


## Top Forum Topics

- Zoning (map, densities, scale, land uses)
- Parking
- Tree Requirements

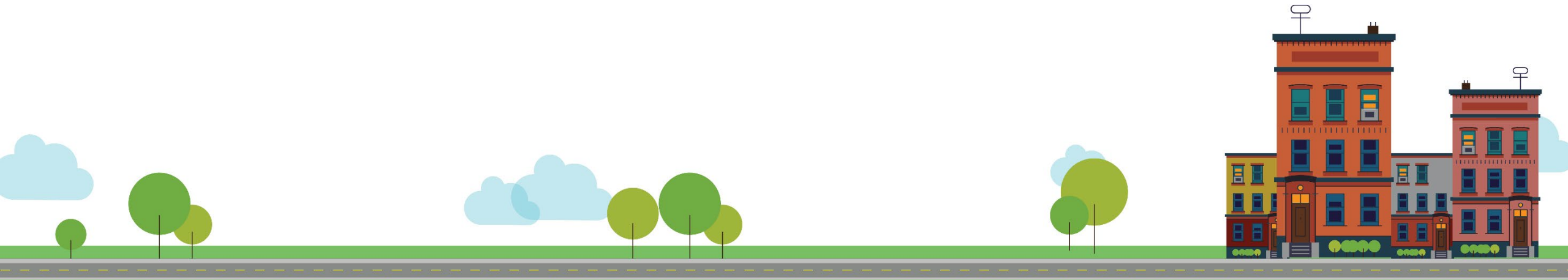
# Review Commission Changes

- Zoning
- Housing Types & Building Design
- Parking & Transportation
- Unit Lot Subdivisions
- Amenity Space and Trees
- Bonuses



# Zoning

- Zoning map
  - Reviewed walking distance analysis for major barriers
  - Updated parks analysis (added ones we missed, removed one that's gone)
  - Transition zoning at streets, alleys, parcel lines
- Land uses/definitions
  - Amnesty for existing, unpermitted middle housing
  - Residential businesses & middle housing definition
  - Accessory structure standards (no longer include ADUs)

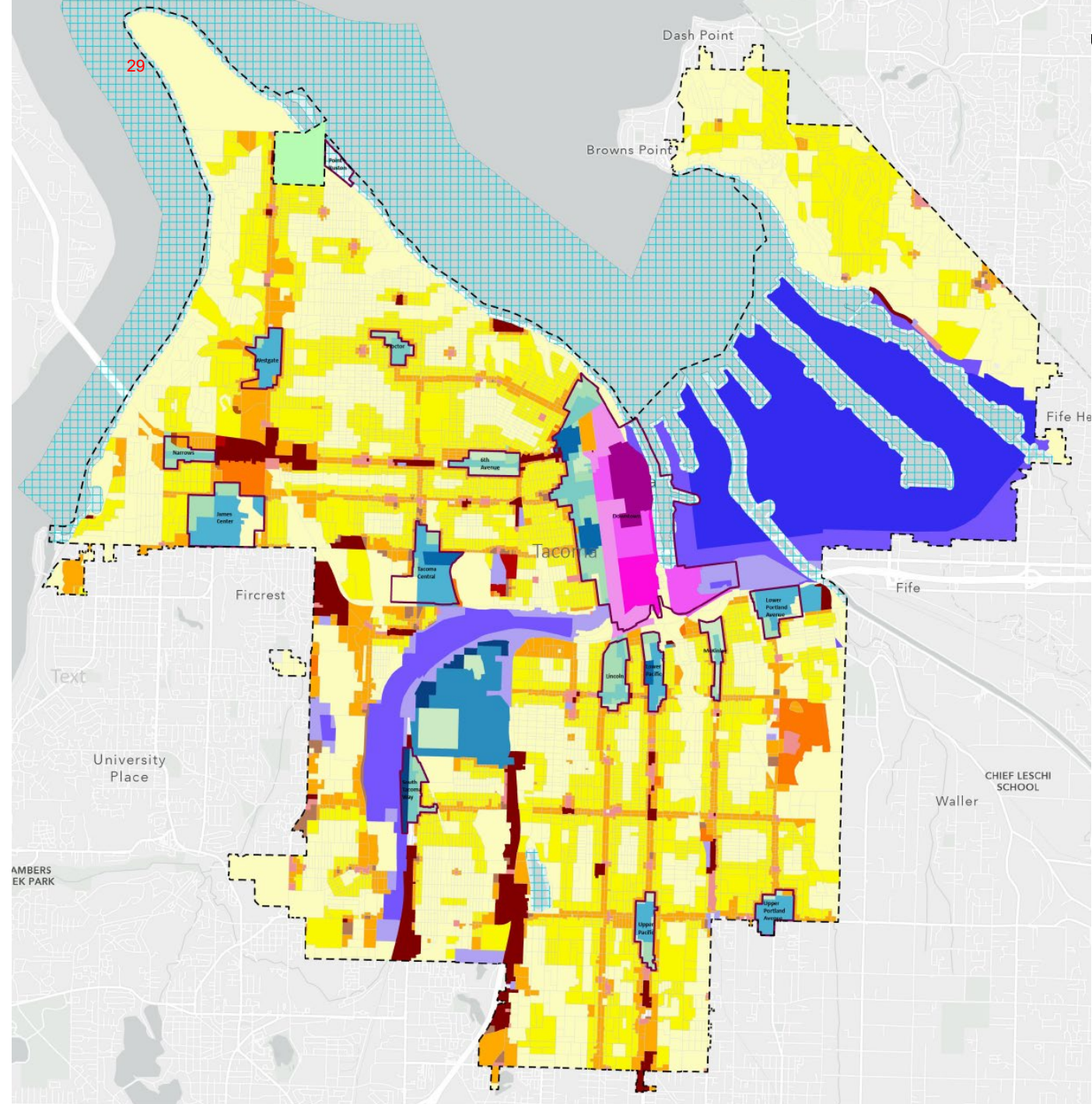
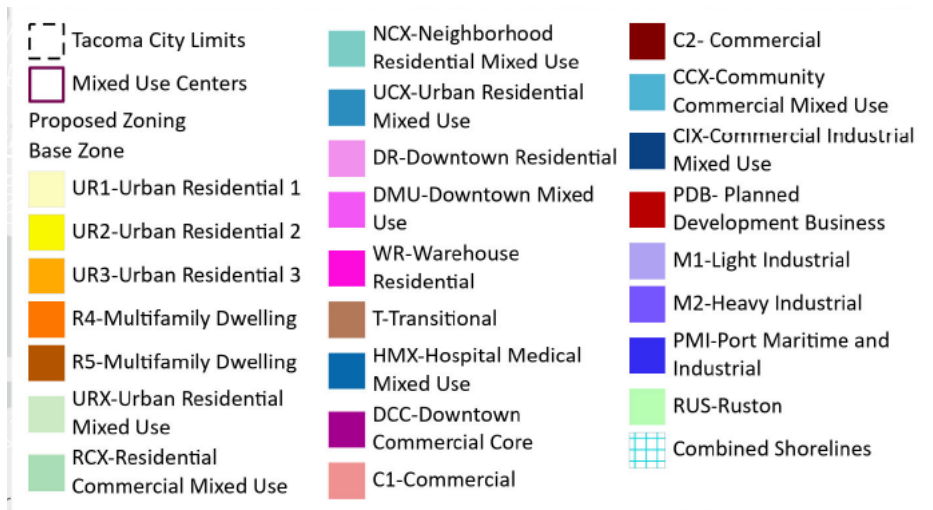




# Zoning map with UR zones

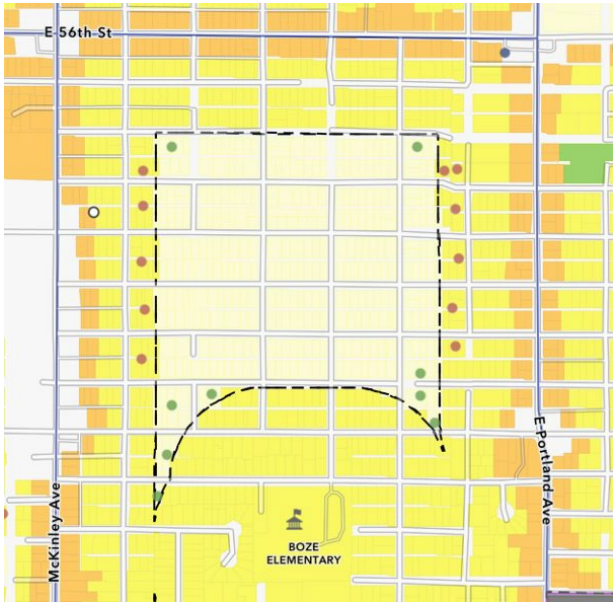
## Map follows Comp Plan, HIT 1 & State mandates

- Low-scale Residential = UR-1 or UR-2
- Mid-scale Residential = UR-3

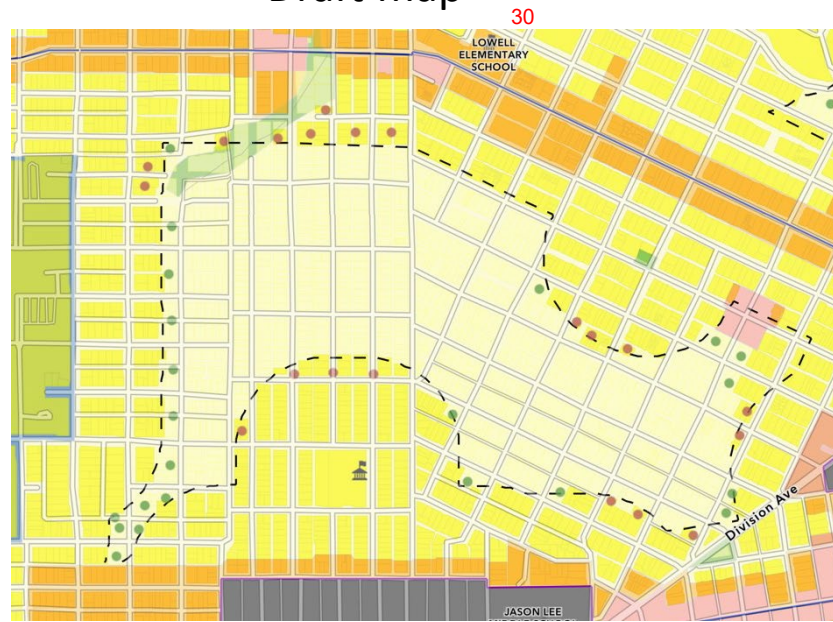




Draft map



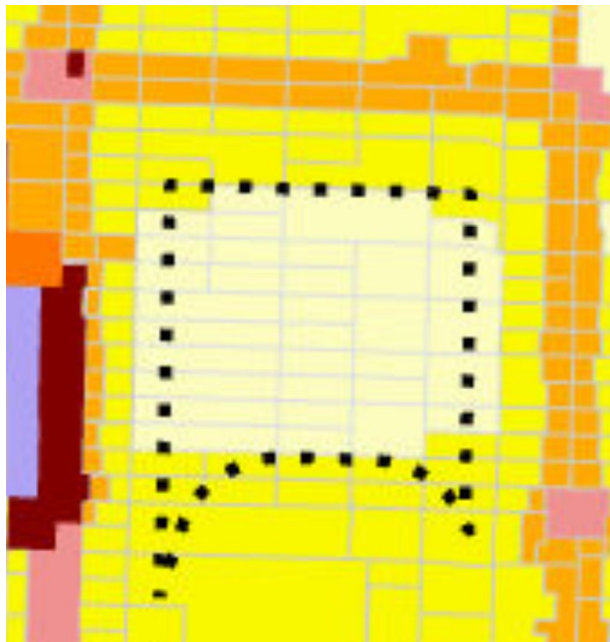
Draft map



Draft map



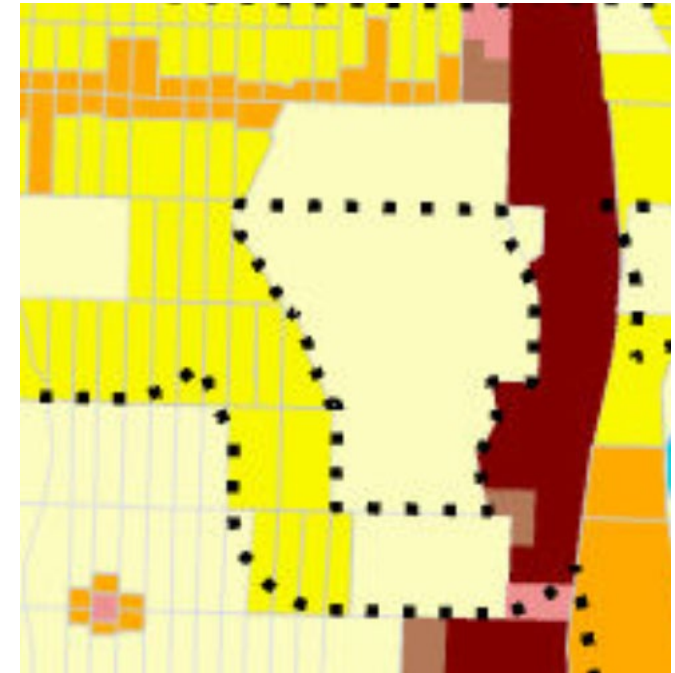
Final map



Final map



Final map

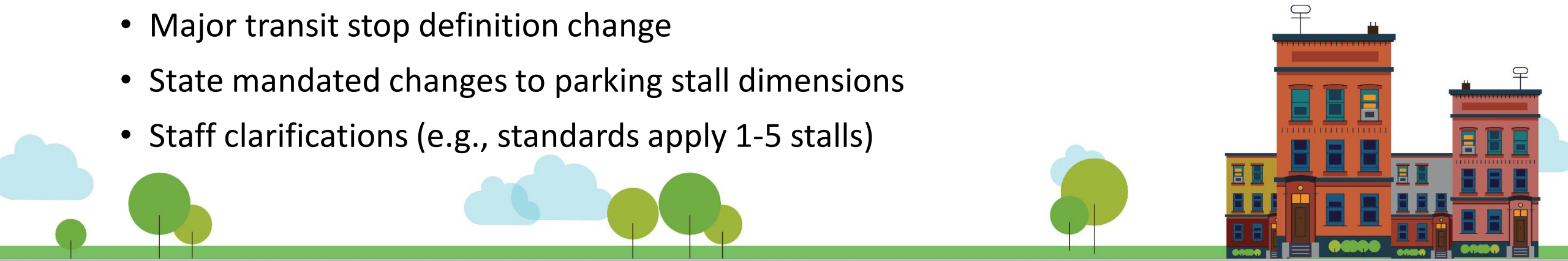


# Design

- "Habitable space" definition
- Removed “prohibited materials”
- Reorganized & clarified building articulation features

# Parking

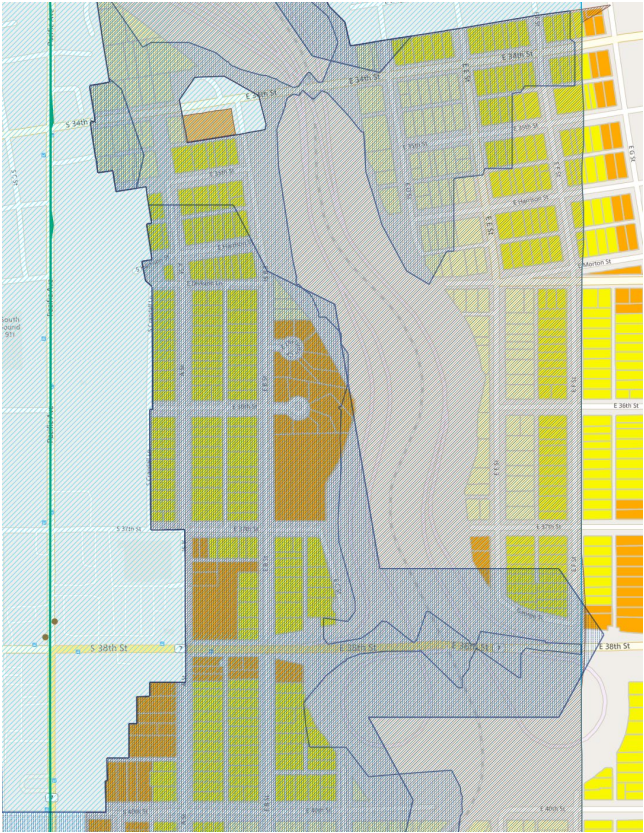
- None required for non-residential in UR or to be replaced when ADUs are constructed
- Non-alley lots with 1 required stall exempt
- RPA map – reviewed for major barriers, transitions at streets, alleys, parcels
- Major transit stop definition change
- State mandated changes to parking stall dimensions
- Staff clarifications (e.g., standards apply 1-5 stalls)





# Examples of RPA map changes

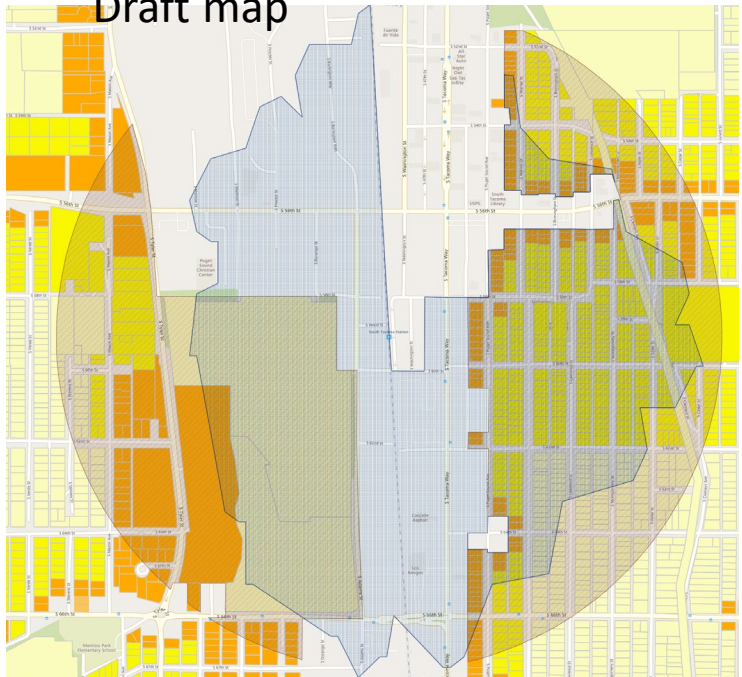
Draft map



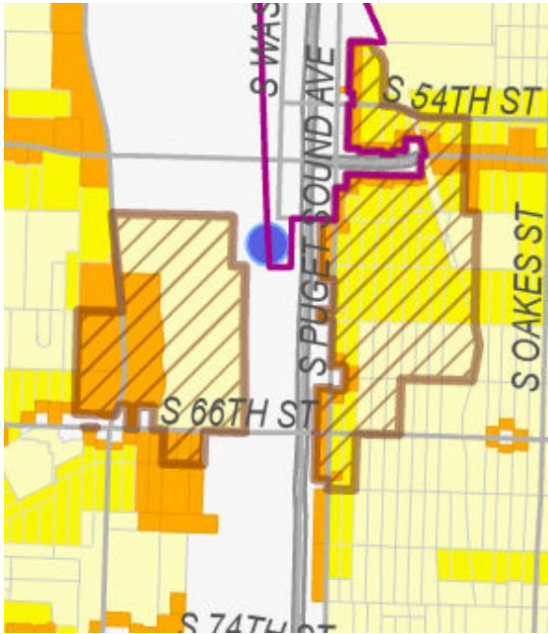
Final map



Draft map

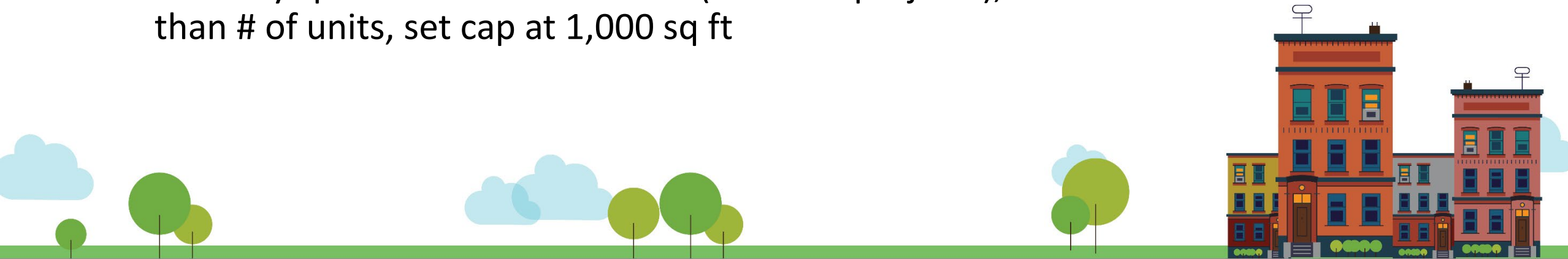


Final map



# Amenity Space and Landscaping

- Tree credits – measured per canopy coverage, set minimums per zone
- Tree retention/canopy cover – variances over 18” DBH, clarify canopy loss fee calculation
- Tree flexibility/exceptions – aligns code with state law prioritizing trees over parking, requires arborist review of variances
- Removed “self-managed agencies” exception
- Landscaping – requiring climate adaptive, native species
- Amenity space – amount reduced (for most projects), based on lot size rather than # of units, set cap at 1,000 sq ft





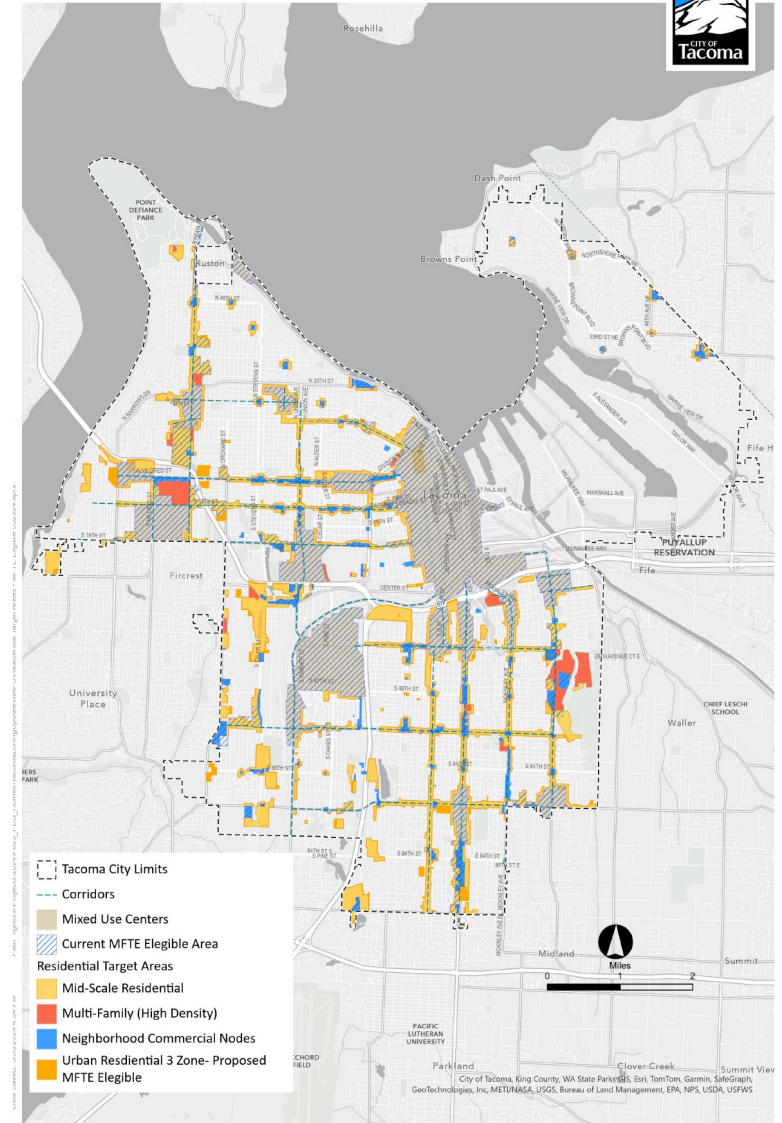
# Bonuses

- Review affordability bonuses every three years
- Visitable unit required with affordability bonuses
- Set fee in lieu increase to Consumer Price Index – Urban (Seattle Metro)

# Unit Lot Subdivisions

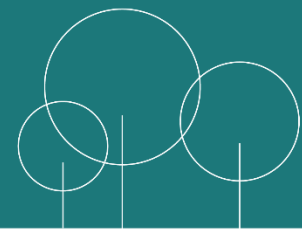
- Allow ULS subdivision for previously developed sites, even if they don't meet all standards

## Proposed Residential Target Areas



# Final Discussion on...

- Amenity Space
- Landscaping Enforcement
- Reduced Parking Area Map



**Affordable  
Housing**



# Amenity Space

**Sponsor:** Martensen, Marlo

## Current draft (as amended):

- Establishes minimum amenity space based on site area
- Revise minimum dimension to 7 feet
- Every unit shall have access to shared or private amenity space
- Caps amenity space at 1000 sf

## Staff analysis:

- For larger sites, capping amenity space at a certain area (1000 sf) further reduces amenity space per unit and per project
- Amount of amenity space depends on market – may result in fewer amenities in lower opportunity neighborhoods

## Potential revision:

- Remove 1000 sf cap to allow amenity space to increase proportionate to site size

### PREVIOUS AMENITY SPACE PER UNIT:

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

### AMENDED AMENITY SPACE PER LOT:

- UR-1: 10.0%
- UR-2: 7.5%
- UR-3: 5.0%



# Effect of 1,000 sf Cap on Large Sites <sup>37</sup>

Site Area		UR-1 (10.0%)			UR-2 (7.5%)			UR-3 (5.0%)		
Sq. ft.	Acres	Required Amenity space	Max. Units	Amenity space sq. ft./ unit	Required Amenity space	Max. Units	Amenity space sq. ft./ unit	Required Amenity space	Max. Units	Amenity space sq. ft./ unit
6,000	0.14	600 sf	4	150*	450 sf	6	75*	300 sf	8	38*
10,890	0.25	<del>1089 sf</del> (1000 sf)	7	138	817 sf	11	75*	545 sf	15	38*
21,780	0.50	(1000 sf)	15	69	<del>1634 sf</del> (1000 sf)	22	46	<del>1,089 sf</del> (1000 sf)	29	34
32,670	0.75	(1000 sf)	22	46	(1000 sf)	33	31	(1000 sf)	44	23
43,560	1.00	(1000 sf)	29	34	(1000 sf)	44	23	(1000 sf)	58	17
130,680	3.00	(1000 sf)	87	11	(1000 sf)	131	8	(1000 sf)	174	6
217,800	5.00	(1000 sf)	145	7	(1000 sf)	218	5	(1000 sf)	290	3

\*Required amenity space is below 1,000 sq. ft. and cap does not apply



*Inequitable allocation of market-driven amenity space.*



*Green boxes represent 1,000 sf on a range of site sizes.*

# Proposal to expand RPA

## Current proposal:

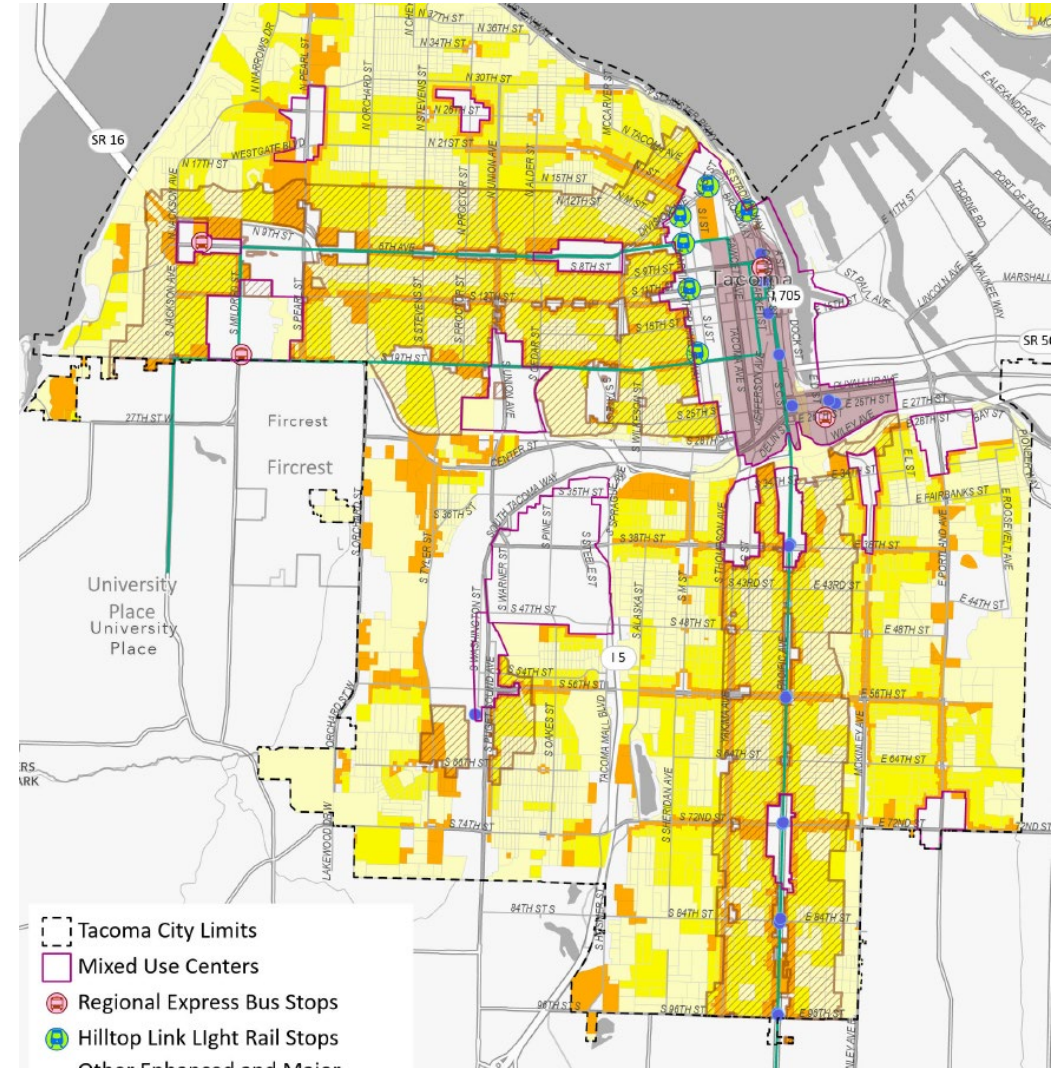
- RPA applies to UR Districts only

## Proposed:

- Within the RPA (1/2-mile radius) area, include Neighborhood Commercial Nodes and Multifamily High-Density FLUM areas

## Staff clarification:

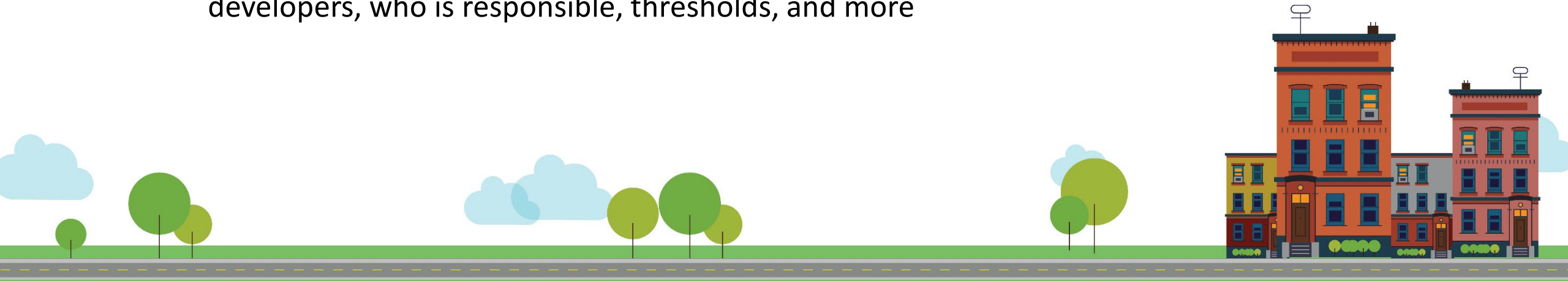
- Should “larger” commercial be exempt from parking? Commercial Nodes (C-1) allows them.





# Landscaping Enforcement

- There is strong interest in ensuring that trees and landscaping survive or are replaced
  - Commission considered but did not accept new enforcement provisions within HIT
- Considerations
  - City's Tree Right-of-way Code strengthened enforcement authority (recently hired tree enforcement position)
  - Questions regarding tree enforcement... effectiveness, staffing, cost to developers, who is responsible, thresholds, and more



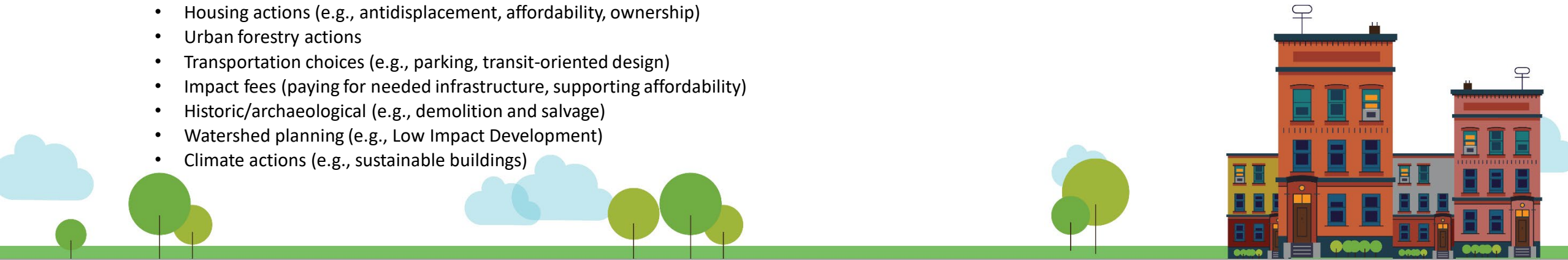
# Additional components of the recommendations package

- Findings and Recommendations Report
  - Documents HIT 2 proposal, background, policy guidance, engagement, analysis and Commission's review and decisions
- Planning Commission letter of recommendation
  - Presents the Commission's recommendations
  - Identifies nonregulatory actions to pursue
  - Flags future policy initiatives



# Planning Commission letter covers...

- **Presenting the HIT recommendations**
  - How we got here
  - Methodology and analysis
  - Key policy actions in the HIT recommendations
  - Balancing multiple goals
  - More housing affordability needed
  - Equitable engagement is essential
  - Timing considerations (e.g., tree protections should not be delayed)
  - Public engagement themes, process, lessons learned
  - Revisit outcomes (with course corrections)
- **More than zoning changes needed**
  - EIS mitigation actions
  - Staffing increases
  - Permit process improvements
  - Utilities and access standards
  - State legislative agenda
- **More policy and standards work is needed**
  - Extend HIT actions to other zones (e.g., bonuses, housing types, RPA)
  - Housing actions (e.g., antidisplacement, affordability, ownership)
  - Urban forestry actions
  - 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)





# Seeking Commission decisions

- Requesting Commission forward the HIT 2 package (with any last changes) to the City Council for consideration and action



**Affordable  
Housing**

# Next steps – City Council Tentative Schedule

Timeline	Meetings
<b>June</b>	<ul style="list-style-type: none"> <li>• Planning Commission recommendations</li> </ul>
<b>July</b>	<ul style="list-style-type: none"> <li>• Set Public Hearing date</li> <li>• Final EIS released</li> <li>• City Council study session(s) to present the package</li> <li>• In person info meeting</li> <li>• Virtual info meeting</li> </ul>
<b>August</b>	<ul style="list-style-type: none"> <li>• Public Hearing</li> <li>• Study session(s) to debrief public input and consider amendments</li> </ul>
<b>September</b>	<ul style="list-style-type: none"> <li>• Final decision by City Council</li> </ul>
<b>October-December</b>	<ul style="list-style-type: none"> <li>• Implementation and rollout</li> <li>• Access and utilities standards updates for middle housing</li> </ul>
<b>January 2025</b>	<ul style="list-style-type: none"> <li>• Effective date</li> </ul>

