



## AGENDA

**MEETING: Regular Meeting and Public Hearing**

**TIME:** Wednesday, December 5, 2018, 5:00 p.m.  
(Public Hearing beginning at approximately 5:30 p.m.)

**LOCATION:** Council Chambers, Tacoma Municipal Building, 1<sup>st</sup> Floor  
747 Market Street, Tacoma, WA 98402

← Location changed  
(for Public Hearing)

**A. Call to Order and Quorum Call**

**B. Approval of Agenda and Minutes**

- Minutes – October 17, 2018 and November 7, 2018

**C. Public Comments**

- Comments are accepted on Discussion Items D-1 and D-3, and limited to 3 minutes per person. To provide comments, please sign up.
- Public Hearing Item D-2 begins at approximately 5:30 p.m. To testify, please sign up separately.

**D. Discussion Items**

**1. Shoreline Master Program Periodic Review**

- Description: Review the scope of work and major issues associated with the State mandated period review of the Shoreline Master Program that was comprehensively updated in 2013. (This is an application of the 2019 Annual Amendments.)
- Action: Guidance
- Staff Contact: Elliott Barnett, 253-591-5389, [elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org)

**2. Public Hearing – Open Space Current Use Assessment (811 N. Karl Johan Ave.)**

- Description: Conduct a public hearing to accept public comment; conduct a debriefing immediately after the public hearing; and as appropriate, consider making a recommendation to the City Council.
- Action: Public Hearing and Recommendation
- Staff Contact: Larry Harala, 253-591-5845, [lharala@cityoftacoma.org](mailto:lharala@cityoftacoma.org)

**3. Affordable Housing Action Strategy – Planning Actions**

- Description: Review the scope of work and major issues associated with the proposed amendments to the Housing Element of the Comprehensive Plan. (This is an application of the 2019 Annual Amendments.)
- Action: Guidance
- Staff Contact: Elliott Barnett, 253-591-5389, [elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org)

***(Continued on the Back)***



**E. Communication Items**

- (1) **2019-2024 Capital Facilities Program (CFP)** – The Office of Management and Budget provides an update on the Capital Facilities Program adopted by the City Council on November 20, 2018. (See Agenda Item “E-1”)
- (2) **Manitou Annexation Community Meeting** – You are welcome to attend a community meeting concerning the Manitou Area Pre-Annexation Planning, to be held on Monday, December 10, 2018, from 5:30 to 7:30 p.m., at Manitou Park Elementary School – Library, 4330 S. 66<sup>th</sup> Street. (See Agenda Item “E-2”)
- (3) The next meeting of the Planning Commission is scheduled for Wednesday, December 19, 2018, at 5:00 p.m., in Room 16; tentative agenda (subject to change) includes: JBLM Airport Compatibility Overlay District; Future Land Use Implementation; Commercial Zoning Update; and Planning Commission Year-End Review.
- (4) The next meeting of the Infrastructure, Planning and Sustainability Committee is scheduled on Wednesday, December 12, 2018, 4:30 p.m., in Room 16; tentative agenda (subject to change) includes: Urban Agriculture Community Report; Traffic Calming; Accessory Dwelling Units; and Equity Index.

**F. Adjournment**



## **MINUTES** (Draft)

**TIME:** Wednesday, October 17, 2018, 5:10 p.m.  
**PLACE:** Room 16, Tacoma Municipal Building North 733 Market Street, Tacoma, WA 98402  
**PRESENT:** Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Ryan Givens, David Horne, Jeff McInnis, Andrew Strobel, Doran Waller  
**ABSENT:** Carolyn Edmonds, Brett Santhuff

### **A. CALL TO ORDER AND QUORUM CALL**

Chair Wamback called the meeting to order at 5:04 p.m. A quorum was declared.

### **B. APPROVAL OF AGENDA AND MINUTES**

The agenda was reviewed. Chair Wamback suggested adding a new discussion item D-4 to review the Planning Commission's calendar for the rest of 2018. Commissioner McInnis made a motion to that effect, which was seconded by Vice-Chair Peterson. The motion passed unanimously, and the agenda was approved as amended.

### **C. PUBLIC COMMENTS**

No comment received.

### **D. DISCUSSION ITEMS**

#### **1. Draft Accessory Dwelling Unit (ADU) Regulations**

Lauren Flemister, Planning Services Division, facilitated the Commission's review of (a) testimony received at the public hearing on October 3<sup>rd</sup> and written comments received through October 5<sup>th</sup>, (b) proposed changes to the draft ADU regulations in response to the public comments, and (c) the draft Letter of Recommendation and the draft Findings of Fact and Recommendations Report. Ms. Flemister focused on the following issues: Size, Building Location, Height, and Design Standards.

Regarding Size, Ms. Flemister reviewed the size of accessory structures, the size of ADUs, and the building and lot size relationship.

- Vice-Chair Petersen was concerned that the text of the code would be confusing to readers in the future and suggested that the text be polished to better reflect what Ms. Flemister were explaining. Ms. Flemister commented that a good opportunity to provide supplemental explanations and illustrations would be through the development of a handbook during the implementation stage.
- Commissioner McInnis suggested Ms. Flemister to make sure the text matches what she was presenting, and get the code out for implementation now.
- Chair Wamback noted that as much as he supported this, he can see on large properties how this can go overboard. On a really large parcel, instead of building a DADU, the property owner should be dividing the parcel. He also indicated that if the code needs to be further revised after implementation, the Planning Commission would be on board with that.

Regarding Accessory Building Location, Ms. Flemister clarified that there can be exceptions to the DADU being in the rear yard.

- Commissioner Givens commented that he doesn't think this is needed.

- Vice-Chair Petersen agreed that the code doesn't need to say that the DADU be in the rear yard, but it needs to be really clear on 13.06.100.F where it says "a locational variance".

Regarding Height, Ms. Flemister indicated that in response to a previous suggestion from Commissioner Santhuff, the proposal is for detached ADUs to provide on-site parking on the main level of a structure, and the height of the detached ADU may receive a 2-foot bonus, i.e., 20 feet is the maximum height.

- Commissioner Strobel indicated that he liked the option for allowing height to have a bonus, but he's not in favor of incentivizing parking as part of that bonus. He's interested in incentivizing more sustainable options; such as what Seattle provides – 2-foot bonus based on green building infrastructure technology.
- Commissioner Givens commented that he is in support of the 2-foot bonus option.

Regarding Design Standards, Ms. Flemister offered staff suggestions, including matching attached and detached ADU design standards, not allowing attached ADUs to increase nonconformity, and not allowing attached ADU entrance to face front.

- Vice-Chair Petersen had an issue with the requirement that the ADU entrance cannot face the front. Attached ADUs that have narrow walkways are not safe. In a case of an emergency, it would be difficult to leave the property and for first responders to get through the property. She believed it should be up to the professional where to have the door.
- Commissioner Strobel noted that Seattle addressed the emergency entrance concern by putting a 10-foot setback from the front face – that the façade had to be 10 feet away from the property line.
- Chair Wamback noted he agreed with the Vice-Chair, and didn't like the idea of only one entrance to be located at the front façade of the building. Ms. Flemister noted that she would change the language for attached and detached to match then.
- Chair Wamback offered some changes on the end of page 8, concerning "setbacks", by adding clarification that "Existing buildings being converted to detached ADUs which do not meet the required setbacks, do not have to comply with the setback requirement, but shall comply with other all applicable codes."

Upon conclusion of the discussion, Vice-Chair Petersen made a motion to approve the draft Letter of Recommendation and the draft Findings of Fact and Recommendations Report and forward to the City Council the proposed Accessory Dwelling Unit Regulations, with the modifications suggested by the Commission about building lot size, variances, height, bonus options, and design standards, and with the indication that the Commission is on board to make any further clarifications or revisions as appropriate. The motion was seconded by Commissioner Givens and passed unanimously.

## **2. Open Space Current Use Assessment (OSCUA) – 811 N. Karl Johan Ave.**

Larry Harala, Planning Services Division, provided an overview of the private application submitted by Karl and Christina Anderson for classifying 3.13 acres of their property as Open Space under the OSCUA program to reduce the assessed property tax. He reviewed the OSCUA program, including the legislative requirements, the program's goals and intents, review criteria, and the review process. He also reviewed the subject property – a heavily wooded steep slope site, with wetland present, and home to many species of birds and other wildlife. Mr. Harala indicated that the site has had a conservation easement and open space designation for many years, and that the site achieved 36 points (while 25 was needed) out of the Pierce County Public Benefit Rating System (PBRS). He concluded that staff is recommending approval of a 90% reduction in property tax market value, based on the PBRS score. Mr. Harala requested the Commission to release the application packet and staff analysis for public review and set December 5, 2018 as the date for a public hearing.

Commissioners provided the following questions and comments:

- Commissioner Waller asked if the actual home of the home owner is not included in the reduction. Mr. Harala answered correct, it has been excluded and will not benefit in any way.

- Commissioner Horne commented that on parcel A, there is a future house site they are excluding, but on the typography and aerial maps it showed roads leading to the residents, and both of those don't seem to be excluded. Mr. Harala answered that there is an access, and the owner of the property has called out regarding the conservation easement, and back in 1995 he asked to reserve a small potential home site for this parcel. At this time he wants to preserve it and has no intention to build there. The square footage for this will not be included in the conservation easement, and will be pulled out and the County will factor in that access.
- Commissioner Strobel wondered how long the OSCUA program has been in place. Mr. Harala answered since 1970. Commissioner Strobel wondered if there may be continuous opportunity to get a reassessment to get into another tier from the points. Mr. Harala mentioned he would look into that.

Vice-Chair Petersen made a motion to make the package available for public review and set the public hearing date for December 5, 2018; Commissioner Waller seconded; and the motion passed unanimously.

### **3. Tideflats Interim Regulations – 6 Month Extension**

Stephen Atkinson, Planning Services Division, provided an overview of the Tideflats Interim Regulations that were enacted by the City Council on November 21, 2017 and are being considered for a 6-month extension. The interim regulations consisted of the following elements:

- Expanded public notification of heavy industrial use permits;
- Temporary prohibition of new non-industrial uses in the Port of Tacoma Manufacturing/Industrial Center (M/IC);
- Temporary prohibition of new residential development along Marine View Drive and NE Tacoma slopes; and
- Temporary prohibition on certain types of new heavy industrial uses.

Mr. Atkinson noted that the interim regulations are not only applicable in the Tideflats M/IC, but also the South Tacoma Way Heavy Industrial Zoning District. He went on to review the permit activity that has occurred in the Tideflats and heavy industrial zoning districts over the last year and noted that many of the permits have been associated with projects that were basically vested before the interim regulations took effect.

Mr. Atkinson noted that the City Council will conduct a public hearing on the proposed extension of the interim regulations on October 23<sup>rd</sup>, conduct a study session on October 30<sup>th</sup> to review public testimony, conduct the first reading of an ordinance on October 30<sup>th</sup>, and consider the final reading of the ordinance on November 6<sup>th</sup>.

Commissioner Givens asked what the timeline was for the Tideflats Subarea Plan process, and how the provisions of the interim regulations would be kept current. Mr. Atkinson stated that the process would begin once the interlocal agreement among the City, the Port, the Puyallup Tribe and the County for the funding and coordination of the subarea plan is in place, and that the subarea plan is expected to include policy and regulatory changes.

### **4. Planning Commission's Calendar**

Lihuang Wung, Planning Services Division, reviewed the rest of the Commission's meetings for 2018:

- November 7<sup>th</sup> – The agenda would include Manitou Annexation and a public hearing on the JBLM Airport Compatibility Overlay District. The location would be changed to STAR Center, which would be appropriate for both items, geographically speaking.
- November 21<sup>st</sup> – This meeting would occur the day before Thanksgiving and is being considered for cancellation.
- December 5<sup>th</sup> – This meeting would include a public hearing on the Anderson's application for Open Space Current Use Assessment and would be held in the Council Chambers.

- December 19<sup>th</sup> – This meeting would be held in Room 16 and may include a Planning Commission Year-End Review.

Vice-Chair Petersen made a motion, seconded by Commission McInnis, to acknowledge the schedule as presented, including canceling the November 21<sup>st</sup> meeting. Chair Wambach suggested also canceling the meeting on January 2, 2019, which was accepted by Vice-Chair Petersen as a friendly amendment to the motion. The motion was approved unanimously.

#### **E. Communication Items**

Brian Boudet, Planning Manager, noted that the next meeting of the City Council on October 23, 2018 will be held at the Rialto Theatre, to accommodate the large crowd expected to attend the meeting and testify at the public hearing on the Potential 6-month Extension of the Tideflats Interim Regulations.

Mr. Wung noted that staff will conduct a community meeting on October 24, 2018 at the Star Center concerning the proposed JBLM Airport Compatibility Overlay District, i.e., the subject of the Planning Commission public hearing on November 7<sup>th</sup>.

#### **F. ADJOURNMENT**

The meeting adjourned at 7:08 p.m.

*\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*

[http://www.cityoftacoma.org/government/committees\\_boards\\_commissions/planning\\_commission/agendas\\_and\\_minutes/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)



## **MINUTES** (Draft)

**TIME:** Wednesday, November 7, 2018, 5:00 p.m.  
**PLACE:** STAR Center, 3873 S. 66<sup>th</sup> Street, Tacoma, WA 98409  
**PRESENT:** Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Ryan Givens, Jeff McInnis, Andrew Strobel, Dorian Waller  
**ABSENT:** David Horne, Brett Santhuff

### **A. CALL TO ORDER AND QUORUM CALL**

Chair Wamback called the special meeting to order at 5:10 p.m. A quorum was declared.

### **B. APPROVAL OF AGENDA AND MINUTES**

The agenda was approved. The minutes for the September 19, 2018 meeting were reviewed. Vice-Chair Petersen pointed out a typo on page 2, where “replies” should be “relies.” The minutes were approved as amended. The minutes for the October 3, 2018 meeting were reviewed and approved as submitted.

### **C. PUBLIC COMMENTS**

Comments were received from the following citizen:

- Venus Dergan – Concerning the Manitou Annexation issue, Ms. Dergan was curious to see if questions previously raised by the community have been answered. She had heard a staff presentation to a City Council’s committee in October indicating that the proposed annexation would have some fiscal impacts to the City, and she wondered if the issue would be addressed at this meeting. She suggested the City establish some financial statistics to properly portray the fiscal impacts. She was also wondering if zoning will be addressed at this meeting. She said the majority of this area is R-2 and many longtime home owners and retirees in this area would like to keep it that way. She asked that the South Tacoma Neighborhood Council be kept informed of the progress of the proposed annexation.

### **D. DISCUSSION ITEMS**

#### **1. Manitou Potential Annexation Area**

Lihuang Wung, Planning Services Division, reviewed that the Manitou area is one of Tacoma’s Urban Growth Areas and an unincorporated “island” of Pierce County, and as such, its annexation to the City is expected by the State Growth Management Act and considered a high priority in regional and county-wide planning policies. The annexation would be carried out through an interlocal agreement. The County Council and the City Council have each adopted a resolution recently to initiate the annexation process and the negotiation of the interlocal agreement. The negotiation would take a few months and the annexation is anticipated to be effective in August 2019.

In terms of the fiscal impacts of the proposed annexation, Mr. Wung provided that generally, residents and businesses of the area would see decreases in property taxes and water and solid waste rates; no change in electricity and natural gas rates; and increases in wastewater and storm water fees and business-related taxes and fees. The anticipated revenues to the City would range from \$101,000 to \$131,200 per year, while the anticipated expenditures for providing major services (i.e., Fire, Police, Sewer and Roadways that are currently not provided by the City but would be upon annexation) would

likely exceed the revenues. Mr. Wung concluded that, based on preliminary analyses by the respective service providers and given the small size and scale of the Manitou area, the fiscal impacts are expected to be relatively minimal and manageable, but should be further evaluated.

In terms of land uses, Mr. Wung provided a historic context by describing how the Manitou area became an unincorporated island after the incorporation of University Place and Lakewood and the annexation of the Meadows Golf Course and the Calvary Cemetery in the 1990s. He also mentioned that the City Council had adopted proposed land use designations and zoning districts for the area as part of the 2004 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code. He then presented the current proposal, whereby the existing office and commercial areas would be zoned C-1, auto related service areas C-2, multi-family areas including the mobile home park R-4L, and the single-family areas R-2, all with the South Tacoma Groundwater Protection District Overlay. He stated that the current proposal is a minor amendment to the 2004 version, reflects the existing land uses, preserves the residential characters of the area, is compatible with the surrounding neighborhood, and allows development opportunities. Mr. Wung was seeking the Commission's concurrence with the proposal, which would be incorporated into the 2019 Annual Amendment for the City Council's consideration in May-June 2019. Commissioner Edmonds made a motion, seconded by Vice-Chair Petersen, to concur with the land use and zoning proposal as presented. The motion passed unanimously.

## **2. Public Hearing – JBLM Airport Compatibility Overlay District**

Chair Wamback called the public hearing to order at 5:45 p.m. He reviewed the procedures for the public hearing, and asked the commissioners to introduce themselves.

Larry Harala, Planning Services Division, provided an overview of the subject of the hearing, which was the proposed Airport Compatibility Overlay District corresponding with the Joint Base Lewis McChord's (JBLM) Accident Potential Zone II (APZ II). The intent of the proposal is to reduce risk where possible, increase awareness and decrease risk on the ground should a crash occur, while acknowledging the existing community.

Mr. Harala indicated that the proposal is compliant with the recommendations of the 2015 Joint Land Use Study (JLUS) and the U.S. Air Force's Air Installations Compatible Use Zones Program. Key components of those recommendations are all uses resulting in congregation of less than 50 people per acre and residential densities at or below 2 units per acre. The proposal is designed to allow all the existing development to remain as it is, while public assembly uses would become legal non-conforming and subject to non-conforming standards in city code. In short non-conforming properties can be rebuilt in the event of a catastrophe and can effectively remain in perpetuity. New public assembly uses like schools, day care centers, churches, nightclubs would be prohibited. Certain industrial uses involving large congregations of employees or processing and storage of hazardous materials would be prohibited. Mr. Harala pointed out that there are few undeveloped properties in the area, but that they are all residential zoning and that any new development would be restricted to a maximum of 2 units per acre or 1 home per undeveloped lot on lots that are less than an acre.

Mr. Harala explained that there are three zones the Air Force has identified relating to aircraft accident potential – Clear Zone, Accident Potential Zone I and Accident Potential Zone II. The only designated area within the City of Tacoma is APZ II, while Clear Zone and APZ I are to the south of city limits. Of all the aircraft accidents around military bases, 5% occurred in the APZ II. Mr. Harala pointed out that should a large transport or tanker plane crash that the area of impact would be nearly 10 acres and the entire area is only approximately 200 acres.

In terms of land use conformity to the Air Force recommendations, Mr. Harala provided that generally the subject area is more compliant than areas in the APZ I and Clear Zone to the south, however the area is still somewhat out of compliance with Air Force recommendations. He explained that the area is primarily zoned R-2 and mostly single family in nature with some commercial properties along the South Tacoma Way side of the area and some industrial properties to the southeast quadrant of the area. There are some public assembly uses like churches and Arlington Elementary School in the area.

Mr. Harala also reported on the public notification efforts as well as the generic and targeted outreach efforts, including a community meeting conducted on October 24, 2018 at the STAR Center

(approximately 35 people in attendance). He quickly reviewed the questions and comments received at the community meeting.

Mr. Harala then introduced Bill Adamson of the South Sound Military and Communities Partnership (SSMCP), a key stakeholder of the project. Mr. Adamson commented that the SSMCP supports Tacoma's effort in adopting the proposed Airport Compatibility Overlay District and that Lakewood is pursuing similar effort for APZ I. The Air Force has a zero tolerance policy for accident. Mr. Adamson mentioned the worst accident in terms of fatality (with 37 lives lost) occurred 66 years ago near South Tacoma Way and 84<sup>th</sup>, right on the border of APZ II and APZ I. He commented that there are three types of risk – risk to the public, operational flight risk, and risk to JBLM's mission. JBLM is a major contributor to the regional economy, while being a completely urban, encroached installation. The Military has been working closely with the surrounding communities to minimize these risks. The JLUS is one of such efforts.

Chair Wamback called for testimony. The following citizens provided comments:

- Rie Suzuki – Ms. Suzuki has never considered that she has lived in a potential accident zone, until the last community meeting, and never heard that a plane may crash there. Many disasters can occur anywhere at any time, such as earthquakes, hurricanes, gas explosions, and mass shootings. She would like to ask the City of Tacoma to seek alternative solutions for these South Tacoma residents and the new public Arlington Elementary School built last year. She wanted to note that the Air Force can build the second runway in another area, as they have a large amount of space on base. However, it is necessary to change the zoning, standards, and restrictions in the future. The City needs to provide all information in the future to the citizens that are affected before it comes into the law. She also asked for the City to allow sufficient time for all the residents and property owners to be able to make plans or change of plans such as accessory dwelling unit applications, expansions, subdivisions and building applications.
- Courtney Brunell – Ms. Brunell is the planning manager for the City of Lakewood. Lakewood has adopted similar regulations to keep residents safe. She thanked the staff, and the Commission, and appreciated the effort to keep citizens safe.
- Barbara Hopkins – Ms. Hopkins purchased her house from HUD, and was not aware that it was in an APZ II. She noted that there is greasy fuel residue on her porch, and sounds from the aircrafts are noticeable. She is concerned about the property restrictions will greatly affect her resale value and taxes. She is shocked that the Arlington Elementary School was allowed to be built. Apparently the safety of the children was not a priority. She believed the proposed action is too little too late, as the school is already built and people already live there. Her house has been there since 1910, and no plane has ever hit it. The proposed restrictions will only harm home owners.
- Betsy Elgar – Ms. Elgar expressed concerns about people living under fear of airplane crash and not being able to renovate their property. She suggested having a tour of the area before developing the land use and development regulations.
- Bill Dixon – Mr. Dixon was a firefighter in the early 1970s for JBLM. He's more concerned for the private plane pilots. He's familiar what happens when planes crash. He stated that the JBLM pilots fly all the time and know the area and monitor maps. They are flying at all hours of the day. He knew about the crash zone back in 1973-75, and was amazed that the school was allowed to be rebuilt. He doesn't know what impact this will have and how that will affect taxes, insurance and resale value. He wanted to know if the City has talked with other cities and insurance companies. He wanted to know if people will be notified with any information from studies that may happen.
- Scott Grover – Mr. Grover owns multiple properties that are right next to each other. They knew they were in the flight path, but not in an accident potential zone. He and his wife bought the homes as an investment while he was in the Navy. He understands why the area wants to be rezoned for safety purposes. He found out that there are no accident potential zones at certain airports and feels it is unjust to place restrictions on home owners in this area and ignore this for

over 40 years. He noted this has nothing to do with keeping people safe and also stated that no projects within this zone and certain distance from the airfield can receive HUD funds. With no HUD funds available, where is anyone going to be able to borrow money to buy the property when people are ready to sell? He asked what is going to happen to Fannie Mae and Freddie Mack, who are also regulated by HUD. He believed this will cause two things to occur – property value will go down, and insurance rates will go up.

- Jeff Hannem – Mr. Hannem is a realtor in Lakewood, who believed there will be somewhat of an impact from this overlay. He owns one property, and wanted to state that it wouldn't make any sense to rebuild a 600 sq. ft. home if it burned down. It's a very large lot, and not being able to add an ADU is a future loss for this property. He will probably sell his property in the area and will find out if there is an impact to the property value. He noted that anything that will spook a potential buyer should be shown in the title. Although that's not good for the realtor business, as a homeowner, he believed people should have the right to know what they are buying. He hoped that over the course of time that people could substantiate losses, as it sounds like this should have happened a long time ago. He noted it's better late than never, but a lot of people have bought and invested in this area.
- Jeff Nolta – Mr. Nolta wanted to talk about three things – risk, mitigation, and property values and rights. He noted that, historically since 1968, the crash risk to the APZ II is 5%, but 32% (which is 6 times as high) within 10 nautical miles of the APZ II. He asked, so what are we going to do with the rest of Tacoma that has a far greater incidences of crashes than the APZ II which should change a lot of what is being proposed here. As far as mitigation, he commented that the chance to mitigate this was in the 1940's when they built McChord. For whatever reason they chose to build it on the far northern end of the base with virtually no other property to have any clearing for APZ zones, so it's too late for that. He commented that there is only about 2.5% of the APZ II that is unbuilt. He believed that the cities' opportunity to mitigate is gone, as the area is completely built up. We're not going to change the density here unless you'll take steps to move people out.
- Venus Dergan – Ms. Dergan commented that realtors don't have to divulge information about the APZ zoning right now, and wondered if they will have to divulge this information in the future. She commented that residents are concerned about insurance. She stated that we all live in an earthquake zone, but not all of us have earthquake insurance – will insurance be voluntary?
- Carolyn Hannemon – Ms. Hannemon commented that because the APZ is not a new development why we are just now imposing this. It's not going to impact the City. It will impact the people. She noted that the City could've taken action back in 2005 during a study that was conducted. It clearly would've come up then, so why is the City trying to put a band aide over this – because it will not impact the City, it will impact the people. She asked, why was the new building of the Arlington Elementary allowed? Property values and insurance values, and the children who live here – all things long term – are being affected. This will harm the citizens wellbeing in this area, but won't affect the City.
- Pamela Nugent – Ms. Nugent agreed with the people. She had been wanting to open up a homeless shelter on her property to serve the Lord. English is not her first language. The restrictions from the zoning overlay crushed her dream. She has been helping people who have been sleeping on the streets. If she cannot be allowed to do what she wants, she wants the City to provide relocation services if she cannot build more on her property to help the homeless.

With no more citizens coming forward to testify, Chair Wamback announced that the Commission will continue to accept written testimony until November 9<sup>th</sup> and closed the public hearing at 6:36 p.m. He asked Commissioners to provide feedback as to what additional information the Commissioners would like staff to provide at the next meeting.

- Commissioner Edmonds requested for clarifications on whether APZ zones are designated by the Air Force, how long they have been in place, whether the City is required to disclose that information, how insurance is affected, whether staff would be able to gather more recent incidents data than 23 years ago, what the City of Lakewood has done with APZ I, and how many residents and lots the City will be affecting with the proposed overlay district.

- Commissioner Waller asked how many times in the past have we attempted to officially rezone this area. Mr. Harala answered that to his knowledge the City hasn't so far, although he is certain that it has come up in the past, but not to this extent about a discussion to create an overlay district. He will provide additional information for the next meeting.
- Commissioner Givens commented that his biggest concern is to guard against future slum and blight. He wanted to get an insurance and lenders opinion. He wanted to know what other urban areas, older urban areas have done, and wanted to know about the SEPA determination for the Arlington Elementary School. He is curious as to how the school district responded to a lot of the questions on the check list, and that will help him follow their thought pattern.
- Commissioner Strobel was curious about the coordination among JBLM, the City and the City of Lakewood. Mr. Harala pointed out LT. Colonel Kevin is present, who also attended the community meeting on October 24<sup>th</sup>. Mr. Harala noted that the City of Tacoma is actually a little ahead in a process to follow up on the 2015 JLUS. The base is working with a consultant on this very issue, as well the City of Lakewood. Tacoma is about a year ahead.
- Commissioner McInnis asked that perhaps Lt. Colonel could help us understand what other communities have done, and how they have dealt with this issue.
- Commissioner Edmonds asked if there is a way to incorporate some kind of relocation incentive if people want to relocate from the actions of the City. She also asked if staff have talked to the school district about the elementary school, and why it was allowed to be rebuilt. Mr. Harala answered that it's his understanding that when Arlington was remodeled, this was addressed, and that he will provide more information at the next meeting.
- Chair Wamback commented that it's his understanding that the federal government will not provide funding for subsidized housing through HUD in an APZ II zone. He is curious if that applies FA mortgages like Fanny May, Freddie Mack, and what are the impacts. He noted that it would be useful to have more information on the public side of this process, or was it just agencies getting together to talk amongst themselves. To him, it sounds like this process has been going on for many years, yet what sort of approach was taken to distribute this information to the public. He understood the US Navy in the Hampton Road areas of southeastern Virginia has purchased easements from residential properties surrounding naval air installations. He asked is there any consideration by the Air Force or other federal agencies to treat the people of Tacoma equal to how they have treated people in other areas of the country, or are those programs no longer possible. He is disappointed that the US government didn't come to testify in front of the people they represent. He would encourage staff to get the federal government on board to come and speak directly to them, instead of around them.
- Commissioner Edmonds wanted more perspective on how the land use of Tacoma will impact JBLM's mission.

In closing, Chair Wamback reiterated that the Commission will continue to accept written comments through November 9<sup>th</sup>. He suggested that those who already testified are welcome to submit additional comments and those who may not have felt comfortable speaking tonight are encouraged to submit comments.

(The meeting was recessed at 6:57 p.m., and resumed at 7:09 p.m.)

## **E. Communication Items**

Brian Boudet, Planning Manager, provided the following comments:

- The next meeting on November 21<sup>st</sup> is cancelled, so the next regularly scheduled meeting is on December 5<sup>th</sup>.
- The City Council is finishing up the biennial budget process, with the first reading of ordinance scheduled for November 13<sup>th</sup> and the final reading on November 20<sup>th</sup>. Staff will keep the Commission informed of budget modifications, if any, that would affect the Planning Services Division and the Planning Commission Work Program.

- The City Council will conduct the final reading of ordinance on November 13<sup>th</sup> to extend the Tideflats Interim Regulations, and is considering a potential modification that would require a conditional use permit for the expansion of existing non-industrial and heavy industrial uses.
- The Detached Accessory Dwelling Unit (DADU) Regulations as recommended by the Planning Commission would be reviewed by the Council's Infrastructure, Planning and Sustainability (IPS) Committee on December 12<sup>th</sup>. Chair Wamback indicated that he plans to be in attendance and speak on behalf of the Commission.
- Concerning the Sound Transit's Tacoma Dome Link Extension project, Sound Transit held a station location and design workshop on November 1<sup>st</sup> for the Tacoma Dome Station and the East Tacoma Station. Commissioner Santhuff was in attendance. This item may come before the Planning Commission and the Transportation Commission in the near future.
- Lauren Flemister has left Tacoma to the City of Seattle and tomorrow is her last day. Elliott Barnett will be taking over the DADU project.

Chair Wamback suggested staff to reserve some time on the agenda for the December 19<sup>th</sup> meeting for the Commission to debrief the IPS's review of the DADU proposal and prepare response, if any is needed.

## F. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

***\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:***

[http://www.cityoftacoma.org/government/committees\\_boards\\_commissions/planning\\_commission/agendas\\_and\\_minutes/](http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/)



**To:** Planning Commission  
**From:** Elliott Barnett, Planning Services Division  
**Subject:** **Shoreline Master Program (SMP) Periodic Review**  
**Meeting Date:** December 5, 2018  
**Memo Date:** November 28, 2018

**Action Requested:**

Staff request direction on preliminary staff recommendations to address the topics included in the scope of the SMP Periodic Review.

**Discussion:**

At the next meeting on December 5, 2018, the Commission will discuss Application 2019-03 Shoreline Master Program Periodic Review and update. Staff and consultants have developed preliminary recommendations and are seeking Commission direction to move forward and complete the policy analysis. The consultants will participate in a discussion of the policy framework, the project scope and the initial recommendations.

**Summary:**

The Shoreline Management Act (SMA) requires a periodic review of comprehensively updated Master Programs (SMPs). Local governments must review amendments to the SMA and Ecology rules that have occurred since the master program was last amended, and determine if local amendments are needed to maintain compliance. Local governments must also review changes to the comprehensive plan and development regulations to determine if the shoreline master program policies and regulations remain consistent with them. Local governments should consider during their periodic review whether to incorporate any amendments needed to reflect changed circumstances, new information or improved data. Tacoma's periodic review must be completed by June 30, 2019.

**Prior Actions:**

June 6, 2018 – the Commission conducted a public hearing on the 2019 Amendments and accepted comments on this item.

June 20, 2018 – the Commission accepted this application into the 2019 Work Program, concluded the scoping process, and directed staff to begin the analysis.

- Moving forward, no new issues will be added to the scope of the current effort
- The Port/Tideflats area is excluded from the scope and will be addressed through a separate planning initiative

**Staff Contact:**

Elliott Barnett, Senior Planner, [elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org), or (253) 591-5389.

**Attachments:**

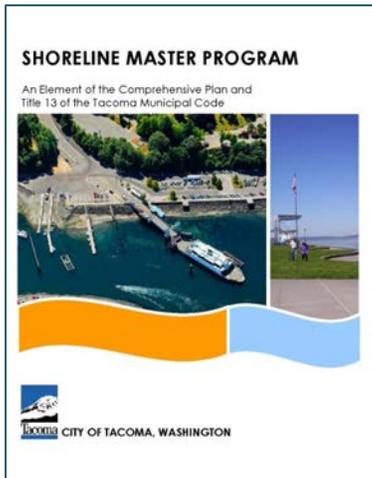
1. Scope and Assessment summary
2. Discussion outline

c: Peter Huffman, Director



## Shoreline Master Program

### Scope and Assessment Report: 2019 Amendment



The Shoreline Management Act (SMA) requires a periodic review of comprehensively updated Master Programs (SMPs). Local governments must review amendments to the SMA and Ecology rules that have occurred since the master program was last amended, and determine if local amendments are needed to maintain compliance. Local governments must also review changes to the comprehensive plan and development regulations to determine if the shoreline master program policies and regulations remain consistent with them. Local governments should consider during their periodic review whether to incorporate any amendments needed to reflect changed circumstances, new information or improved data.

The schedule to complete these reviews is established for every community by the Legislature. The first round of periodic reviews is due on or before June 30, 2019 for Snohomish, King and Pierce counties and their cities and towns. This will be the first Periodic Review conducted for Tacoma’s SMP since the Comprehensive Update was approved by the Department of Ecology in 2013.

Project Summary	
<b>Applicant:</b>	Planning and Development Services
<b>Amendment Type:</b>	Plan and Code
<b>Location and Size of Area:</b>	The review area includes all shorelines city-wide.
<b>Current Land Use and Zoning:</b>	The area is comprised of Shoreline Zoning Districts, S-1a to S-15.
<b>Neighborhood Council Area:</b>	Multiple.
<b>Type of Amendment:</b>	Plan and Code.
<b>Staff Recommendation:</b>	Approve Scope and Assessment for 2019 Amendment.
<b>Project Proposal:</b>	<ul style="list-style-type: none"> <li>To ensure that the master program complies with applicable law and guidelines in effect at the time of the review;</li> <li>To assure consistency of the master program with the local government’s comprehensive plan and development regulations;</li> <li>To consider whether to incorporate any amendments needed to reflect changed circumstances, new information or improved data, and whether the significance of the changed circumstances, new information or improved data warrants amendments.</li> </ul>

#### 1. Area of Applicability

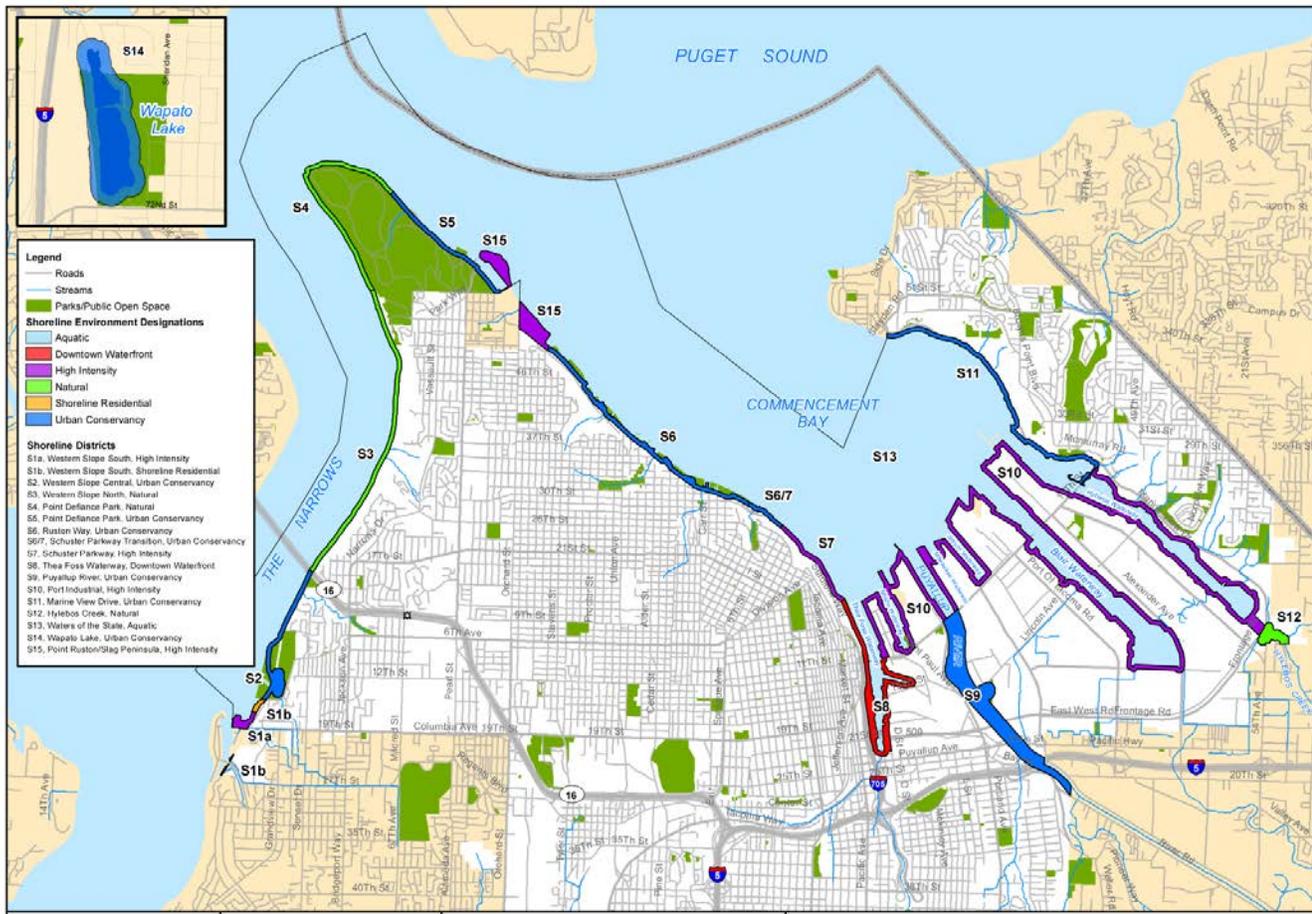


**Planning and Development Services**  
**City of Tacoma, Washington**

Peter Huffman, Director

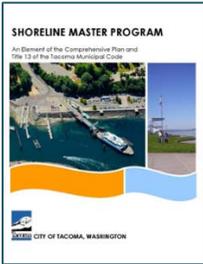
Project Manager:  
 Elliott Barnett, Senior Planner  
[elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org)  
[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

The review area includes all shorelines city-wide, both marine and freshwaters, and lands within 200' of the ordinary high water mark. The following map depicts the City's regulated shorelines and the current shoreline Environmental Designations. For the purposes of this review, shoreline issues that are unique or specific to the Port/Tideflats (S-9, S-10, S-11, and S-12 Shoreline Districts) shall be considered within the scope of the Tideflats Subarea Plan.



**Figure 5-1: SHORELINE ENVIRONMENT DESIGNATIONS  
TACOMA SHORELINE MASTER PROGRAM UPDATE**

May-June 2018	The Planning Commission reviews the proposed scope of work and assessment report; a public hearing is held to solicit public input on the proposed scope of work; the Commission finalizes the work plan.
July – November 2018	The Planning Commission considers the available options to address the issues. The Commission determines the specific options to develop for public review.  Staff conducts outreach efforts to solicit comments, feedback and suggestions from stakeholders, interested entities and the community
November – January 2018	The Planning Commission develop the proposed Plan and Code Amendment exhibits and staff conducts a technical analysis and staff report evaluating the proposals.
February/March 2019	The Planning Commission conducts a public hearing
April/May 2019	The Planning Commission makes recommendations to the City Council  Infrastructure, Planning and Sustainability Committee and other pertinent City Council standing committees review the proposed amendments
May 2019	City Council conducts a study session and a public hearing
June 2019	City Council considers adoption of amendments



# Shoreline Master Program

## Key Issues Summary: 2019 Amendment

This table summarizes the topics included in the scope of work, and outlines preliminary staff and consultant recommendations.

### TOPICS

### PRELIMINARY STAFF & CONSULTANT RECOMMENDATIONS

#### ***BEST AVAILABLE SCIENCE***

#### **Geological Hazards (staff)**

Since the last substantive update to the City's standards for Geologically Hazardous Areas, significant progress has been made in scientific understanding of the associated risks.

***Identify changes to the SMP Critical Areas standards related to Geologically Hazardous Areas that ensure standards are consistent with Best Available Science (BAS), achieve no net loss of critical areas functions and values, and allow reasonable use that does not pose a threat to the health and safety of citizens and property.***

Staff have completed a Best Available Science and benchmarking review and summary for geologically hazardous areas, and recommending appropriate updates to the SMP standards for Geologically Hazards standards. The City has engage a Geotechnical consultant to provide recommendations related to the following issues:

- Classifications for erosion and landslide hazard areas
- Application of mitigation sequencing
- Inconsistencies between standards for Geologically Hazardous areas and geo-setback areas
- Update submittal requirements for technical studies
- Update resources and maps used to identify Geologically Hazardous areas
- Other updates indicated by BAS

#### **Base Flood Elevation and Building Heights (staff)**

The FEMA base flood elevations were modified in 2017. In some cases, the change in flood elevation and requirements to raise structures to meet those elevations has resulted in a shrinking building envelope that impacts the viability of new development.

***Update standards regarding measurement of base flood elevation.***

Staff recommend updating standards to measure building height from the average grade **or** the new base flood elevation, **whichever is greater**. This approach would enable existing development to raise structures to adapt to climate risks without adverse impacts, and ensure that new development is able to meet new flood elevations while also maintaining the building envelope that was intended in the code.

#### FEMA Base Flood Elevations

The FEMA base flood elevations were modified in 2017. FEMA Flood Insurance Rate Mapping (FIRM effective March 2017) establishes base flood elevations (BFE) ranging from 14 feet (Ruston Way shoreline), to 17 feet

## TOPICS

## PRELIMINARY STAFF & CONSULTANT RECOMMENDATIONS

(Narrows shoreline, including Salmon Beach) along the Puget Sound. In some cases, the change in flood elevation and requirements to raise structures to meet those elevations has resulted in a reduced building envelope than what was originally allowed for in the SMP.

### Existing Building Height

Building height is typically measured from average grade of the site or, for overwater structures, ordinary high water mark. In some cases, existing non-conforming uses are prohibited from increasing building heights.

### View Impacts

As integrated into the City's existing SMP (6.7.4.A – View Regulations), the Shoreline Management Act (SMA) limits the height of new or expanded structures and buildings to 35 feet above average grade level (RCW 90.58.320). However, under the SMA, this limit is only required where such permitted structures or buildings would “obstruct the view of a substantial number of residences on areas adjoining such shorelines.” The City's current SMP includes language directly from the SMA.

Currently, heights above 35 feet are allowed only in a few shoreline districts (Thea Foss Waterway, Port Industrial Area, Point Ruston, Narrows Marina). Current code provisions require a view analysis, but the standards apply only in specific areas. If the Commission concurs with the staff proposal to allow height measurement from the Base Flood Elevation when it exceeds the average grade, then staff recommends adding a ‘visual impact assessment’ wherever the building height is based on BFE, or otherwise exceeds 35 feet above average grade.

### **Biodiversity Corridors/Areas (staff)**

The City adopted amendments to TMC 13.11 to standards for Fish and Wildlife Habitat Conservation Areas, specifically Biodiversity Areas/Corridors which are a listed Priority Habitat.

### ***Integrate the policy direction adopted through the new FWHCA standards with SMP Critical Areas standards.***

The SMP Critical Areas standards are generally consistent with the Critical Areas standards of TMC Title 13.11 which pertain to non-shoreline areas. However, there are some differences in how the SMP is structured that need to be considered (for example, the SMP utilizes different development thresholds than those used in non-shoreline districts). Staff recommend that the standards be integrated as appropriate into the structure of the SMP.

***SEA LEVEL RISE***

**Sea Level Rise (staff)**

In 2015, the City’s Comprehensive Plan update included new policies on planning for, mitigating, and adapting to climate change, including sea-level rise. The Shoreline Master Program does not specifically incorporate or address these policies.

***Conduct a sea-level rise policy review to determine how to reflect this direction in the SMP, based on the current scientific understanding of potential sea level rise and its impacts over the foreseeable future.***

Background

In 2015 the City updated the Comprehensive Plan to more specifically address climate change and the associated risks. While the City’s policies address efforts to reduce greenhouse gas emissions, the policies also recognize the need to adapt to climate change and to minimize the risks to life and property. The following Comprehensive Plan policies provide a baseline for this Shoreline Periodic Review:

**Policy EN–1.18** Evaluate climate data and consider climate risks in the development of regulations, plans and programs.

**Policy EN–1.26** Maintain, implement and periodically update a climate action plan and greenhouse gas inventory, and adjust greenhouse gas emission targets accordingly to ensure successful implementation and consistency with regional and state goals.

**Policy EN–1.27** Assess the risks and potential impacts on both City government operations and on the community due to climate change, with regard to social equity.

**Policy EN–1.28** Incorporate climate change considerations into City operational plans.

**Policy EN–1.29** Protect processes and functions of Tacoma’s environmental assets (wetlands, streams, lakes) in anticipation of climate change impacts.

**Policy EN–1.30** Promote community resilience through the development of climate change adaptation strategies. Strategies should be used by both the public and private sectors to help minimize the potential impacts of climate change on new and existing development and operations, include programs that encourage retrofitting of existing development and infrastructure to adapt to the effects of climate change.

Following the adoption of the One Tacoma Plan, the City has taken the following efforts to advance our understanding of climate risks:

2016: Environmental Action Plan was adopted with actions relating to the City’s resiliency, mitigation of climate risk, and adaptation.

2016: Climate Risk Assessment  
2018: Washington Coastal Resilience Project and Projected Sea Level Rise Modeling

The consultant will review City policy relevant to sea level rise as well as available scientific findings and benchmarking from other jurisdictions to provide policy options.

***CHANGED LOCAL CIRCUMSTANCES***

**Salmon Beach** (scoping comments)

Nonconforming Overwater Residences: Salmon Beach has expressed concern over the existing limitations on development for nonconforming overwater residences and has requested the following:

1. Greater recognition of the existing community and infrastructure in the Environment Designation policies.
2. Consideration to be reclassified as “conforming.”
3. An allowance for a 25 feet building height.
4. Flexibility to adapt to sea level rise.

***Explore options to provide additional flexibilities that reflect the presence of geologically hazardous areas and are consistent with SMA rules and WAC definitions to Salmon Beach homeowners.***

The circumstances at Salmon Beach are highly unique in Washington State, given the location of the homes overwater and at the base of a geologically hazardous steep slope. While the SMP already allows minimal building expansions, any further allowance must be closely reviewed to ensure that the outcomes will result in improved safety and reduced environmental impacts. Staff will be engaging with the Department of Ecology to evaluate any proposed changes.

**OPTIONS:**

1. Amend the intent and policies of the Environmental Designation and the S-13 Shoreline District to recognize the historic Salmon Beach Community.
2. Consider expressly reclassifying this community as legally non-conforming.
3. Consider allowance for 25 feet building height with mitigation for impacts. Mitigation approaches may include: Improving light penetration, raising the height of the structures, and moving the structures away from the shoreline edge.
4. Require a conditional use permit for proposed expansions that exceed existing limitations.

**Wapato Lake area** (staff)

The shoreline zoning district at Wapato Lake extends across Alaska Street and partially applies to residential areas on the western half of Alaska Street. The current zoning is highly restrictive in use and was primarily intended to apply to the

***Remove this item from the current update.***

Wapato Lake is currently designated as an Urban-Conservancy Environment with a unique S-14 zoning district. Shoreline jurisdiction, and therefore the City-State shoreline regulations, apply to all use and development within 200 feet of the ordinary high water mark. In this instance, the majority of the shoreline district is in a singular use with a singular ownership – Wapato Park, which is owned and managed by Metro Parks Tacoma. The specific uses allowed at this site were generally tailored to the specific primary use.

## TOPICS

## PRELIMINARY STAFF & CONSULTANT RECOMMENDATIONS

publicly owned park and recreation facilities.

However, in some limited circumstances, the shoreline jurisdiction extends beyond Alaska Street onto private properties. These properties are designated in the Comprehensive Plan for commercial use and are currently zoned R-2 Single Family. These properties are within the scope of work of the Commercial Zoning update.

Initially, when the shoreline scope of work was developed, staff anticipated that the commercial rezone review would proceed concurrently with this shoreline amendment and that therefore this would be an opportunity to ensure improved consistency of use for these sites. As the Commercial Zoning update has been extended beyond this year, staff recommends removing this item from the Shoreline Scope of Work and to address this issue alongside the Commercial Zoning update.

### **Ruston Way planning (staff)**

The City of Tacoma and Metro Parks Tacoma are currently conducting a joint process to re-envision the future of Ruston Way. Information on the project is available at: <https://www.metroparkstacoma.org/envisionourwaterfront>.

### ***Remove this item from the current update.***

This item was a placeholder for joint planning work being conducted between the City of Tacoma and Metro Parks Tacoma. The schedule for that work has been delayed and as such staff no longer anticipates that potential amendments will come forward on the current timeline for the 2019 Amendments. It is likely that amendments will be coming forward as part of the 2020 amendment cycle.

## **CONSISTENCY UPDATES**

### **DOE Periodic Review Checklist (DOE)**

The Department of Ecology (DOE) has provided a table of recent legislative and WAC changes. As part of the scoping process, staff identified a list of topics which need to be evaluated through this effort.

### ***Make appropriate changes to reflect DOE's Periodic Review Checklist.***

DOE outlines the latest statewide changes to the shoreline rules by year. The City's comprehensive SMP was locally adopted in 2011, so only those legislative changes after 2011 are applicable.

For example, in 2017, the Office of Financial Management adjusted the overall threshold for SSDP to \$7,057; therefore, all developments proposed within shoreline jurisdiction whose estimated cost or fair market value is over \$7,047 requires a SSDP unless it meets exemption criteria. The City's SMP currently reflects the old limit of \$6,416.

Other changes include items like exemptions for ADA compliance, permit processing timelines, definitions, forestry uses, policy for floating on-water residences, and exclusion of federal lands.

## TOPICS

## PRELIMINARY STAFF & CONSULTANT RECOMMENDATIONS

### CLARIFICATIONS/CODE CLEANUPS

#### Review Process clarification (staff)

There is an opportunity to clarify the SMP review process for certain activities that do not meet the definition of “development”. These are subject to the standards of the SMP, but do not trigger a permit review. One example is vegetation clearing in shoreline jurisdiction not occurring as part of a development proposal.

***Make changes to clarify the review process for activities that do not meet the definition of “development”.***

Options could include requiring staff review of an exemption or permit within shoreline jurisdiction for non-development projects like vegetation clearing.

The consultant is reviewing other local programs. For example, the City of Tukwila regulates tree removal and vegetation management through Section 18.44.080 of the Tukwila SMP. A Shoreline Tree Removal and Vegetation Management Permit is required to modify vegetation within the shoreline jurisdiction.

As another example, in Island County, the SMP states that the Shoreline Administrator may deny a request or condition approval of vegetation management or removal proposals for view maintenance if it is determined the action will not result in an adverse effect to slope stability, habitat value, risk of wind damage to surrounding vegetation, or nearby water quality.

#### Improve consistency with citywide development standards (staff)

Staff have noted opportunities to clarify how development standards contained in other sections of the Tacoma Municipal Code do, or do not, apply in Shoreline Districts.

***Make changes as appropriate to improve consistency and achieve the intent of the SMP.***

The SMP contains linkages with other code sections, which creates the potential for inconsistencies. Because the SMP is a stand-alone document, it may need to be separately updated to reflect changes to other code sections. Standards such as landscaping, parking, street design and building design have been updated more recently than the SMP.

The consultant will review City staff recommendations. Generally, citywide development standards make sense in Shoreline Districts as well. However, there are unique considerations in Shoreline Districts which must be carefully considered to ensure that there are no unintended outcomes.

#### Language and terminology clarifications (staff)

Staff have noted opportunities for minor clarifications to make the language clear and consistent.

***Integrate clarifications as appropriate.***

The Consultant will review uses of the term and provide recommendations for appropriate alternatives. Staff anticipate that these changes will be non-substantive.



**To:** Planning Commission  
**From:** Larry Harala, Associate Planner  
**Subject:** **Public Hearing – Open Space Current Use Assessment**  
**Meeting Date:** December 5, 2018  
**Memo Date:** November 29, 2018

**Action Requested:**

1. Conduct a public hearing (See Attachment “A” – Public Hearing Notice);
2. Conduct a debriefing immediately after the public hearing; and
3. As appropriate, make a recommendation to the City Council.

**Discussion:**

The Planning Commission will conduct a public hearing to receive oral testimony on the proposed Open Space Current Use Assessment application submitted by Karl and Christina Anderson for property at 811 North Karl Johan Avenue. Immediately after the public hearing, the Commission will conduct a debriefing and provide feedback to staff as to what additional information, if any, the Commission would like staff to provide. Staff will also summarize written comments, if any, received by the deadline of 3:00 p.m., December 5, 2018.

Given that the application appears to be non-controversial, staff does not anticipate public comments to be substantially in opposition. It is staff’s suggestion that, to move this application forward in an effective and efficient manner, the Commission consider making a recommendation to the City Council immediately after the public hearing and the debriefing. Should the Commission concur with this approach, the attached draft Letter of Recommendation (Attachment “B”) and draft Findings of Fact and Recommendations Report (Attachment “C”) are for the Commission’s consideration for approval.

**Project Summary:**

The applicant is requesting that portions of two parcels, totaling approximately 3.13 acres, be approved by the City Council and the Pierce County Council for re-classification as open space for property tax purposes, per the City and County’s Open Space Current Use Assessment procedures. If approved, this classification would reduce the property taxes assessed to the property on an ongoing basis, contingent upon its continued use as an open space. The amount of tax reduction would be proportional to the amount of benefits the public derives from the open space lands.

Staff analysis indicates that the Anderson property meets the criteria for approval under the Open Space Current Use Assessment program. The property provides open space and environmental benefits that are valuable to the general public. Providing a tax incentive for the property to remain as open space supports the City of Tacoma’s environmental and open space goals. Staff recommends that 31 points on the Public Benefit Rating System be awarded, resulting in re-classification of the property for tax purposes as open space with a corresponding property tax reduction of 90% of assessed value.

**Prior Actions:**

October 17, 2018 – The Planning Commission reviewed the application, a staff analysis report and pertinent background information, and set the public hearing for December 5, 2018.

Notice of the Planning Commission’s public hearing was distributed by mail and/or electronically to Neighborhood Council board members, City and State departments, and other known interested individuals or groups. Direct notice was mailed to properties within 1,000 feet of the subject property.

**Staff Contact:**

Larry Harala, Associate Planner – (253) 591-5845, [lharala@cityoftacoma.org](mailto:lharala@cityoftacoma.org)

**Attachments:**

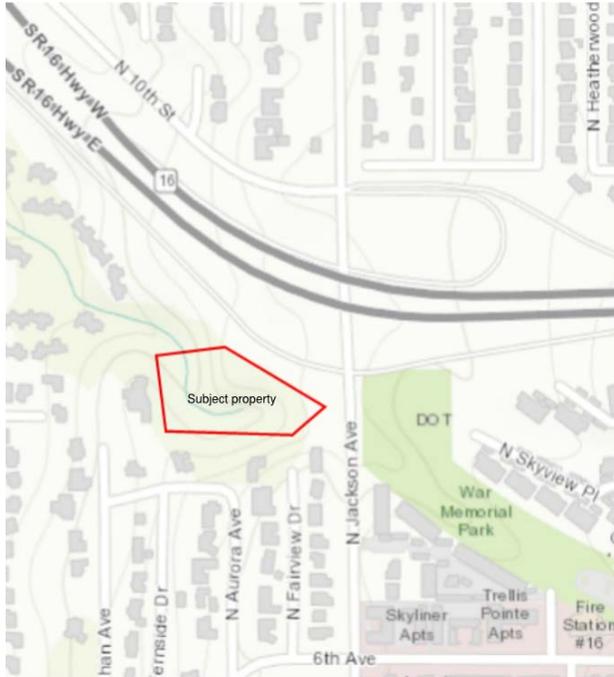
- A. Public Hearing Notice
- B. Draft Letter of Recommendation
- C. Draft Findings of Fact and Recommendations Report

c: Peter Huffman, Director



# PUBLIC HEARING NOTICE

## OPEN SPACE CURRENT USE ASSESSMENT



### PLANNING COMMISSION PUBLIC HEARING:

**WED. DECEMBER 5, 2018**

The hearing will be held at 5:30 pm at:  
Tacoma Municipal Building North  
733 Market Street, 1<sup>st</sup> Floor, Room 16

### Proposal:

The owners of 811 N KARL JOHAN AVENUE have applied to reclassify 3.13 acres of their property as Open Space under the Current Use Assessment program. The reclassification would lower the property tax rate on a privately-owned, wooded gulch with wetlands, a stream and biodiversity areas. The open space serves as a greenbelt buffering the neighborhood from State Route 16. The reclassification would not apply to buildings or other improvements.

### How do I Provide Comments?

1. Testify at the public hearing on December 5th; and/or
2. Provide written comments by December 5, 2018,

3:00 p.m., via:

- E-mail: [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org);
- Letter: Planning Commission  
747 Market Street, Room 345  
Tacoma, WA 98402

## Why is a notice required? Does this impact my property?

The Current Use Assessment program, enacted by the state legislature through RCW 84.34, is a voluntary program to incentivize private conservation of open space assets valuable to the general public. For properties within incorporated cities, Pierce County and the City jointly review the proposals. State law requires the process be conducted with a public hearing and thus this public notice.

If approved, the property tax rate would be reduced in exchange for a voluntary agreement from the property owners to leave the site undeveloped and in its natural state. The property owners could withdraw from the program in the future with a corresponding increase in the property tax rate. This request only pertains to the properties located at: 811& 813 N KARL JOHAN AVE, no other properties are included or eligible to be included in this action.

### Where Can I Get Additional Information?

- (1) Visit [www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)
- (2) Contact staff: Larry Harala, Planner, at the address shown on this card; phone (253) 591-5845;
- (3) or e-mail [lharala@cityoftacoma.org](mailto:lharala@cityoftacoma.org)

*The City of Tacoma welcomes input from all Tacoma residents and stakeholders. The City webpage offers language translation (select HOME LANGUAGE). Language translation and ASL sign interpretation is available for public meetings (please request this a minimum of five (5) business days in advance). Contact 253.591.5030 (voice) or 253.591.5153 (TTY) for any assistance.*



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
PLANNING SERVICES DIVISION  
747 MARKET STREET – ROOM 345  
TACOMA WA 98402  
(253) 591-5030



City of Tacoma  
Planning Commission

Stephen Wamback, Chair  
Anna Petersen, Vice-Chair  
Carolyn Edmonds  
Ryan Givens  
David Horne  
Jeff McInnis  
Brett Santhuff  
Andrew Strobel  
Dorian Waller

December 5, 2018

The Honorable Mayor and City Council  
City of Tacoma  
747 Market Street, Suite 1200  
Tacoma, WA 98402

RE: Anderson's Open Space Current Use Assessment Application

Honorable Mayor and Members of the City Council,

On behalf of the Tacoma Planning Commission, I am forwarding our recommendation to approve Karl and Christina Anderson's request for the Proposed Open Space Current Use Assessment for property at 811 North Karl Johan Avenue (Parcel Numbers: 0220032010 and 0221343116). The included portions of the property are approximately 3.13 acres. This classification would reduce the property taxes assessed to the property on an ongoing basis, contingent upon its continued use as an open space. The amount of tax reduction proposed is proportional to the open space and environmental benefits to the community.

Current Use Assessments are a statutory tool that was adopted in 1970 in the Revised Code of Washington (RCW) Chapter 84.34 and the Washington Administrative Code (WAC) Chapter 458-30. Through this process, land owners can apply to have their open space, farm/agricultural, and timber lands and historic properties valued, for tax purposes, at their current use value rather than at the highest and best use that would be permitted by zoning. This provides property owners with an incentive to maintain their land as open space by lowering their taxes. The program is voluntary, and property owners may remove their property from the program at any time, paying back taxes and a penalty if they do so within 10 years of entering the program. The program is intended to benefit the public by encouraging voluntary preservation of valuable open space.

The Planning Commission believes the proposed Open Space Current Use Assessment will help achieve the City's strategic goals for a clean and attractive community, no net loss of ecological functions, and 30% citywide tree canopy by 2030. The subject site is also a visual gateway to the city of Tacoma along the south side of State Highway 16 and directly abuts Scott Pierson trail and is across the street from War Memorial Park, so preserving this site is truly of benefit to the surrounding area and to the city on the whole.

Enclosed please find the Planning Commission's Findings of Fact and Recommendations Report, dated December 5, 2018, that summarizes the application, the public review process, and the Commission's actions. We respectfully request the City Council approve the application.

Sincerely,

STEPHEN WAMBACK, Chair  
Tacoma Planning Commission

Enclosure



## ANDERSON PROPERTY OPEN SPACE CURRENT USE ASSESSMENT

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### TACOMA PLANNING COMMISSION FINDINGS OF FACT AND RECOMMENDATIONS

DECEMBER 5, 2018

#### A. SUBJECT:

Open Space Current Use Assessment application submitted by Karl and Christine Anderson for property at 811 North Karl Johan Avenue (Parcel Numbers: 0220032010 and 0221343116) to be assessed at its current use as open space for property tax purposes. (See Exhibit "A" – Parcel Map, and Exhibit "B" – Application)

#### B. SUMMARY OF PROPOSED ACTION:

The applicant is requesting that portions of two parcels, totaling approximately 3.13 acres, be approved by the City Council and the Pierce County Council for re-classification as open space for property tax purposes, per the City and County's Open Space Current Use Assessment procedures. If approved, this classification would reduce the property taxes assessed to the property on an ongoing basis, contingent upon its continued use as an open space. The amount of tax reduction would be proportional to the amount of benefits the public derives from the open space lands.

#### C. FINDINGS OF FACT:

1. Current Use Assessments are a statutory tool adopted in 1970 in the Revised Code of Washington (RCW) Chapter 84.34 and the Washington Administrative Code (WAC) Chapter 458-30. Through this process, land owners can apply to have their open space, farm/agricultural, and timber lands and historic properties valued, for tax purposes, at their current use value rather than at the highest and best use that would be permitted by zoning. This provides property owners with an incentive to maintain their land as open space by lowering their taxes. The program is voluntary, and property owners may remove their property from the program at any time, paying back taxes and a penalty if they do so within 10 years of entering the program. The program is intended to benefit the public by encouraging voluntary preservation of valuable open space.
2. The *One Tacoma* Comprehensive Plan contains policy guidance calling for the conservation of valuable open space lands, and indicates that the Open Space Current Use Assessment process is a useful and appropriate tool to accomplish that goal.
3. Chapter 13.08 of the Tacoma Municipal Code sets forth the intent, procedures and criteria for reviewing applications for Open Space Current Use Assessments.
4. Per RCW 84.34.037, Pierce County and the City jointly review current use assessment applications for sites located within the City. Final action may be taken either through separate action by the City Council and the County Council, in cases when both bodies concur on the final decision; or, by a Joint Determining Authority composed of three members of each Council.
5. The City considers the County's findings as determined through use of a point system called the Public Benefit Rating System (PBRs), contained in Pierce County Code 2.114.060. The PBRs is used by the County to determine how much public benefit is

derived from the subject open space site, and therefore how much of a tax reduction to grant.

6. Mr. and Mrs. Anderson submitted an application to Pierce County in mid-July, 2018. The County forwarded it to the City in early August. The developed portions of the property containing the home, a large garden area and access ways to the property have been excluded from the proposal. The taxes on the home and developed portions of property will not be changed as a result of this proposal.
7. The application, a staff analysis report and pertinent background information were presented to the Planning Commission on October 17, 2018. The staff analysis report evaluated the application based upon the criteria in TMC 13.08 and noted the following:
  - a. The site abuts public right-of-way and is located near City of Tacoma owned properties that are part of the City's Open Space Program;
  - b. The site is a geologically hazardous area;
  - c. There is a wetland present on the site;
  - d. The site provides a buffer from State Highway 16 for area residential properties;
  - e. The site serves as a picturesque gateway to the city of Tacoma for motorists along State Highway 16 as well as people traveling along the adjacent Scott Pierson trail; and
  - f. The property owner has a conservation easement in place across the subject portions of the site. Staff has confirmed that Forterra holds the easement and the easement meets the requirements of the PBRs, and that has been confirmed with Pierce County Staff.
8. Additional information on Critical Areas was completed by the City's Environmental Specialist after the initial staff report was provided to the Commission. The information confirms the presence of a wetland on the property, as well the property as a wooded area with wildlife habitat, and an active stream. (See Exhibit "C" for the environmental specialist memo)
9. Pursuant to WAC 197-11 and Tacoma's SEPA procedures, this action is exempt from SEPA review.
10. Pierce County's staff report has not been completed. Preliminary analysis by the County indicates that 31 points will be awarded per the PBRs. The County has not calculated the actual reduction in tax, but an estimate of approximately \$1,000.00 per year in resultant tax savings has been given preliminarily.
11. The Planning Commission held a public hearing on the proposed current use application on December 5, 2018.
12. The Planning Commission's public hearing notice (See Exhibit "D") was distributed to Neighborhood Council board members, other neighborhood groups, business district associations, civic organizations, environmental groups, development interests, adjacent jurisdictions, Puyallup Tribe, major employers and institutions, City and State departments, and other known interested individuals or groups. The notice stated the time and place of the hearing, the purpose of the public hearing, and where and how additional information could be obtained and how to provide comments. The notice was also provided to taxpayers, as listed in the records of the Pierce County Assessor, for properties within 1000 feet of the boundaries of the subject site.
13. Public comments, including oral testimony and written comments, received during the Commission's public hearing process are provided in Exhibit "E." The comments are

summarized below, with notes that indicate responses provided by staff and concurred by the Commission:

- a. Dale Bickenbach expressed concerns via email about reducing tax on a property within the city, and also had concern about possible added maintenance responsibility this would mean for the city. (Staff Response – If this proposal is approved, only the portions of the site that are actual open space would be eligible for re-classification and tax reduction and the home and improvements around the home, including landscaped areas, access ways and garden are not a part of this application.)

**D. CONCLUSIONS:**

The Anderson property meets the criteria for approval under the Open Space Current Use Assessment program. The property provides open space and environmental benefits that are valuable to the general public. Providing a tax incentive for the property to remain as open space supports the City of Tacoma’s environmental and open space goals.

Evaluated against the criteria of the Public Benefit Rating System (PBRs), the parcels would qualify for a total of 31 points, as depicted below, resulting in a 90 percent tax reduction on the designated approximately 3.13 acres of the site.

- 5 points for containing wetlands
- 5 points for containing at least one acre of wooded area
- 5 points for providing a linkage with other open space properties
- The site also would qualify for points as a fish and wildlife habitat conservation area, however a given application may only score a maximum of 15 points in the high priority category of the PBRs.
- The property is also deemed a landslide & erosion hazard area which awards 1 point.
- The site is subject to a conservation easement which grants 10 bonus points,
- 5 bonus points for being located within a municipal boundary/urban growth area

The Planning Commission acknowledges that these conclusions were made without the benefit of the County’s staff report, however, city staff has conferred with county staff and they do preliminarily agree with the award of 31 points to the application.

**E. RECOMMENDATION:**

The Planning Commission recommends that the City Council approve Karl and Christina Anderson’s Open Space Current Use Assessment application, and support awarding 31 points on the Public Benefit Rating System, resulting in re-classification of the property for tax purposes as open space and also a recommended property tax reduction of 90% of assessed value.

**F. EXHIBITS** (not included in the mailing as these documents were included in the 10/17/18 packet):

- A. Parcel Map of Anderson’s Open Space Current Use Assessment Application
- B. Anderson’s Application
- C. Environmental Specialist Memo
- D. Planning Commission Public Hearing Notice (December 5, 2018)
- E. Public Comments Received



**To:** Planning Commission  
**From:** Elliott Barnett, Senior Planner  
**Subject:** **Affordable Housing Action Strategy – Planning Actions**  
**Meeting Date:** December 5, 2018  
**Memo Date:** November 29, 2018

**Action Requested:**

Housing and Planning staff request discussion and direction on preliminary staff recommendations for updates to the Comprehensive Plan Housing Element intended to initiate implementation of the City’s Affordable Housing Action Strategy (AHAS).

**Discussion:**

The Housing Element is one of the City’s principal policy statements on housing. Since it was last updated in 2015, community concerns regarding housing issues have increased significantly. While the Housing Element is generally consistent with the AHAS, staff have identified opportunities to incorporate or reflect its up-to-date analysis of housing needs and recommended actions. Staff will seek input and direction on potential updates to reflect the AHAS and incorporate the AHAS as an implementation strategy. Updating the Element would ensure that the City’s policies are consistent with and supportive of the AHAS, and initiate planning work to be considered by the Planning Commission over several years.

**Project Summary:**

The AHAS is a strategic response to a changing housing market, increasing displacement pressure, and a widespread need for high-quality, affordable housing opportunities for all. The AHAS focuses on how to enhance existing policies and programs to serve more people; identify and deploy additional funding; and establish strong anti-displacement measures to stabilize existing residents over the next 10 years. Its four key objectives are:

1. Create more homes for more people.
2. Keep housing affordable and in good repair.
3. Help people stay in their homes and communities.
4. Reduce barriers for people who often encounter them.

**Prior Actions:**

September 25, 2018 – City Council received the AHAS (visit [www.cityoftacoma.org/housing](http://www.cityoftacoma.org/housing))  
September 26, 2018 – The Commission incorporated this review into the 2019 Work Program

**Staff Contact:**

Elliott Barnett, Senior Planner – (253) 591-5389, [elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org).

**Attachments:**

1. Draft Staff Report
2. Comprehensive Plan Housing Element

c: Peter Huffman, Director

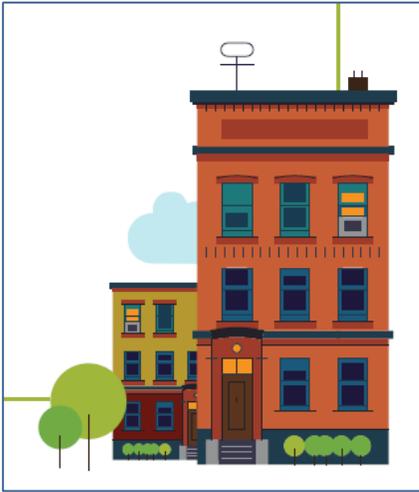


## Affordable Housing Action Strategy: Planning Actions

Draft Staff Report — Dec. 5, 2018

The Affordable Housing Action Strategy (AHAS) is a strategic response to a changing housing market, increasing displacement pressure, and a widespread need for high-quality, affordable housing opportunities for all. The AHAS focuses on how to enhance existing policies and programs to serve more people; identify and deploy additional funding; and establish strong anti-displacement measures to stabilize existing residents over the next 10 years. The AHAS recommends a broad range of actions, including several which relate to planning and development.

The Comprehensive Plan Housing Element is one of the City’s principal policy statements on housing. Since it was last updated in 2015, community concerns regarding housing issues have increased significantly. While the Element is generally consistent with the AHAS, there are opportunities to incorporate the up-to-date analysis of housing needs and actions from the newer study. Updating the Element would ensure that the City’s policies are consistent with and supportive of the AHAS, and would initiate planning work program items to be considered over several years.



Project Summary	
<b>Project Title:</b>	Affordable Housing Action Strategy – Planning Actions
<b>Applicant:</b>	City
<b>Location and Size of Area:</b>	Changes would apply city-wide
<b>Current Land Use and Zoning:</b>	Multiple
<b>Neighborhood Council Area:</b>	Multiple
<b>Staff Contact:</b>	Elliott Barnett, Senior Planner 253-591-5389, <a href="mailto:elliott.barnett@cityoftacoma.org">elliott.barnett@cityoftacoma.org</a>
<b>Staff Recommendation:</b>	Take initial steps of a multi-phase, inter-departmental implementation effort by recognizing and reflecting the AHAS through updates to the Comprehensive Plan Housing Element.
<b>Project Proposal:</b>	The following changes are proposed to the Housing Element: <ul style="list-style-type: none"> <li>• Add a summary of the AHAS</li> <li>• Update data pertinent to housing affordability</li> <li>• Add new, and update existing, policies consistent with the AHAS</li> <li>• Incorporate the AHAS as a housing implementation strategy</li> </ul>



**Planning and Development Services**  
**City of Tacoma, Washington**  
 Peter Huffman, Director

Project Manager  
 Elliott Barnett, Senior Planner  
[elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org)

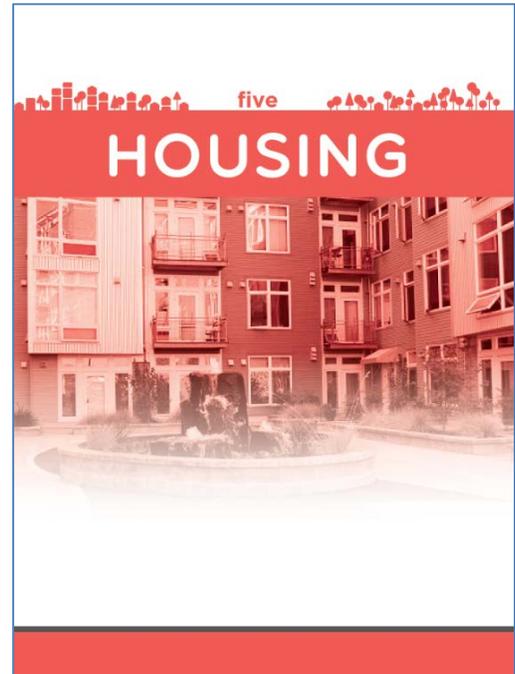
[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

## Background

### One Tacoma Comprehensive Plan – Housing Element:

The Housing Element is the city’s policy framework for housing issues. The goals and policies in this chapter convey the City’s intent to:

- Ensure adequate access to a range of housing types for a socially- and economically-diverse population.
- Support fair, equitable, healthy, resource efficient and physically-accessible housing.
- Concentrate new housing in and around centers and corridors near transit and services to reduce the housing/transportation cost burden.
- Increase the amount of housing that is affordable, especially for lower income families and special needs households. Promote a supply of permanently-affordable housing for Tacoma’s most vulnerable residents.
- Expand the number and location of housing opportunities, both market rate and assisted, for families and individuals throughout the city.



The Housing Element addresses certain requirements under the Washington State Growth Management Act and the Pierce County Countywide Planning Policies. For example, the City must address housing affordability and access, plan for adequate growth capacity to meet Tacoma’s share of regional growth targets, and ensure adequate health and safety in the City’s housing supply. The Element also reflects community input on issues related to housing over many years.

The Housing Element calls for affordable housing and housing choice throughout the City, and is generally consistent with the policy initiatives contained in the AHAS. However, the Element was last updated in 2015 and since that time affordability has become increasingly challenging. As a result, the affordability data used to inform the current Housing Element policies did not reflect the level of urgency demonstrated by the AHAS’s up-to-date analysis, and some of its policies reflect a more passive, less action-oriented stance.

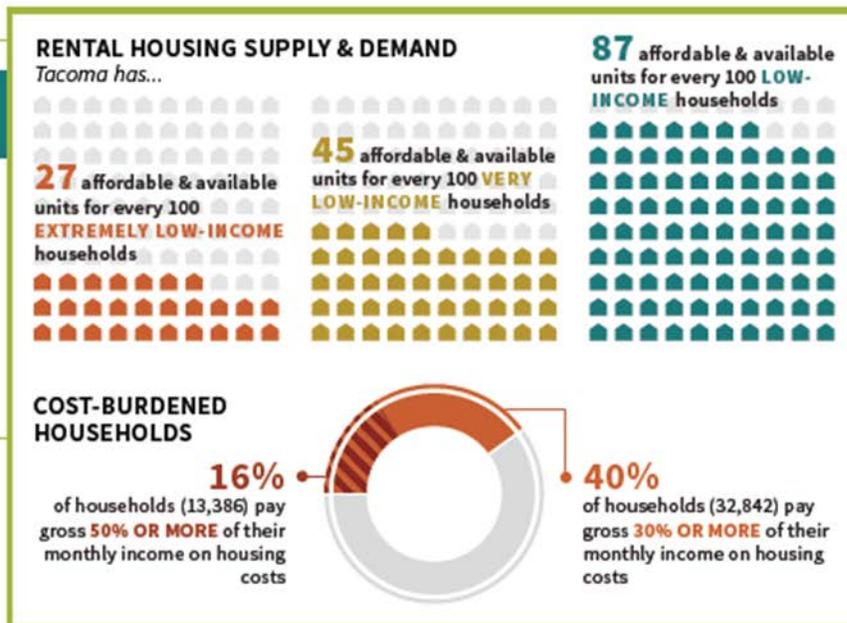
Staff recommended updates to the Housing Element are summarized below in the **Options Analysis** section.

### Affordable Housing Action Strategy:

The City of Tacoma finalized its Affordable Housing Action Strategy in September 2018 as an urgent response to a changing housing market, increasing displacement pressure among residents, and a widespread need for high-quality, affordable housing opportunities for all. The AHAS Executive Summary states:

*While the City of Tacoma has a strong legacy of working to solve its affordable housing challenges, it recognized a need for a more strategic approach to its housing investments—both today and in the future. The City of Tacoma needs to increase housing affordability as a way to maintain the quality of life that the city is known for and ensure housing costs do not worsen as the city grows over time.*

*The City of Tacoma lacks affordable, high-quality homes for all its residents. Today, nearly 33,000 households in Tacoma pay at least 30 percent of their income on housing costs each month, reducing their ability to pay for other necessities. The cost of rental homes increased by nearly 40 percent and home values nearly doubled since 1990, and within the last few years, these costs have begun to accelerate.*



**WIDESPREAD, PERSISTENT NEED**

The City of Tacoma has a shortage of affordable and available rental units for low-income households. Forty percent of households in Tacoma pay more than 30% of their gross income on housing each month.

Source: 2016 American Community Survey PUMS 1-Year Estimates.

Throughout the broad community outreach that informed the Affordable Housing Action Strategy, many Tacoma residents shared that the city’s market gains are a source of stress in their lives. Recent spikes in housing costs and a limited supply of housing options have created uncertainty for them, in addition to other barriers. Seniors face long waiting lists at properties built to serve them; families live in overcrowded conditions; and interested homebuyers experience steep costs and competition for homes.

Simply put, the city’s housing supply cannot meet the daily needs of its residents, and this needs to change. No one living in Tacoma should have to choose between paying their rent or mortgage and other necessities.

Guided by the Affordable Housing Action Strategy, the City of Tacoma will dramatically increase its investments in new rental and homeownership opportunities and establish broader anti-displacement measures, including preserving affordable units at-risk of converting to market-rate rent and creating comprehensive protections for renters. Together, this approach has the potential to produce 6,000 new affordable units; preserve 2,300 existing affordable units; and serve an additional 2,200 households by 2028. In total, these new or preserved homes and new services or programs will reach 10,500 households living in the City of Tacoma.

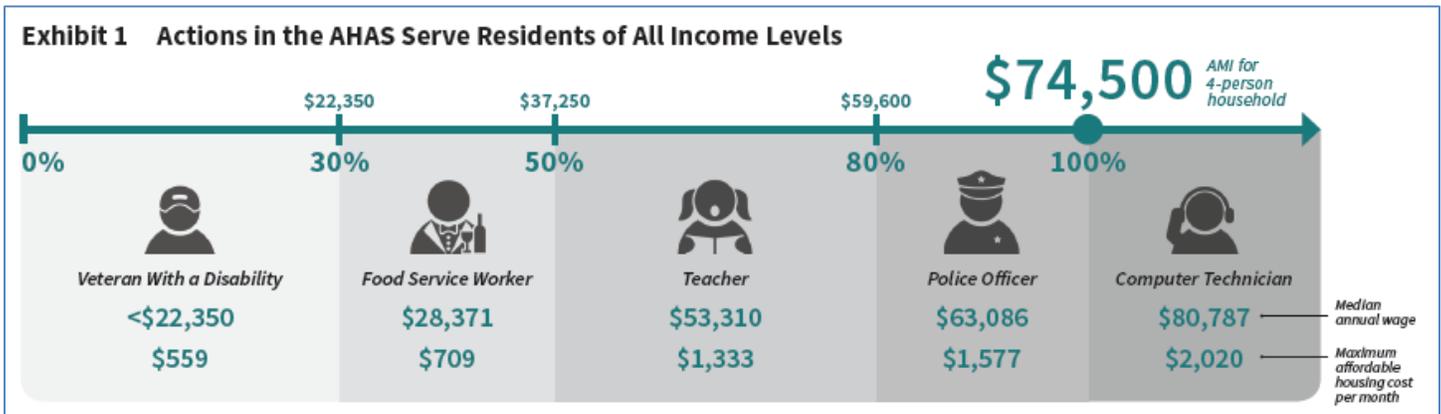
Actions within the Affordable Housing Action Strategy aim to help Tacomans in every walk of life. Because needs within the City of Tacoma vary—across owners and renters, neighborhoods, incomes, and abilities, among other factors—these actions cover a wide range of needs.

However, the city’s need for affordable housing is greatest among households with the lowest incomes and in some cases, with the highest barriers to accessing housing opportunities. The City of Tacoma aims to serve these households through a share of the new units and other resources created through the Affordable Housing Action Strategy.

This strategy focuses on how to enhance existing policies and programs that the city is already using to serve more people; cultivate additional funding; and establish strong anti-displacement measures to stabilize existing residents.

The Affordable Housing Action Strategy outlines four strategic objectives that will guide implementation over the next 10 years:

1. **Create more homes for more people.**
2. **Keep housing affordable and in good repair.**
3. **Help people stay in their homes and communities.**
4. **Reduce barriers for people who often encounter them.**



#### AHAS Planning-related Actions:

The AHAS contains a total of 27 recommended actions which will be implemented by multiple city departments and other partners. Of those, the AHAS calls out the following six actions as requiring a primary or secondary role from the Planning and Development Services (PDS) Department and recommends an implementation timeline. Many of these planning-related actions would become part of the Planning Commission’s workload, staff have made preliminary estimates regarding the level of effort necessary for the policy analysis.

#### Strategic Objective 1: Create More Homes for More People

Action	Timing	Level of effort
<b>1.2 Modify inclusionary housing provisions to target unmet need and align with market realities.</b>	Immediate (1-2 years)	High (PDS lead)
<b>1.5 Create consistent standards for fee waiver eligibility and resources to offset waived fees.</b>	Immediate (1-2 years)	Low (PDS lead)
<b>1.6 Create a process to coordinate public investments, like capital improvements, with affordable housing activities to reduce the overall cost of development.</b>	Immediate (1-2 years)	High
<b>1.8 Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives.</b>	Immediate (1-2 years) Short-term (3-4 years)	High (PDS lead)
<b>1.10 Use value capture to generate and reinvest in neighborhoods experiencing increased private investment (with a focus on areas with planned or existing transit).</b>	Short-term (3-4 years)	Medium
<b>1.12 Explore opportunities for increased staff support during the development review process.</b>	Short-term (3-4 years) Medium-term (4-6 years)	High

### **Ongoing Affordability and Infill Efforts:**

Prior to the AHAS effort, the City was already engaged in planning-related policy efforts to address housing affordability and choice. Many of these were identified through the Affordable Housing Policy Advisory Group's (AHPAG) 2010 Policy Recommendations. The City Council divided the planning-related AHPAG implementation steps into three phases, with the following outcomes:

- 1. Adoption of Affordable Housing Principles and Acknowledgements in the Comprehensive Plan**
- 2. Housing Incentive and Inclusionary Programs**
- 3. Infill strategies**

The AHPAG recommendations culminated in the adoption of strong housing policies, creation of housing incentives and the creation of more flexible regulations for infill development. Work continues on these initiatives, including the City's Residential Infill Pilot Program, Accessory Dwelling Unit code updates, and other efforts.

## **Policy Summary**

### **Washington State Growth Management Act**

GMA Housing Goal: Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

### **VISION 2040 Multicounty Planning Policies (MPPs)**

VISION 2040 recognizes that to meet the demands of a growing and changing population in the central Puget Sound, the region needs to develop vibrant communities that offer a diverse and well-distributed mix of homes affordable to both owners and renters in every demographic and income group. VISION 2040 encourages housing production that will meet our needs and places a major emphasis providing residences that are safe and healthy, attractive, and close to jobs, shopping, and other amenities. The Multicounty Planning Policies address 1) housing diversity and affordability, 2) jobs-housing balance, and 3) best practices for home construction. These Multicounty Planning Policies place an emphasis on preserving and expanding housing affordability, incorporating quality and environmentally responsible design in homebuilding, and offering healthy and safe home choices for all the region's residents.

### **Countywide Planning Policies**

The Countywide Planning Policies (CPPs) are goals, objectives, policies, and strategies to guide the production of the County and municipal comprehensive plans. The CPPs provide strong policy support for affordable housing actions, including:

**AH-1.** The County, and each municipality in the County, shall determine the extent of the need for housing for all economic segments of the population, both existing and projected for its jurisdiction over the planning period.

### **One Tacoma Housing Element**

The Housing Element provides strong policy support for affordable housing actions, and for housing opportunities and choice throughout the City, such as the following:

**H-1.3.** Encourage new and innovative housing types that meet the evolving needs of Tacoma households and expand housing choices in all neighborhoods. These housing types include single family dwelling units; multi-

dwelling units; small units; accessory dwelling units; pre-fabricated homes such as manufactured, modular; co-housing and clustered housing.

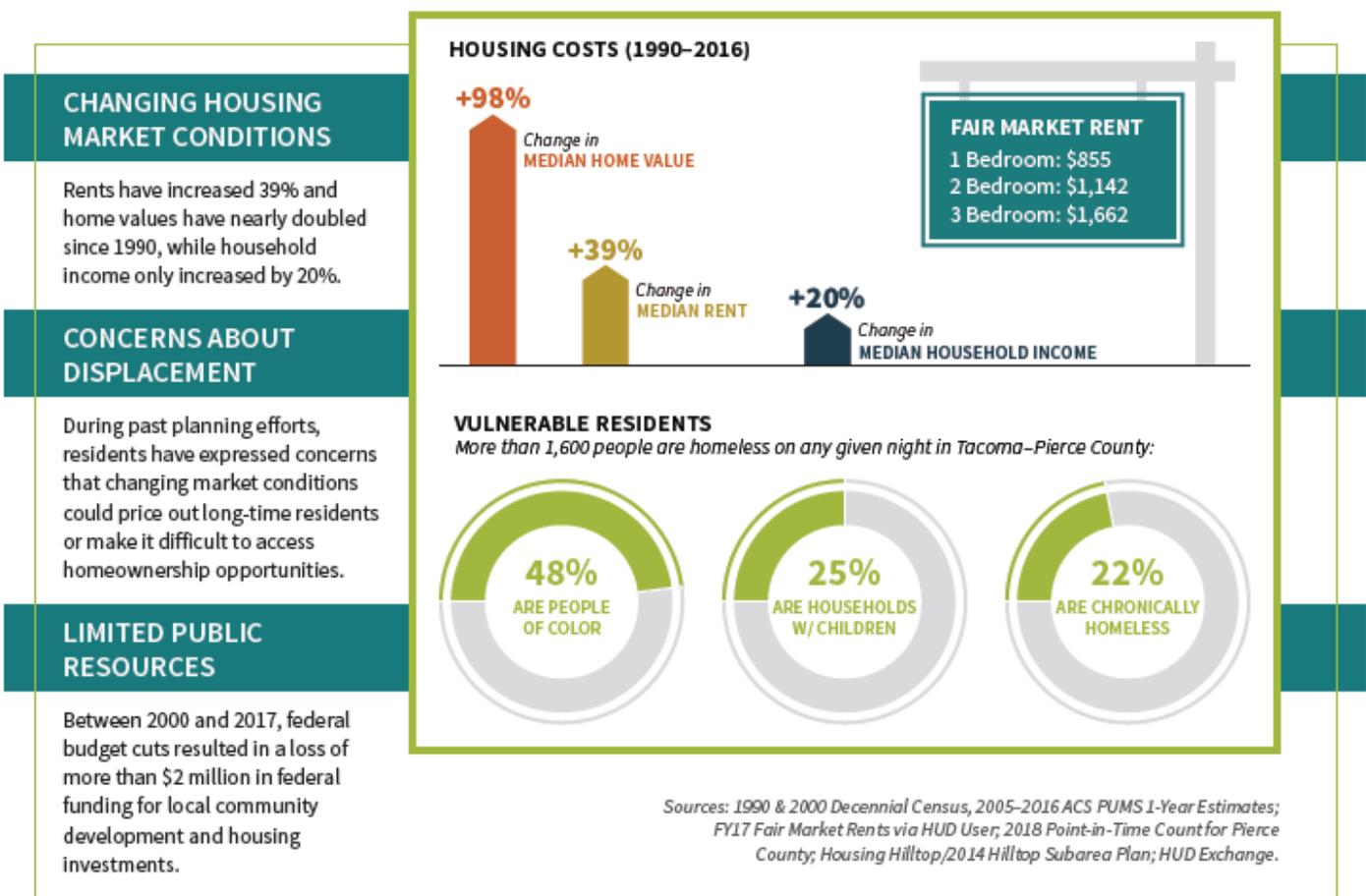
**H-1.6** Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers and other places which are in close proximity to services and transit.

**H-1.7** Consider land use incentives (e.g. density or development bonuses, lot size reductions, transfer of development rights, height or bulk bonuses, fee waivers, accelerated permitting, parking requirement reductions, and tax incentives) in appropriate locations to facilitate the development of new housing units.

## Impacts Assessment

The AHAS provides an analysis of the cost and effort associated with implementing the 27 recommended actions. This effort requires funding, staff time and community engagement.

Housing infill and development results in growth and change in existing neighborhoods, which is often controversial.



## Options Analysis

The Planning Commission could consider the following options.

- **No change.**

This option is not recommended. While the Housing Element is generally consistent with the AHAS, leaving it as is would miss the opportunity integrate the most up-to-date housing analysis, data and policy direction. Taking no action would also miss the opportunity to initiate implementation steps in the near-term, and would give more time for stakeholders to get engaged in the discussion.

- **Staff recommendation.**

Staff have developed the following preliminary list of recommended changes to the Housing Element:

- Add a summary discussion of the AHAS
- Update data in the Housing Element with current housing affordability data from the AHAS
- Add a policy incorporating the AHAS as an implementation strategy
- Add new, or modify existing, policies to address the following AHAS recommendations:
  - Consider inclusionary zoning housing provisions to target unmet need and align with market realities (AHAS 1.2)
  - Seek methods to reduce cost and time of affordable housing permitting (AHAS 1.5)
  - Coordinate public investments with affordable housing activities to reduce the overall cost of development (AHAS 1.6)
  - Promote infill and new development to provide “Missing Middle” housing (AHAS 1.8)
  - Take steps to preserve existing affordable housing (AHAS 2.2)
  - Expand tenants’ protections (AHAS 3.1)
  - Create a range of resources for households experiencing a housing crisis (AHAS 3.2)
  - Earmark a portion of new or expanded sources of local funding to provide support services in new development (AHAS 4.4)
- Update some policies to reflect a more action-oriented stance
- Reflect other AHAS issues or actions, as identified by the Planning Commission

- **Other options for the Commission to consider.**

The Planning Commission could provide perspective on the resources, staffing and stakeholder engagement process called for as this multi-year effort moves forward.

- **Future Project phases and related policy initiatives.**

The planning-related actions will occur in coordination with the ongoing city-wide AHAS implementation process. The City also takes actions intended to indirectly improve access to housing, such as increasing financial security and employment opportunities.





five



# HOUSING



## HOUSING GOALS

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**GOAL H-1** Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

**GOAL H-2** Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities.

**GOAL H-3** Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation.

**GOAL H-4** Support adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.

**GOAL H-5** Encourage access to resource efficient and high performance housing that is well integrated with its surroundings, for people of all abilities and income levels.

# FIVE

## HOUSING

### WHAT IS THIS CHAPTER ABOUT?

The goals and policies in this chapter convey the City’s intent to:

- Ensure adequate access to a range of housing types for a socially- and economically-diverse population.
- Support fair, equitable, healthy, resource efficient and physically-accessible housing.
- Concentrate new housing in and around centers and corridors near transit and services to reduce the housing/transportation cost burden.
- Increase the amount of housing that is affordable, especially for lower income families and special needs households. Promote a supply of permanently-affordable housing for Tacoma’s most vulnerable residents.
- Expand the number and location of housing opportunities, both market rate and assisted, for families and individuals throughout the city.

While a place to live is a basic human need, not all Tacomans have safe and healthy housing. Ensuring a fair and equitable housing market is essential to providing the opportunities and security people need to live healthy and successful lives. Economic, social and physical barriers limit many Tacomans’ access to adequate housing. Income, physical disabilities, immigration status, limited English proficiency, and discrimination based on race and sexual orientation can also limit choices.

The purpose of this chapter is to provide policies that will help Tacoma meet its need for quality, affordable homes for a growing and

#### Book I: Goals + Policies

- 1 Introduction + Vision
- 2 Urban Form
- 3 Design + Development
- 4 Environment + Watershed Health
- 5 **Housing**
- 6 Economic Development
- 7 Transportation
- 8 Parks + Recreation
- 9 Public Facilities + Services
- 10 Container Port
- 11 Engagement, Administration + Implementation
- 12 Downtown

#### Book II: Implementation

##### Programs + Strategies

- 1 Shoreline Master Program
- 2 Capital Facilities Program
- 3 Downtown Regional Growth Center Plans
- 4 Historic Preservation Plan

socioeconomically-diverse population, and to help ensure equitable access to housing. The Future Land Use Map allows for a more-than-adequate supply of housing to meet the future needs. The challenge is to provide housing with a diverse range of unit types and prices in locations that help meet the needs of all, including low-income populations, communities of color, and people of all ages and abilities.

## GOALS + POLICIES

### DIVERSE + EXPANDING HOUSING SUPPLY

The City is planning to accommodate up to 59,800 new housing units between 2010 and 2040. This figure includes new units necessary to replace units lost as a result of new development.

Goal 4 of the Washington State Growth Management Act requires that cities promote a variety of residential densities and housing types and to ensure that cities provide sufficient capacity to accommodate 25-year housing growth forecasts. The City of Tacoma is planning for a longer horizon, consistent with Puget Sound Regional Council’s *VISION 2040*, which designated the City of Tacoma as a Metropolitan City with a significant share of regional population and employment growth.

*VISION 2040* allocates 127,000 new residents to Tacoma by 2040. These allocations are significantly higher than current forecasts and represent a shift in current trends.

Current housing trends have favored continued suburban sprawl in unincorporated areas. According to the 2002 *Pierce County Buildable Lands Report*, Pierce County was projected to grow by 259,604 people between 1997 and 2017. Of this projected growth, 55% of the total County growth was designated to occur in cities and 45% in unincorporated areas. To the contrary, 55% of the County’s growth since 1997 has occurred in unincorporated Pierce County. Only 7% of the County’s growth has occurred in Tacoma.

Tacoma’s current housing mix is also predominantly single family—65% of Tacoma’s housing units are detached single family structures, representing 88% of Tacoma’s residential land. The majority of housing structures are either single family detached or high density multifamily structures. Accommodating planned growth will require predominantly multifamily construction over the next several decades and expanding the range of housing choices will be essential to meeting the evolving demographics of our region.



*Townhomes in Norpoint*

*For a comprehensive look at housing needs and conditions in the City of Tacoma see the 2015-2019 Consolidated Plan, Appendix B. For more information on affordable housing needs see also the Affordable Housing Policy Advisory Group “Policy Recommendations to the City Council” dated December 2, 2010.*

The policies below set expectations for housing supply and growth. They identify specific types of housing needed to serve a variety of households, including multi-generational, small and large households with children, older adults and households that include people with disabilities who may need independent living services, assisted living and skilled nursing care facilities. The text boxes below and at right provide a description of existing population and household characteristics in Tacoma.

**DEMOGRAPHIC TRENDS: AGE CHARACTERISTICS**



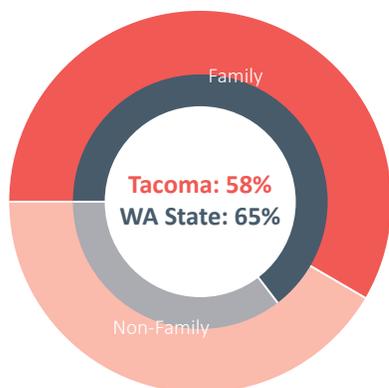
Overall, the City’s age profile is similar to the State of Washington, with the majority of residents between the ages of 15 and 64 (69 percent). Seniors age 65 and over make up 12 percent of the population and youth under the age of 15 make up 19 percent of the population. The proportion of male and female populations by age group are relatively similar for those under 65, with a slightly higher percentage of female seniors (7 percent and 5 percent, respectively, of the citywide population). The median age of Tacoma residents is about 35 years.

*Source: U.S. Census Bureau, 2009–2013 5-Year American Community Survey*

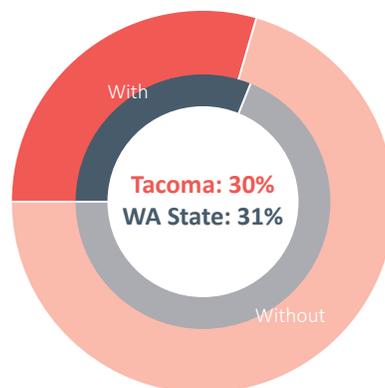
**DEMOGRAPHIC TRENDS: HOUSEHOLD CHARACTERISTICS**

In 2013, Tacoma had 78,681 occupied households with an average size of 2.47. Family households—those with two or more persons residing together and related by birth, marriage or adoption—comprise 58 percent of households, compared to 65 percent statewide, and nearly one-third of households have school-aged children. Approximately two-thirds are one or two person households.

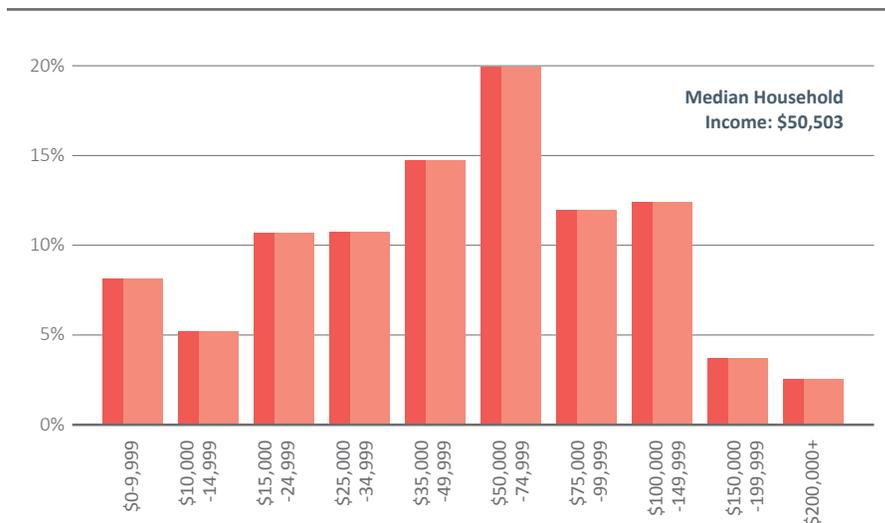
The median household income for Tacoma residents is \$50,503, almost \$10,000 per year lower than the statewide median income of \$59,478.



Family vs. Non-Family Households



Households with School Aged Children



Tacoma  
WA State

Source: U.S. Census Bureau, 2009–2013 5-Year American Community Survey

*Examples of Different  
Housing Types*



*Detached ADU*



*Craftsman-Style duplex*



*Small lot homes*



*Cottage housing*

.....

**GOAL H-1** Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

**Policy H-1.1** Maintain sufficient residential development capacity to accommodate Tacoma's housing targets.

**Policy H-1.2** Strive to capture at least 35 percent of Urban Pierce County's residential growth.

**Policy H-1.3** Encourage new and innovative housing types that meet the evolving needs of Tacoma households and expand housing choices in all neighborhoods. These housing types include single family dwelling units; multi-dwelling units; small units; accessory dwelling units; pre-fabricated homes such as manufactured, modular; co-housing and clustered housing.

**Policy H-1.4** Promote the maintenance and improvement of the existing housing stock and encourage the adaptation of the existing housing stock to accommodate the changing variety of household types.

**Policy H-1.5** Apply zoning in and around centers that allows for and supports a diversity of housing types.

**Policy H-1.6** Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers and other places which are in close proximity to services and transit.

**Policy H-1.7** Consider land use incentives (e.g. density or development bonuses, lot size reductions, transfer of development rights, height or bulk bonuses, fee waivers, accelerated permitting, parking requirement reductions, and tax incentives) in appropriate locations to facilitate the development of new housing units.

## HOUSING STRUCTURE TYPE + SIZE



Source: U.S. Census Bureau, 2009–2013 5-Year American Community Survey

## HOUSING ACCESS

Housing supply and household income are not the only factors determining access to housing. Discrimination in the housing market, gentrification, and the changing nature of households over time also influence access to desired housing. The following policies address discriminatory barriers to fair and equitable access to housing and the impact of gentrification and displacement, particularly for under-served and under-represented populations.

.....

**GOAL H-2** Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities.

**Policy H-2.1** Foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes throughout the city by coordinating plans and investments with fair housing policies.

**Policy H-2.2** Support barrier-free access for all housing consistent with the Americans for Disabilities Act (ADA). Consider additional actions to increase access such as implementation of visitability and universal design features.

**Policy H-2.3** Coordinate plans and investments with programs that prevent avoidable, involuntary evictions and foreclosures.

**Policy H-2.4** Evaluate plans and investments and other legislative land use decisions to identify potential disparate impacts on housing choice and access for protected classes.

**Policy H-2.5** Evaluate plans and investments for the potential to cause displacement in areas with concentrations of communities of color, low- and moderate-income households, and renters.

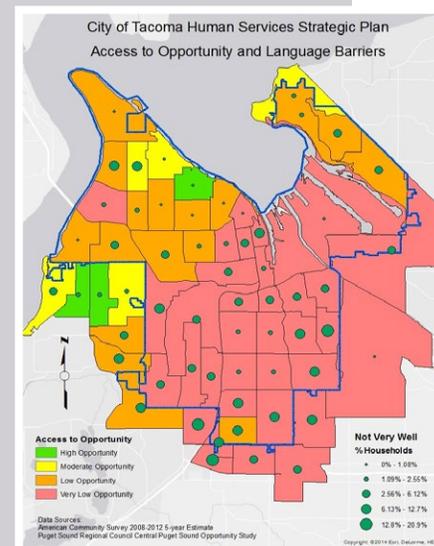
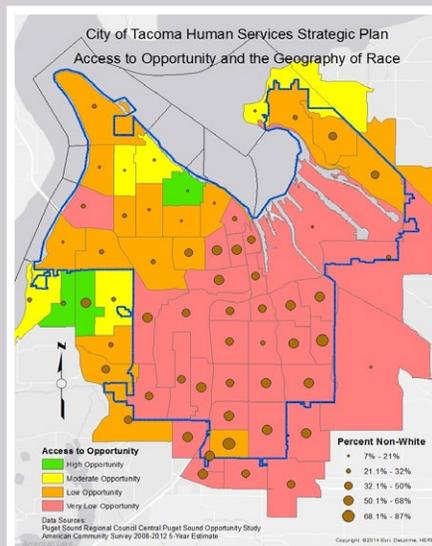
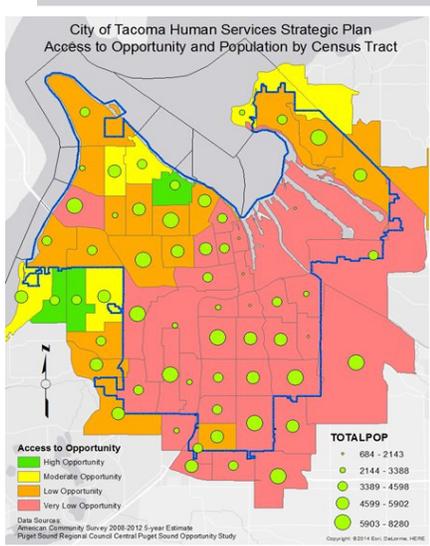
**Policy H-2.6** When plans and investments are anticipated to create neighborhood change, pursue corrective actions to address involuntary displacement of under-served and under-represented people. Use public investments, incentives, and programs, and coordinate with nonprofit housing organizations, to mitigate the impacts of market pressures that cause involuntary displacement.

**Policy H-2.7** Encourage a range of housing options and supportive environments to enable older adults to remain in their communities as their needs change.

## HOUSING LOCATION

Housing that is located in a walkable neighborhood near active transportation, employment centers, open spaces, high-quality schools, and various services and amenities enhances the general quality of life for its residents. Neighborhoods in Tacoma offer varying levels of opportunity,

PSRC OPPORTUNITY MAPS



The first “Opportunity Map” shown above illustrates that many living in Tacoma do not have fair access to the critical opportunity structures and social infrastructure to succeed in life. Opportunity maps illustrate whether patterns of segregation by age, class, gender, race, ethnicity, disability, or language correlate with areas of higher or lower opportunity.

For example, the second and third figures above show that a significant portion of the City’s non-White residents and those with language barriers live in areas of very low opportunity. The latest data from the U.S. Census Bureau underscores the effects of low opportunity and how non-White residents are disproportionately impacted. The income gap for racial and ethnic minorities continues to widen. Per Capita income of African Americans is 36% lower than that of white residents and Per Capita income of Latinos is 47% lower.

These realities, combined with other trends—the breakdown of traditional systems of family support (parents often working multiple jobs without extended family support for raising children), lack of financial literacy and ability of many to manage their financial lives, inadequate access to transportation, and lack of affordable housing—have marginalized people of color and had similar effects on other community members based on their age, sexual orientation, immigration status or disabilities.

The thumbnails above are provided as full page illustrations at the end of this element in Figure 20, Figure 21 and Figure 22.

*Source: 2015–2019 City of Tacoma Draft Human Services Strategic Plan (2014); U.S. Census Bureau, 2008–2012 5-Year American Community Survey*

**OPPORTUNITY** is a situation or condition that places individuals in a position to be more likely to succeed and excel. High opportunity indicators include: high-performing schools, availability of sustainable employment and living wage jobs, stable neighborhoods, transportation availability and mobility, and a healthy and safe environment.

*Kirwan Institute for the Study of Race and Ethnicity*

with housing in moderate and high opportunity neighborhoods tending to be expensive compared to more affordable housing in areas that offer fewer opportunities.

The following policies support efforts to provide equitable access to locational opportunities in Tacoma.

.....

**GOAL H-3 Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation.**

**Policy H-3.1** Meet the housing needs of under-served and under-represented populations living in high poverty areas by coordinating plans and investments with housing programs.

**Policy H-3.2** Locate higher density housing, including units that are affordable and accessible, in and around designated centers to take advantage of the access to transportation, jobs, open spaces, schools, and various services and amenities.

**Policy H-3.3** Promote transit supportive densities along designated corridors that connect centers, including duplex, triplex, cottage housing, and townhouses.

**Policy H-3.4** Strive to accommodate 80% of the City’s housing targets within and around designated centers.

**Policy H-3.5** Improve equitable access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities in areas with high concentrations of under-served populations and an existing supply of affordable housing.

**Policy H-3.6** Locate new affordable housing in areas that are opportunity rich in terms of access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities.

**Policy H-3.7** Provide incentives (e.g. density or development bonuses, lot size reductions, transfer of development rights, height or bulk bonuses, fee waivers, accelerated permitting, parking requirement reductions, and

tax incentives) to promote the development of higher density multifamily housing in designated centers.

**Policy H-3.8** Discourage the concentration of facilities for “high risk” populations in any one geographic area.

## HOUSING AFFORDABILITY

This discussion describes current household income levels in Tacoma and the housing costs that are affordable to the different levels, current costs of housing units in the City, populations that are cost burdened, and the City’s strategies for meeting current and future needs for affordable housing.

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual gross income on housing. Families that pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. Table 4 shows household income levels in Tacoma and the maximum affordable housing costs for different income levels, assuming 30 percent of income is spent on housing.

**NOTE:**

*For the purposes of this document, “high risk” populations shall include individuals released and/or under supervision of adult and juvenile correctional institutions, mental hospitals and drug rehabilitation programs, homeless persons and other special needs persons residing in group homes not subject to application of the federal Fair Housing Act.*

**TABLE 4.** Tacoma Household Incomes + Affordable Housing Costs

HOUSEHOLD INCOMES	HOUSEHOLDS	PERCENT OF HOUSEHOLDS	MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS
Less than \$10,000	6,389	8%	\$250
\$10,000 to \$14,999	4,092	5%	\$375
\$15,000 to \$24,999	8,411	11%	\$625
\$25,000 to \$34,999	8,445	11%	\$875
\$35,000 to \$49,999	11,590	15%	\$1,250
\$50,000 to \$74,999	15,667	20%	\$1,875
\$75,000 to \$99,999	9,407	12%	\$2,500
\$100,000 to \$149,999	9,747	12%	\$3,750
\$150,000 to \$199,999	2,935	4%	\$5,000
\$200,000 or more	1,998	3%	Over \$5,000

Sources: 3 Square Blocks, U.S. Census Bureau, 2009–2013 5-Year American Community Survey

Tacoma’s current area median income (AMI) is \$50,503 per year, which is slightly lower than Pierce County’s AMI of \$59,204. A household earning Tacoma’s AMI can afford to spend no more than \$1,265 per month on housing costs, and a household earning 80 percent AMI can afford to spend no more than \$1,010 per month. Approximately one third of Tacoma’s households (27,337 households) earn less than \$35,000 per year and can afford to spend no more than \$875 per month on housing costs without becoming cost burdened. The middle third of households can afford to spend no more than \$1,875 per month. The top third can afford to spend more than this without becoming cost burdened.

Monthly costs for rental housing and owner-occupied homes with mortgages in Tacoma are shown in Table 5 and Table 6, respectively. There are a limited number of rental units (10,781) with monthly costs of less than \$750. The majority of rental units, 55 percent, cost between \$750 and \$1,500 per month. Monthly costs for houses with a mortgage in Tacoma are higher than for rental units; the median cost for a house with a mortgage is \$1,724 compared to the median rent cost of \$925. The majority of houses with a mortgage, 57 percent, have monthly costs of \$1,000 to \$2,000.

**TABLE 5.** Tacoma Rental Housing Inventory + Monthly Costs

MONTHLY COSTS	UNITS	% OF UNITS
Less than \$499	3,477	9%
\$500 to \$749	7,304	20%
\$750 to \$999	10,757	29%
\$1,000 to \$1,499	9,851	26%
\$1,500 or more	5,919	16%

Sources: 3 Square Blocks, U.S. Census Bureau, 2009–2013 5-Year American Community Survey

**TABLE 6.** Tacoma Owner-Occupied Houses with Mortgages, Inventory + Monthly Costs

MONTHLY COSTS	UNITS	% OF UNITS
Less than \$699	844	3%
\$700 to \$999	2,337	8%
\$1,000 to \$1,499	8,043	26%
\$1,500 to \$1,999	9,689	31%
\$2,000 or more	10,379	33%

Sources: 3 Square Blocks, U.S. Census Bureau, 2009–2013 5-Year American Community Survey

Forty three percent of all Tacoma households are considered cost-burdened, which represents a significant portion of the City’s population. A disproportionate share of Black/African American households experience a severe cost burden. Additionally, renters are more likely to be cost-

burdened than homeowners. These facts point to a need for greater access to affordable housing, including rental units.

The Pierce County Countywide Planning Policies (CPP) provide guidance about the amount of affordable housing that Tacoma and other cities in Pierce County should strive to achieve over the coming years. CPP AH-3.3 states, “it shall be the goal of each jurisdiction in Pierce County that a minimum of 25 percent of the growth population allocation is satisfied through affordable housing.” The CPPs define affordable housing as housing that is affordable to households earning up to 80 percent of the countywide median income. Tacoma’s Comprehensive Plan Policy H-4.2 is consistent with the CPPs.

Tacoma’s housing growth target for 2040 is 59,800 housing units. Based on the CPPs, at least 14,950 of these units should be affordable to households earning up to 80 percent of the countywide median income. Given Pierce County’s current median income of \$59,204, monthly housing costs of \$1,480 or less would be affordable to these households.

The City recognizes that it is important to plan for very low income households as well as low income households.

Through its policies and programs, the City is supportive of increasing the supply of housing that is affordable to all its citizens. While the City recognizes the ongoing need by government and nonprofit corporations to provide housing and community support services, especially for households who pay more than 30% of their income for housing, it also recognizes the need to enlist the engine of private market rate developments to include a measure of affordable units. Reducing household cost-burdens requires a multi-pronged strategy: 1) expanding and diversifying the housing supply, 2) expanding household prosperity through the location of new housing units in opportunity rich areas and promoting resource efficient housing, 3) direct investments in subsidized and permanently affordable housing, and 4) economic development strategies improving employability, job growth and connecting people to living wage jobs in close proximity to their residence.

The following policies support the City’s goal to provide an adequate supply and diversity of affordable housing choices.

**HOUSING PRINCIPLES + ACKNOWLEDGMENTS**

**1. Affordable Housing is Vital to Important Civic Interests**

The City’s welfare requires an adequate supply of well built and well managed affordable housing serving the full range of incomes appearing among its residents. An adequate supply of this housing is vital to the following important civic needs or values:

- › The City’s prosperity, economic development and growth of employment opportunities;
- › The appropriate management of the City’s projected population growth and transportation needs;
- › The City’s fulfillment of its legal obligations under the Growth Management Act to make “adequate provisions for existing and projected [housing] needs of all economic segments of the community” and to comply with the related directives of the Pierce County Countywide Planning Policies;
- › The survival of green spaces throughout the City and Pierce County;
- › The success of the City’s schools;
- › The effectiveness of the City’s emergency services;
- › The City’s ability to continue its accommodation of a population that is increasingly diverse by income, race, ethnicity, ability, disability, and age;
- › The City’s ability to accommodate a population that, in the aggregate, is getting older; and
- › The City’s values of social justice.

**2. Affordable Housing is Attractive, Innovative + Well Managed**

Affordable housing developments by nonprofit developers, public and private, in the City, region and nation have been among the most attractively designed, most environmentally innovative and best managed in the market place.

**3. The City Needs to Enlist the Engine of Private Development**

Nonprofit developments of affordable housing will never likely be adequate to meet the City’s need.

The City also needs a companion strategy to enlist the engine of private market rate developments to include a measure of affordable units. These strategies also provide the added benefit of economic and demographic integration.

**4. Affordable Housing Developments Spur Other Investments**

Affordable housing developments have spurred the revitalization of neighborhoods, encouraging both public and private investment, helping the City attain its desired density, and furthering a neighborhood’s economic development.

**5. The City Should Welcome Affordable Housing Developments**

Affordable housing is an asset to be encouraged and not a detriment to be tolerated and controlled.

**6. Every City Neighborhood Needs Affordable Housing Developments**

The City should promote the development of affordable housing in every City neighborhood.

**7. Affordable Housing as Innovative Design**

In seeking the appropriate balance, the City should not have to compromise important neighborhood design standards in order to promote affordable housing. Instead proper design should allow affordable housing to show the way for all developments serving all incomes toward a greener, more sustainable urban future.

**8. Affordable Housing as a High City Priority amid Competing Interests**

In a complex community like Tacoma, interests and policies often clash. Good governance is the effort to balance them appropriately. In doing so, the City should give a very high priority to the promotion of affordable housing development.

.....

**GOAL H-4 Support adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.**

**Policy H-4.1** Preserve and produce affordable housing to meet the needs that are not met by the private market by coordinating plans and investments with housing providers and organizations.

**Policy H-4.2** Ensure that at least 25% of the 2040 housing targets are affordable to households at or below 80% of Pierce County AMI.

**Policy H-4.3** Evaluate plans and investments for their impact on household cost; and consider ways to reduce the combined cost of housing, utilities, and/or transportation.

**Policy H-4.4** Facilitate the expansion of a variety of types and sizes of affordable housing units, and do so in locations that provide low-income households with greater access to convenient transit and transportation, education and training opportunities, Downtown Tacoma, manufacturing/ industrial centers, and other employment areas.

**Policy H-4.5** Encourage income diversity in and around centers and corridors by allowing a mix of housing types and tenures.

**Policy H-4.6** Facilitate and support regional cooperation in addressing housing needs in the Tacoma metropolitan area and greater Puget Sound, especially for the homeless, low- and moderate-income households, and historically under-served and under-represented communities.

**Policy H-4.7** Promote a range of affordable housing strategies that extend from basic emergency shelter for the homeless to temporary transitional housing to permanent rental housing and to home ownership.

**Policy H-4.8** Prevent homelessness and reduce the time spent being homeless by ensuring that a continuum of safe and affordable housing opportunities and related supportive services are allowed and appropriately accommodated, including but not limited to transitional housing, emergency shelters, and temporary shelters.

**Policy H-4.9** Increase the supply of permanently affordable housing where practicable.



*Affordable multi-family, single family, rental and ownership housing operated by the Tacoma Housing Authority*



*Eliza McCabe Apartments  
operated by Mercy  
Housing NW*

**Policy H-4.10** Encourage development and preservation of small resource-efficient and affordable single family homes throughout the City.

**Policy H-4.11** Align plans and investments to support homeownership rates and locational choice for people of color and other groups who have been historically under-served and under-represented.

**Policy H-4.12** Encourage a variety of ownership opportunities and choices by allowing and supporting the creation of condominiums, cooperatives, mutual housing associations, limited equity cooperatives, land trusts and sweat equity.

**Policy H-4.13** Pursue a variety of funding sources and mechanisms to preserve and develop housing units and various assistance programs for households whose needs are not met by the private market.

**Policy H-4.14** Pursue incentives and mechanisms to enlist the private market as a partner in the provision of affordable housing units.

## HEALTH, SAFETY + EFFICIENCY

Having a place to live does not guarantee health and safety. A critical connection exists between the quality of the housing unit and the health of its occupants. A safe housing unit is largely free of hazardous materials, such as lead and radon. It is also free of mold, is not in a state of disrepair, and offers emergency safety features, such as carbon monoxide monitors, smoke alarms, and emergency exits. Access to open spaces, opportunities for social interactions, green features, and adaptability also influence the health of a community. The following policies focus on building and maintaining Tacoma’s housing stock in ways that foster community health.

.....

**GOAL H-5** Encourage access to resource efficient and high performance housing that is well integrated with its surroundings, for people of all abilities and income levels.

**Policy H-5.1** Encourage development and maintenance of housing, especially multi-dwelling housing, that protects the health and safety of residents and encourages healthy lifestyles and active living.

**Policy H-5.2** Encourage housing that is protected from noise, pests, hazardous environmental conditions and materials.

**Policy H-5.3** Encourage housing that provides features supportive of healthy and active living, such as high indoor air quality, useable open areas, recreation areas, community gardens, and crime-preventative design.

**Policy H-5.4** Encourage energy efficiency, green building practices, materials, and design to produce healthy, efficient, durable, and adaptable homes.

**Policy H-5.5** Encourage the reuse of resource rich existing older commercial buildings in or near designated centers into mixed-use housing with retail and/or commercial uses at street-level and housing above.

**Policy H-5.6** Encourage active transportation in residential areas through the development of pathways, sidewalks, and high-quality onsite amenities such as secure bicycle parking.

**Policy H-5.7** Encourage site designs and relationship to adjacent developments that reduces or prevents social isolation, especially for groups that often experience it, including older adults, people with disabilities, communities of color, and immigrant communities.

**Policy H-5.8** Support a strong housing code enforcement program to reduce substandard housing through repair and rehabilitation.

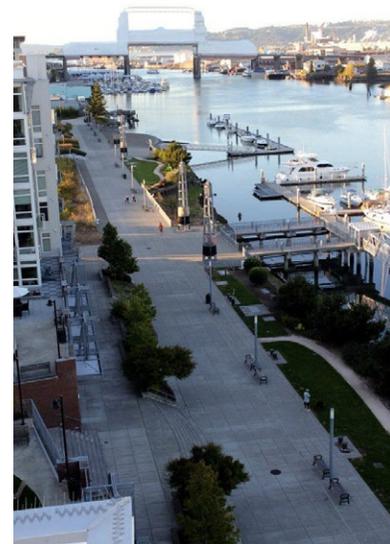
**Policy H-5.9** Promote the maintenance, repair, and rehabilitation of the City's existing housing stock. Pursue financial incentives and funding for housing improvement programs, especially for low-income households.

**Policy H-5.10** Promote innovative development techniques to better utilize land, promote design flexibility, preserve open space and natural features and conserve energy resources.

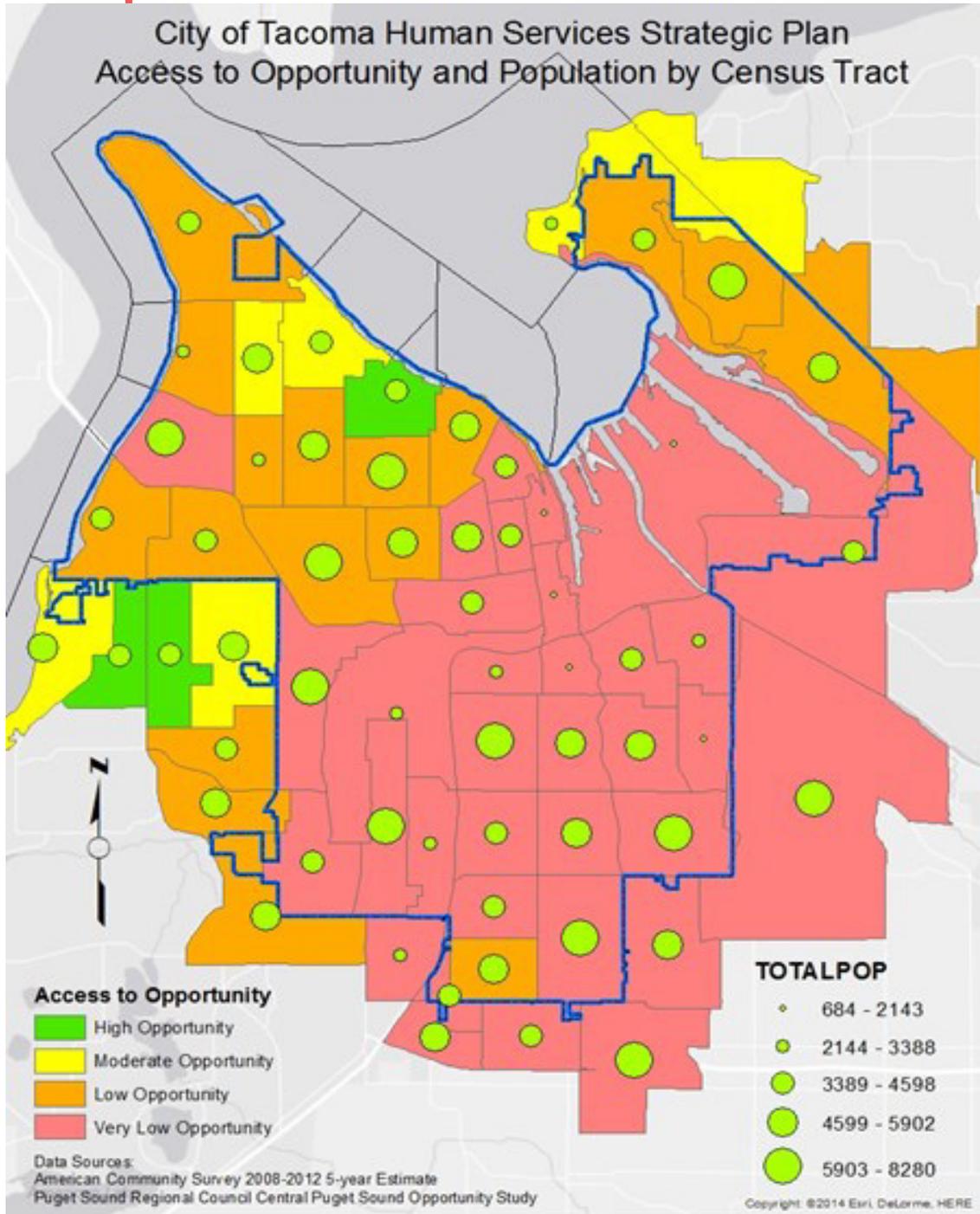
**Policy H-5.11** Encourage public acceptance of new housing types in historically lower density areas by ensuring that they are well designed and compatible with the character of the neighborhoods in which they are located through a robust design review process.



*Puyallup Tribal multi-family housing*

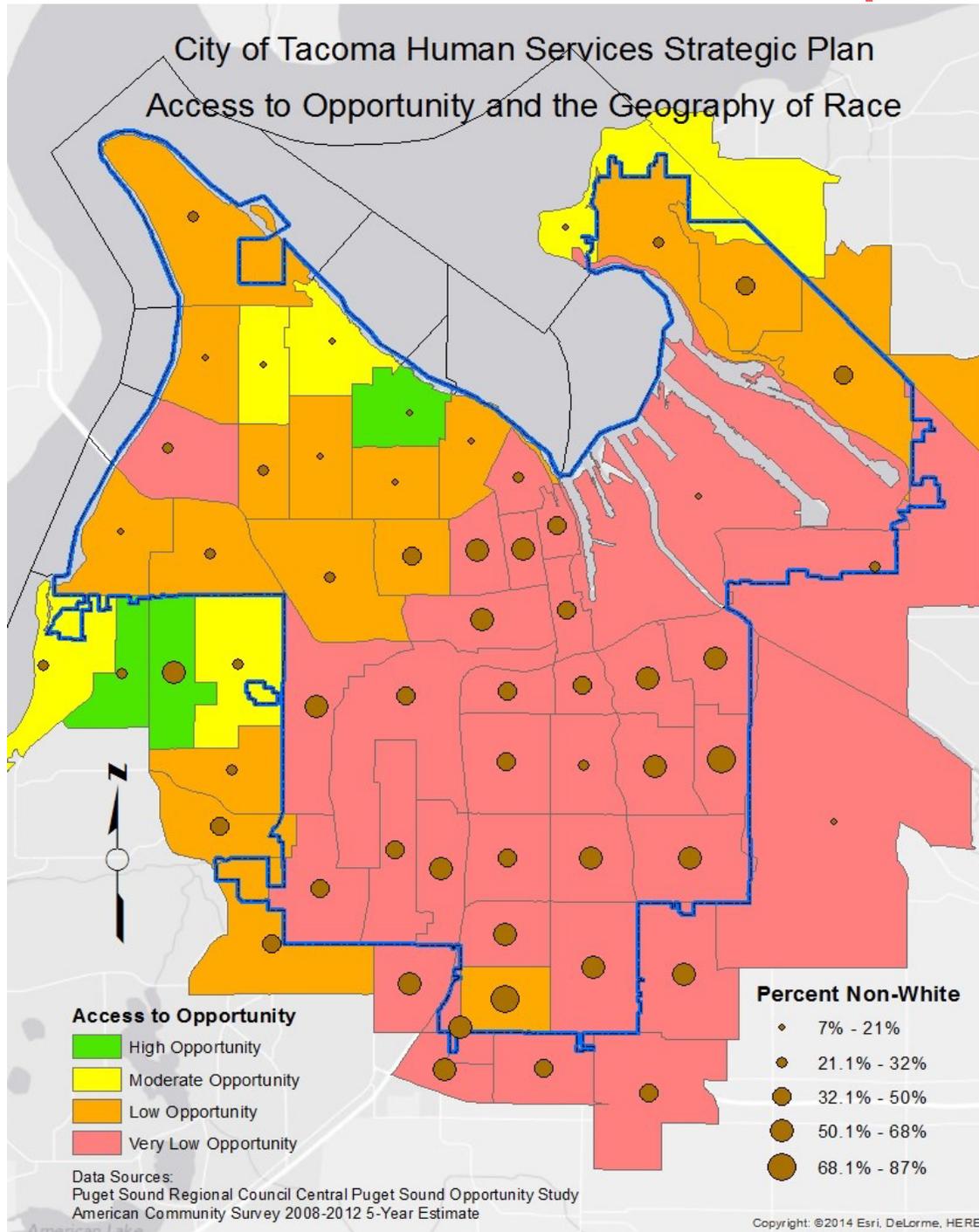


*The Foss Esplanade outside Thea's Landing*



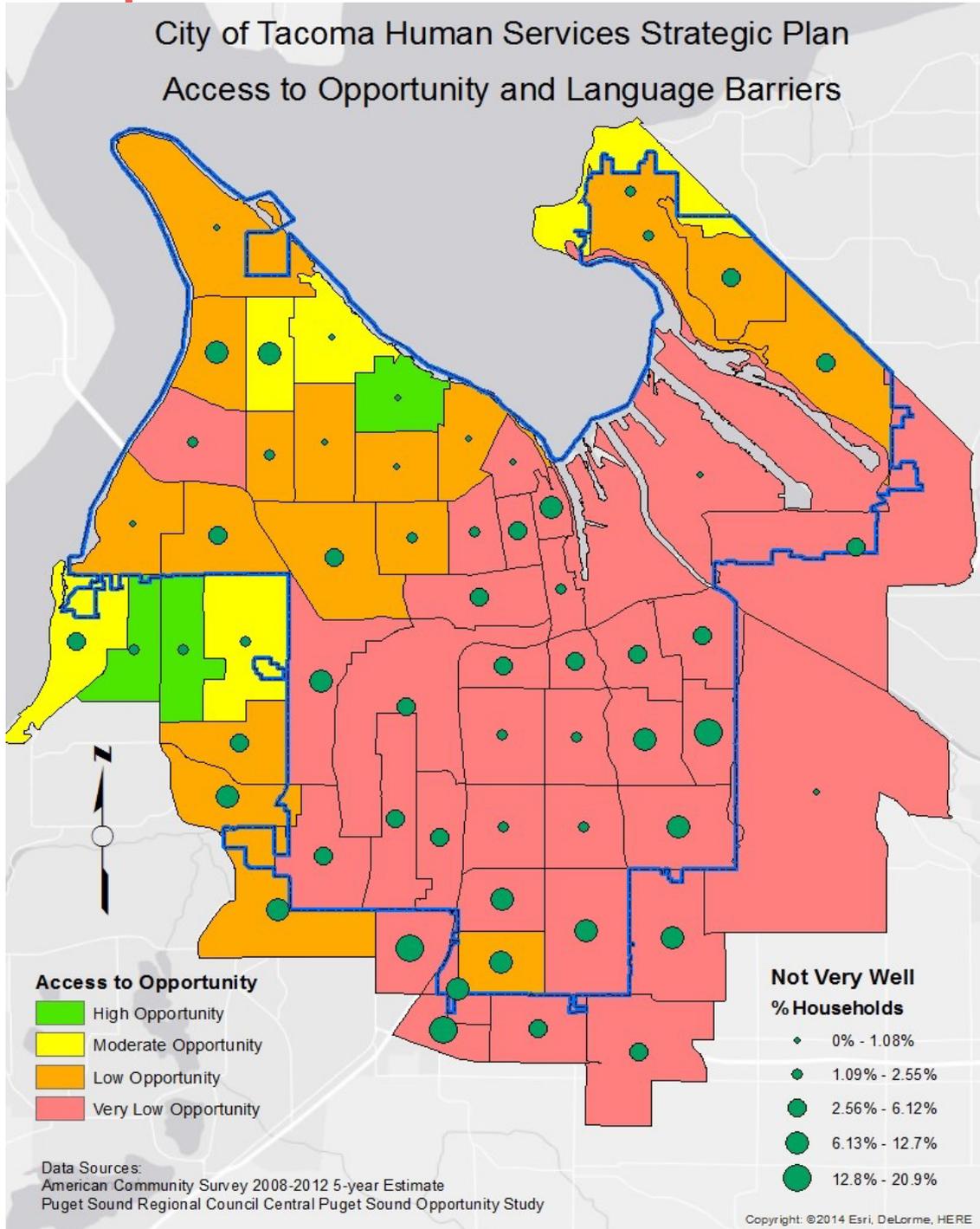
**FIGURE 20.** Access to opportunity and population by census tract.

Source: 2015–2019 City of Tacoma Draft Human Services Strategic Plan (2014)



**FIGURE 21.** Access to opportunity and the geography of race.

Source: 2015–2019 City of Tacoma Draft Human Services Strategic Plan (2014)



**FIGURE 22.** Access to opportunity and language barriers.

Source: 2015–2019 City of Tacoma Draft Human Services Strategic Plan (2014)



**To:** Planning Commission  
**From:** Christina Watts Curran, Office of Management & Budget  
**Subject:** **2019-2024 Capital Facilities Program Update**  
**Meeting Date:** December 5, 2018  
**Memo Date:** November 28, 2018

**Action Requested:**

Informational; no action requested.

**Summary:**

The 2019-2024 Capital Facilities Program (CFP) was adopted by the City Council on November 20, 2018, concurrently with the adoption of the 2019-2020 Capital Budget. The final CFP document includes approved funding for the first two years of the program as reflected in the 2019-2020 Capital Budget.

The CFP and the Capital Budget were presented to the City Council on October 9, 2019. The presentation is attached. To view the adopted 2019-2024 CFP, please visit:  
<http://cms.cityoftacoma.org/Finance/Budget/2019-2020/Proposed%202019-2024%20Capital%20Facilities%20Program.pdf>.

The CFP is the capital facilities element of the One Tacoma Comprehensive Plan, fulfilling the requirements of the Growth Management Act (GMA). It serves as a planning document for capital projects and enables the City to seek funding for potential projects. The CFP is updated each biennium concurrently with the adoption of the City's biennial budget, and as such, the update is not processed along with the annual amendments to the One Tacoma Plan, which is an exception allowed by the GMA (per RCW 36.70A.130).

The 2019-2024 CFP as recommended by the Planning Commission in July 2018 included 174 projects. The adopted 2019-2024 CFP includes 168 projects.

- Two projects were added to the document to incorporate projects identified in the Tacoma Mall subarea plan.
  - South Sprague Avenue Bike Connection
  - Tacoma Mall Neighborhood Loop Road
- Two projects were removed because they were not capital projects. They were instead incorporated into the 2019-2020 Operating Budget process.
  - Addressing Under-served Communities & Digital Equity
  - FM: Harrison Range – Upper Range Classroom (Pre-Design)
- Two projects were removed because they were completed.
  - FM: TMB, 10<sup>th</sup> Floor – Tenant Improvement
  - Kobetich Branch Library Refurbishment

## **Planning Commission**

2019-2024 Capital Facilities Program Update

November 28, 2018

Page 2 of 2

- Four projects were deprioritized by staff and are no longer seeking funding in the next six years or are no longer needed.
  - GTCC Office Expansion
  - Over the Street Banners
  - Site 8 Building Demolition
  - Site 8 Esplanade Completion

Funding approved in the Capital Budget is reflected within the first two years of the CFP document. The 57 projects approved for new funding in 2019-2020 are detailed in the 2019-2020 Funded Capital Projects section of the CFP document and in the attached presentation.

### **Prior Actions:**

In April 2018, Staff presented the proposed process for the development of the 2019-2024 CFP to the Planning Commission. The Commission received briefings on the proposed project list in May and held a public hearing and Open House in June. In July, the Commission forwarded its recommendation to the City Council finding that the proposed 2019-2024 CFP was consistent with the One Tacoma Comprehensive Plan.

### **Staff Contact:**

Christina Watts Curran, Lead Management Analyst: [cwatts@cityoftacoma.org](mailto:cwatts@cityoftacoma.org); (253) 591-5861

### **Attachment:**

1. 2019-2024 Draft Capital Facilities Program and 2019-2020 Proposed Capital Budget Slide Presentation to City Council at Study Session on October 9, 2018

c. Peter Huffman, Director

# 2019-2024 Draft Capital Facilities Program

and

## 2019-2020 Proposed Capital Budget

Christina Watts Curran, Lead Budget Analyst

CITY OF TACOMA  
**BIENNIAL  
BUDGET**  
2019 - 2020

CORE SERVICES  
CONTINUOUS IMPROVEMENT  
CREDIBILITY



- Capital Terminology
  - Capital Facilities Program versus Capital Budget
- 2019-2024 Draft Capital Facilities Program Overview
- 2019-2020 Proposed Capital Budget



- **Capital Facilities Program (CFP)**
  - Planning document for desired capital projects in the next six year period
  - Includes confirmed and potential funding sources
- **Capital Budget**
  - Identifies confirmed new funding for capital projects in the upcoming biennium
  - Sets appropriation authority for capital funds
    - Also indicates projects with previous appropriation



19

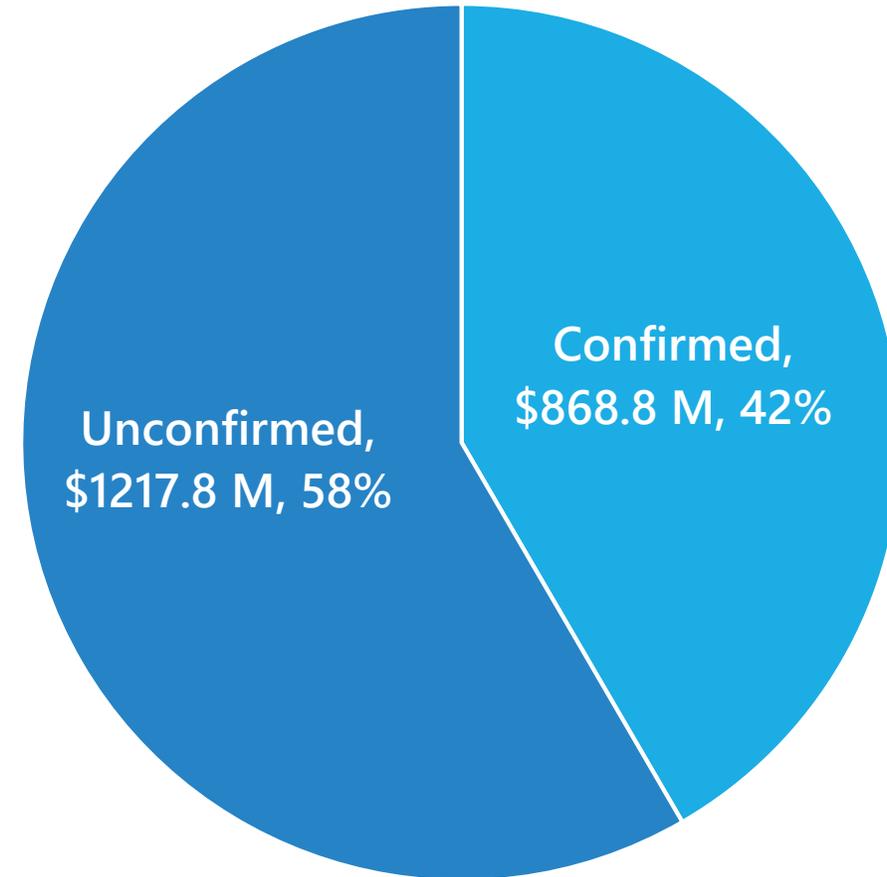
CORE SERVICES  
CONTINUOUS IMPROVEMENT  
CREDIBILITY

# 2019-2024 Capital Facilities Program

CITY OF TACOMA  
**BIENNIAL  
BUDGET**  
2019 - 2020

20

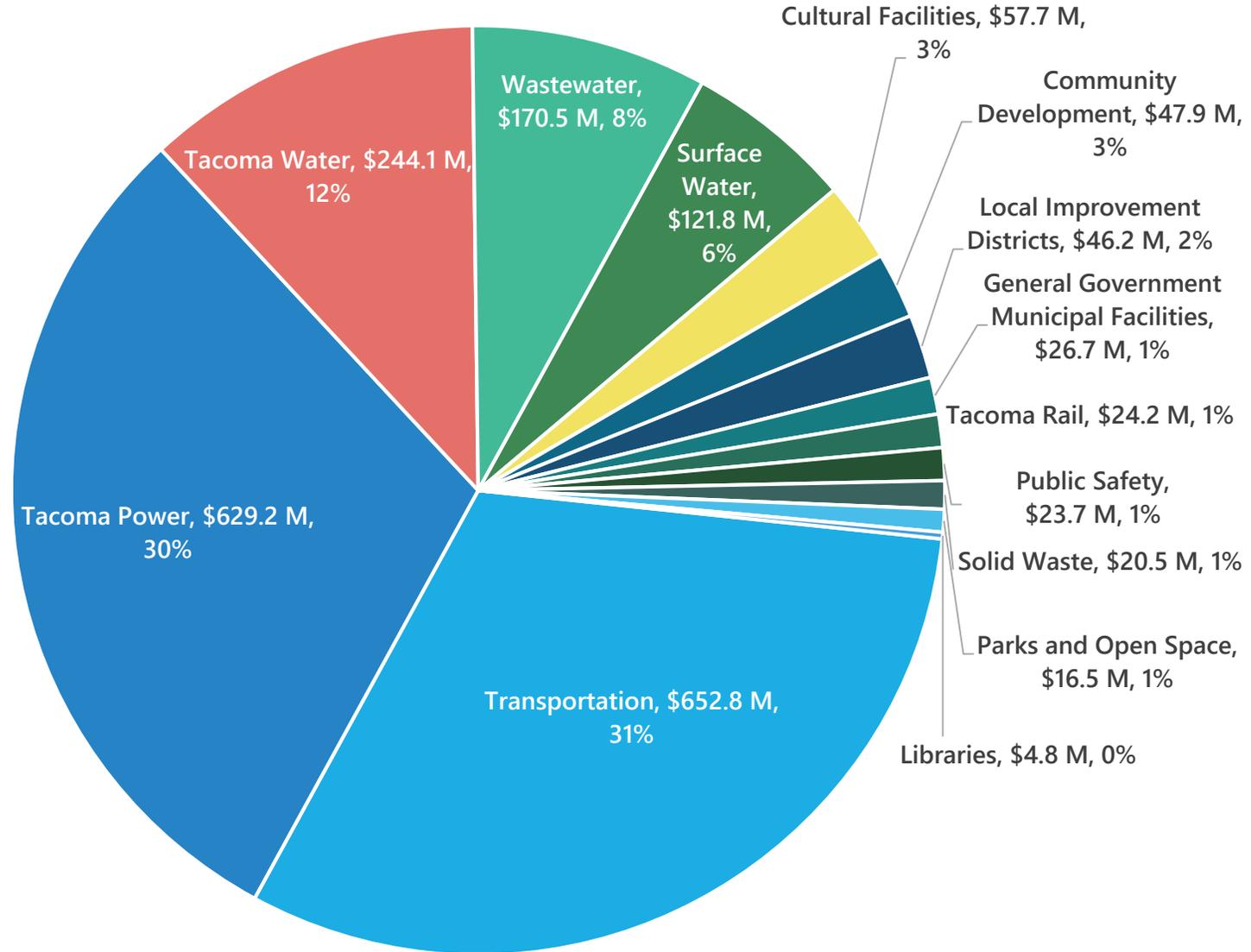
- 168 Projects included
  - 52 New Projects
- 108 Projects with at least Partial Funding
  - 57 Projects with New Funding in 2019-2020



Total Cost:  
\$2,086.7 M

# 2019-2024 BY CATEGORY

Cost



Total Cost:  
\$2,086.7 M

19

CORE SERVICES  
CONTINUOUS IMPROVEMENT  
CREDIBILITY

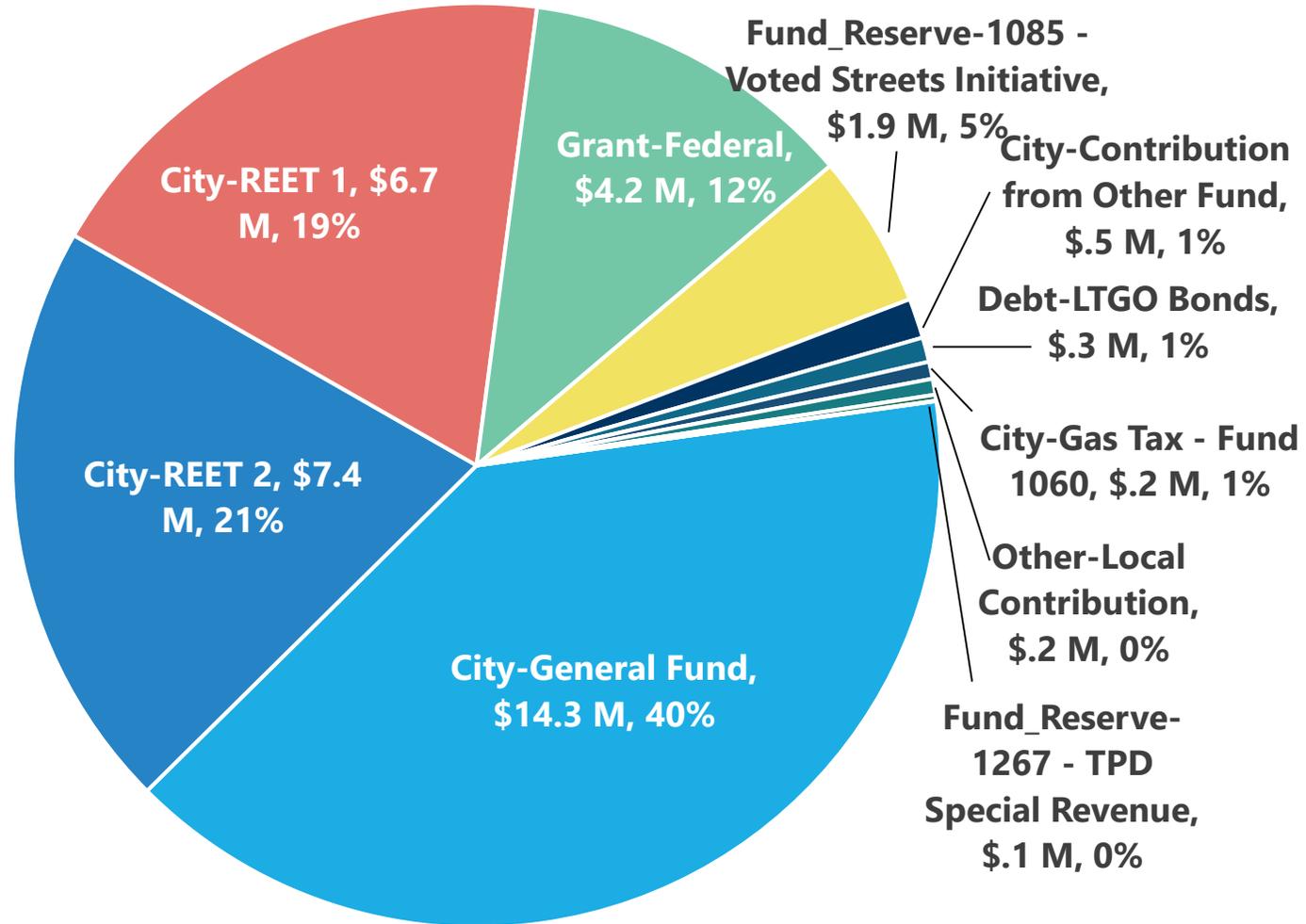
# 2019-2020 Capital Budget

CITY OF TACOMA  
**BIENNIAL  
BUDGET**  
2019 - 2020

20

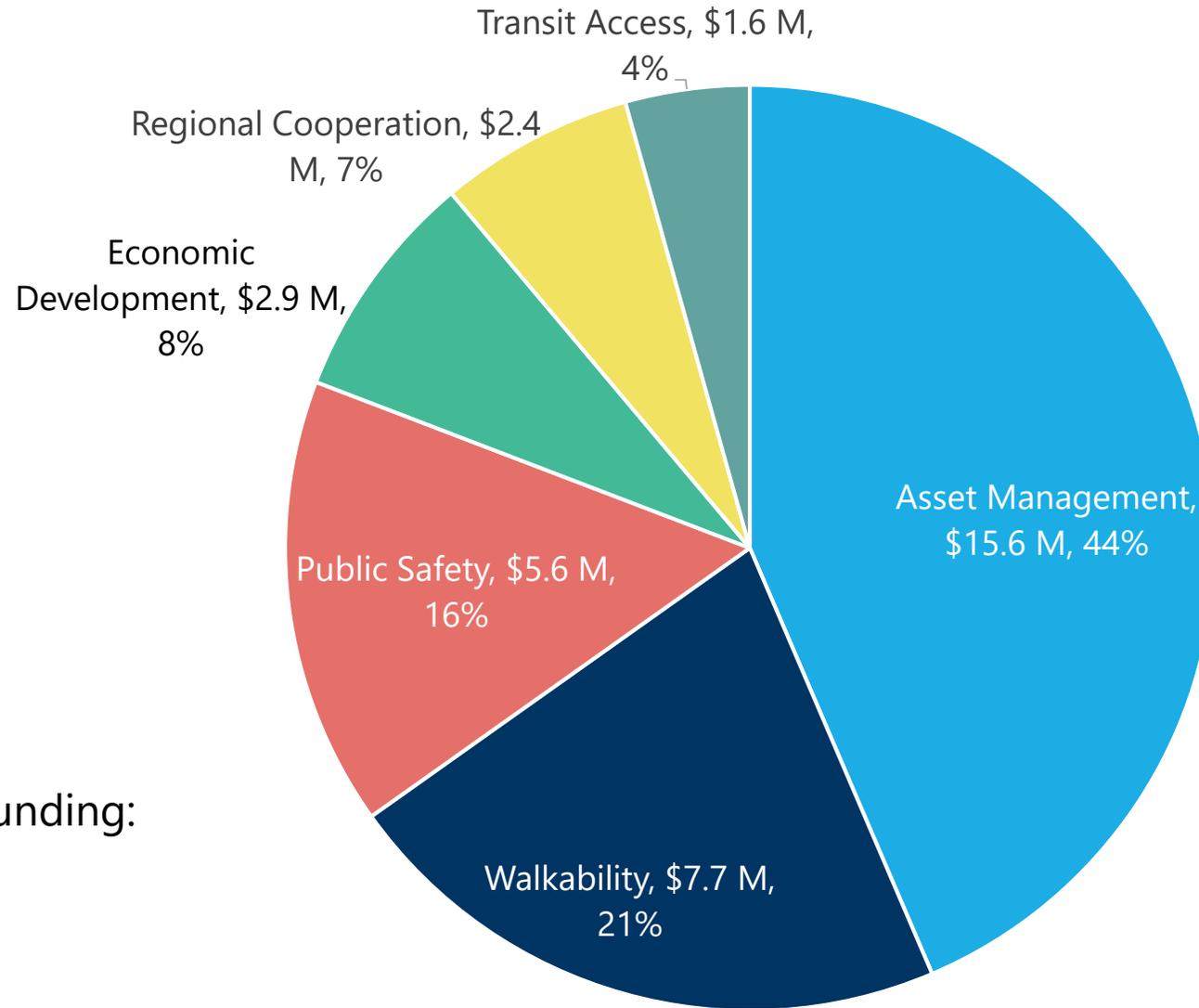
# REVENUES OVERVIEW

Total New City Funding:  
\$35.8 M\*



*\*Total New City Funding excludes utility capital program spending.  
When included, the total new funding in the Capital Budget is \$361.1 M*

# CAPITAL BUDGET OVERVIEW BY COUNCIL PRIORITY



Total New City Funding:  
\$35.8 M

# ECONOMIC DEVELOPMENT, REGIONAL COORDINATION, & TRANSIT ACCESS



## Economic Development

- Foss Waterway Wayfinding \$50K
- CED Infrastructure Fund: \$40K
- Revitalizing Tacoma's Brewery District \$2.8M



## Regional Coordination

- City Support for SR 167 \$500K
- Melanie Jan LaPlant Dressel Park Contribution \$750K
- Dome District Railroad Improvements \$985K



## Transit Access

- Traffic Signal Infrastructure Improvements on Major Transit Routes
  - Route 1 \$1.3M
  - Route 2 \$250K





## Public Safety

- GTCC Security Improvements \$400K
- Tacoma Dome Security Modernization \$1.5M
- Fire Station #5 (Tideflats) \$1.7M
- MSOC Dock Installation \$875K
- TFD Facility Master Plan \$1.0M
- Traffic Enhancements \$75K





## Walkability

- Active Transportation Small Projects \$200K
- Missing Link Sidewalks
  - E 56<sup>th</sup> \$500K
  - Sheridan \$1.0M

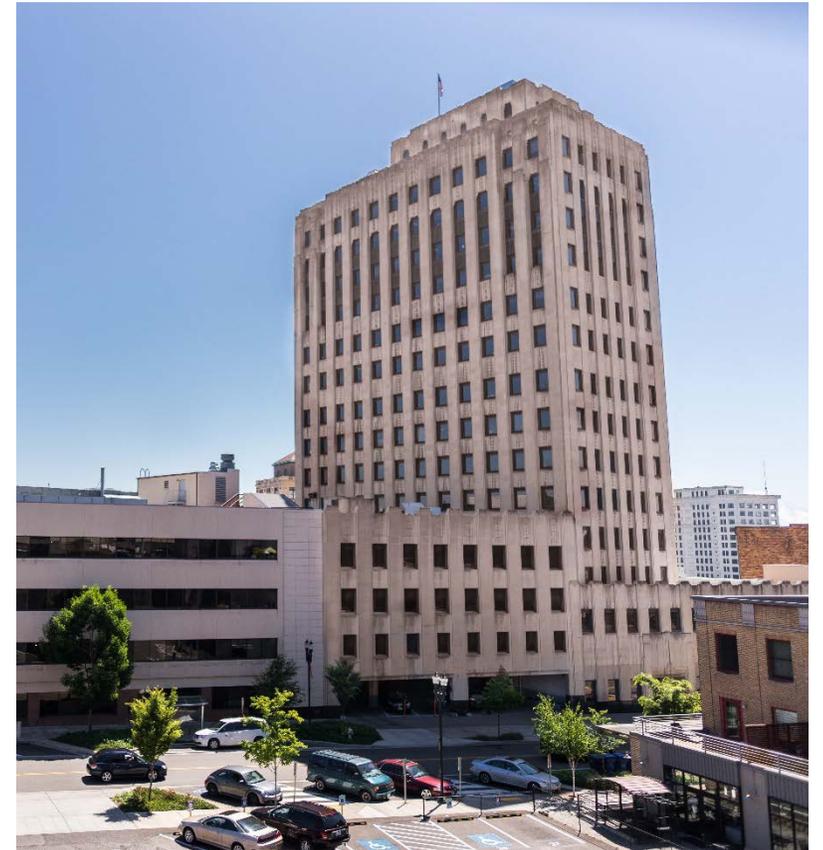


- Pipeline Trail Phase III \$2.5M
- Safe Routes to Schools \$700K
- School Beacons \$1.0M
- Unfit/Unsafe Sidewalk Program \$1.26M



## Asset Management

- Performing Arts Support \$1.5M
- Deferred Repair & Replacement Program \$3.3M
- Tenant Improvement Program \$1.2M
- Library Physical Infrastructure and Building Repairs \$1.8M
- Streetlight Series Circuit Replacement \$850K



# 2019-2024 Draft Capital Facilities Program

and

## 2019-2020 Proposed Capital Budget

Christina Watts Curran, Lead Budget Analyst

CITY OF TACOMA  
**BIENNIAL  
BUDGET**  
2019 - 2020

CORE SERVICES  
CONTINUOUS IMPROVEMENT  
CREDIBILITY





## Manitou Area Pre-Annexation Planning Community Meeting

Monday, December 10, 2018, 5:30-7:30 p.m.  
Manitou Park Elementary School – Library  
4330 South 66<sup>th</sup> Street, Tacoma, WA 98409

November 21, 2018

To Residents, Property Owners and Stakeholders of the  
Manitou Area:

You are invited to attend a follow-up community meeting on  
December 10<sup>th</sup> concerning the proposed annexation of the  
Manitou Area to the City of Tacoma. The area is generally  
bounded by 64<sup>th</sup> St. W., Lakewood Dr. W., 70<sup>th</sup> St. W., and  
the County-City borderline to the east of 52<sup>nd</sup> Ave. W.

At this meeting you will receive:

- an update of the pre-annexation planning efforts;
- responses to the questions raised at the previous  
community meeting on May 14, 2018;
- an explanation of the plan to ensure an effective  
and smooth transition of services; and
- an opportunity to ask questions and voice your  
thoughts.



The County Council and the Tacoma City Council have each adopted a resolution to initiate the  
negotiation process to annex the area through an interlocal agreement. Your comments at the  
community meeting will be considered in the negotiation and planning process.

You can find out more about this proposed annexation by visiting:

- [www.CityofTacoma.org/Manitou](http://www.CityofTacoma.org/Manitou); or
- [www.PierceCountyWA.org/Annexation](http://www.PierceCountyWA.org/Annexation).

If you have any questions that are not answered on our websites, you may contact City or County staff  
directly:

- Lihuang Wung, Senior Planner, at (253) 591-5682 or [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org); or
- Dan Cardwell, Long-range Planning Supervisor, at (253) 798-7039 or  
[dan.cardwell@co.pierce.wa.us](mailto:dan.cardwell@co.pierce.wa.us).

We look forward to seeing you and hearing from you at the December 10<sup>th</sup> meeting.

Regards,

Lihuang Wung, Senior Planner

City of Tacoma  
Planning and Development Services Department