Stephen Wamback, Chair
Anna Petersen, Vice-Chair
Carolyn Edmonds
Jeff McInnis
Brett Santhuff
Andrew Strobel
Dorian Waller
(vacant)
(vacant)

PRESENTATIONS and HANDOUTS

Meeting on January 3, 2018

1. **Emergency Temporary Shelters Permanent Regulations**
   (PowerPoint Slides, for Discussion Item D-1)

2. **2018 Annual Amendment Application #2018-06 – Commercial View Sensitive District (VSD) Height Measurement**
   (PowerPoint Slides, for Discussion Item D-2)

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EMERGENCY TEMPORARY SHELTERS PERMANENT REGULATIONS

Planning & Development Services

Overview

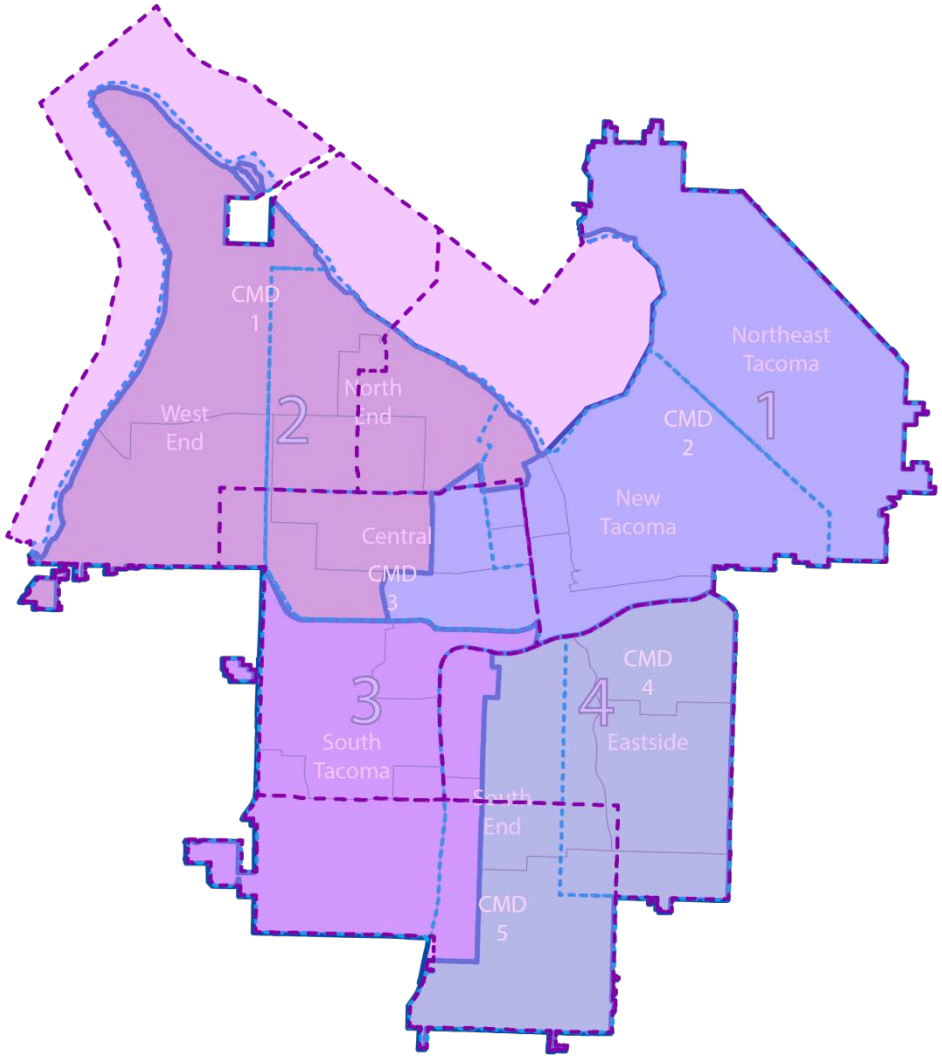
Action Requested:

Authorize for Public Review

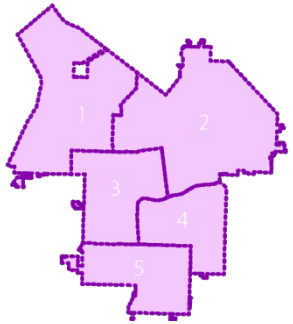
Set Public Hearing Date

- Outline of Permanent Regulations
- Administrative Framework
- Next Steps

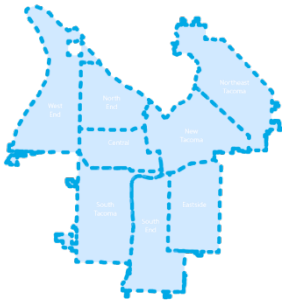
Areas of Applicability



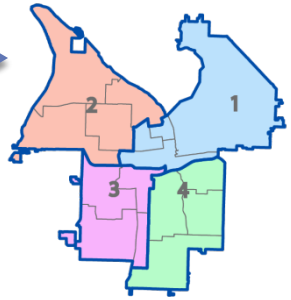
Councilmanic



Neighborhood Council



Police Sector



Focus Areas for Permanent Regs

- Continuation beyond the timelines currently outlined
- Provision to allow for safe parking
- Review of facility and service provision to reduce barriers
- Review of level of provision based on sheltering scheme
- Expansion of notification radius
- Standard definitions throughout code

Outline of Permanent Regulations

- **A. Number of Residents**
  - Preexisting Code: Maximum of 100 residents per camp.
  - Interim Regulations Modifications: Maintains the number of residents per camp at the 100 person limit.
  - *Draft Permanent Regulations Modifications: Interim regulations maintained.*

Outline of Permanent Regulations

- **B. Types of Sheltering**
  - Preexisting Code: Outdoor/tent sheltering models, but did not preclude other types
  - Interim Regulations Modifications: allow for indoor sheltering at the request of an applicant.
  - *Draft Permanent Regulations Modifications*: Sufficient flexibility for different or innovative models to be requested, reviewed, and considered.

Outline of Permanent Regulations

- **C. Site Area and Number of People per Area**
  - Preexisting Code: Specific minimum site area required based on the number of people to be housed in the facility.
  - Interim Regulations Modifications: During the period of the interim regulations, a review of site requirements.
  - *Draft Permanent Regulations Modifications*: Site area and number of people per area maintained.

Outline of Permanent Regulations

- **D. Maximum Duration of Camp**
  - Preexisting Code: 93 consecutive days with 40-day extension.
  - Interim Regulations Modifications: Extend the duration to 185 consecutive days with an inclement weather season provision.
  - *Draft Permanent Regulations Modifications*: A provision that would allow, in special cases, for maximum duration to extend past 185 days and a typical 40-day extension.

Outline of Permanent Regulations

- **E. Recurrence of Camp at a Specific Site**
  - Preexisting Code: Prevents a provider from hosting a camp within two (2) years of the start date of the previous camp hosted on the same site.
  - Interim Regulations Modifications: Recurrence period shortened to six (6) months between end and start date of a camp hosting period.
  - *Draft Permanent Regulations Modifications*: Interim regulations maintained.

Outline of Permanent Regulations

- **F. Number of Camps Allowed in the City of Tacoma**
  - Preexisting Code: Two (2) camps to be concurrently hosted within the City.
  - Interim Regulations Modifications: Increases the total number to six (6) camps. Additionally, a maximum of two (2) camps shall be allowed in any single Police Sector at any given time and a minimum of one-mile must separate each temporary shelter site.
  - *Draft Permanent Regulations Modifications*: Exempts City-run or funded sites from total.

Outline of Permanent Regulations

- **G. Site Requirements**
  - Preexisting Code: Outlines size, area per resident, security, and screening requirements.
  - Period of Interim Regulations Review: During the period of the interim regulations, the site requirements should be reviewed and unnecessary barriers removed.
  - *Draft Permanent Regulations Modifications*: Additional flexibility, particularly in regards to screening and types of structures, has been achieved by limiting prescriptive regulations.

Outline of Permanent Regulations

- **H. Age of Camp Inhabitants**
  - Preexisting Code: Minimum 18 years of age
  - Period of Interim Regulations Review and Interim Regulations Modifications: Unaccompanied minors will not be accepted, but those aged under 18 accompanied by a guardian may be allowed. This would be something reviewed and considered as part of the discretionary temporary use permit process.
  - *Draft Permanent Regulations Modifications*: Interim regulations maintained.

Outline of Permanent Regulations

- **I. Facility and Service Provision**
  - Preexisting Code: Outlines hygiene and sanitation facility location and numbers.
  - Period of Interim Regulations Review: The number of hygiene and sanitation facilities provided shall remain the same during the period of the interim regulations, with the exception of more clearly allowing indoor facilities to be used.
  - *Draft Permanent Regulations Modifications*: Interim regulations maintained, although some of the very detailed standards, such as mandating the specific location of certain types of facilities, has been removed in favor of a more flexible process of evaluation through the site-specific temporary use permit process.

Outline of Permanent Regulations

- **J. Application Requirements**
  - Preexisting Code: Outlines requirements prior to or at the time of application submission including scope of shelter, site plan, service provision, and proof of liability insurance.
  - Period of Interim Regulations Review: Requirements largely maintained with added flexibility for the use of indoor service provision
  - *Draft Permanent Regulations Modifications*: Requires the filing of a signed trespass order with the Tacoma Police Department.

Other Key Unchanged Elements

- Existing and Unchanged Code Elements:
  - Allowed in all zoning districts/areas, except for Shoreline Districts, critical areas and their buffers
  - Temporary Use Permit Required (includes 14-day public notice to 400-foot radius and PDS Director permit decision)
  - Warrant and background checks are required for prospective residents
  - Operation must provide a security plan and appropriate emergency facilities and access
  - Operation must provide facilities for potable water, sanitation, hand washing, showers, food preparation, garbage collection, parking, etc.
  - Operation must include services to assist residents in finding more permanent housing solutions

Administrative Framework

- Cross-disciplinary pre-application meetings
  - Process diagrams
  - Robust tip sheets
    - Best practices
    - Different sheltering models
- Contact information
- Public engagement
  - Continued FBO and non-profit
  - Media and Communications

Next Steps

- Ongoing
  - Continue Development of Outreach Strategy
  - Continue consultation and collaboration with NCS

- Schedule
  - 2/7/2018 Public Hearing
  - 2/21/2018 Recommendation to City Council

Thank you.

Lauren Flemister, Senior Planner

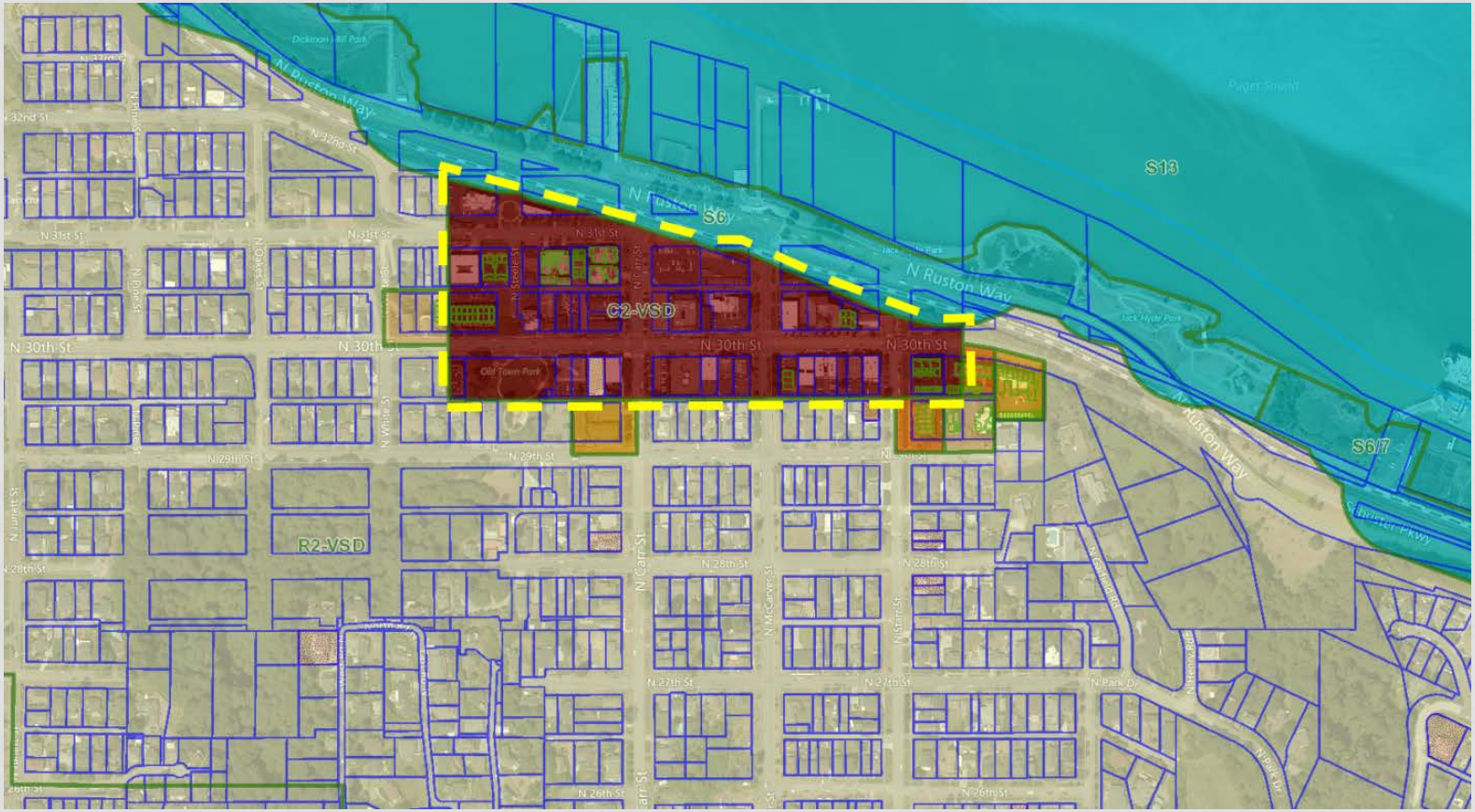
lflemister@cityoftacoma.org

253-905-4146

COMMERCIAL VIEW SENSITIVE DISTRICT

C-2 VSD HEIGHT MEASUREMENT

AREAS OF APPLICABILITY



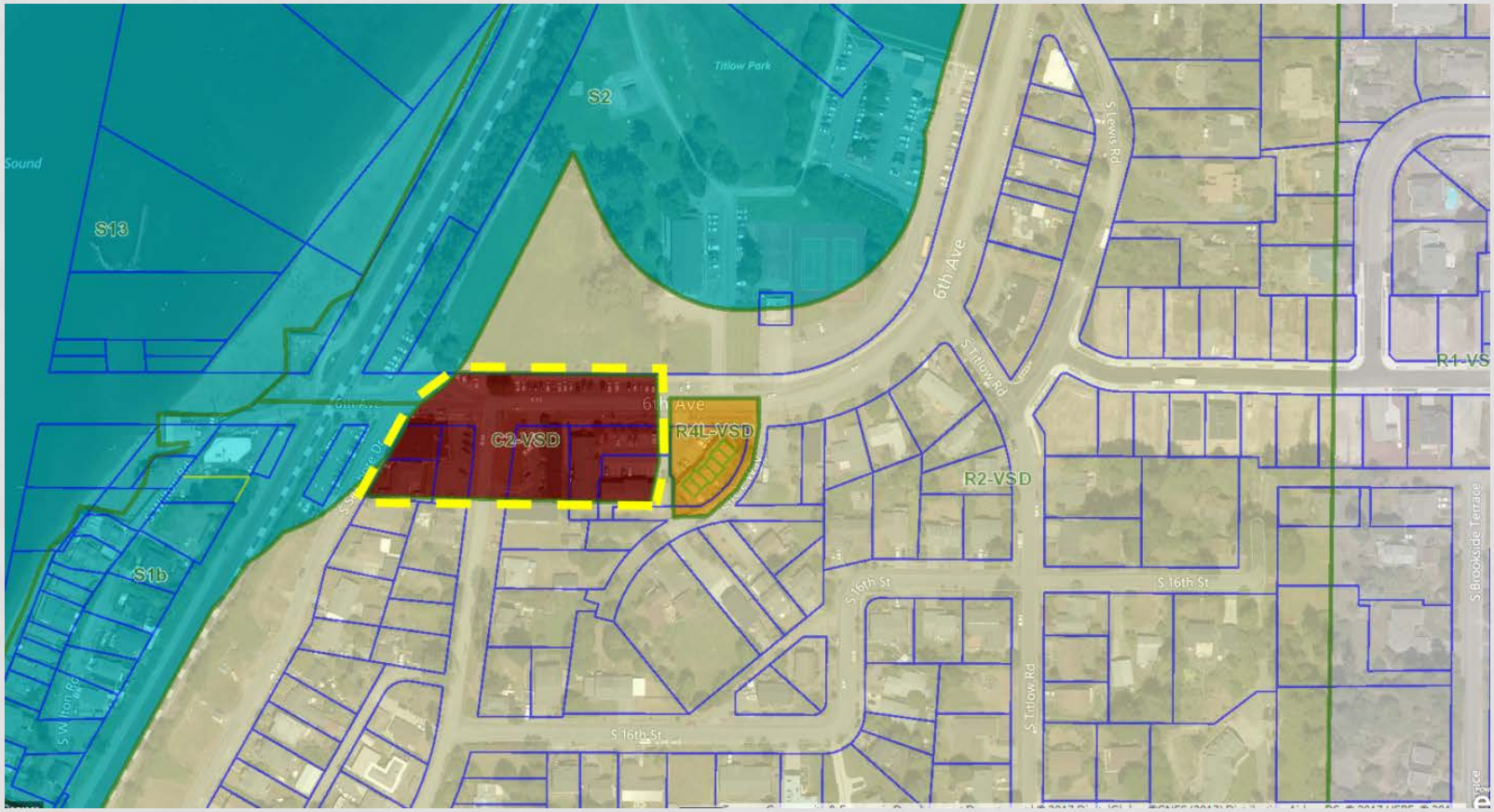
Old Town Commercial District (N. 30th between N. White and just past N. Starr) – *primary area*

CITY OF TACOMA

OLD TOWN: C2-VSD ZONE

03 JANUARY 2018

West Side of N. Proctor and N. 34th Street Commercial Area



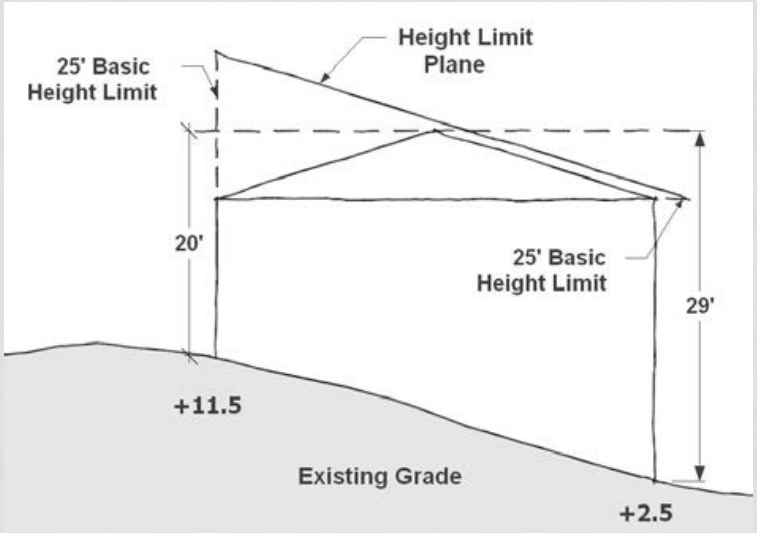
Titlow Park Commercial Area

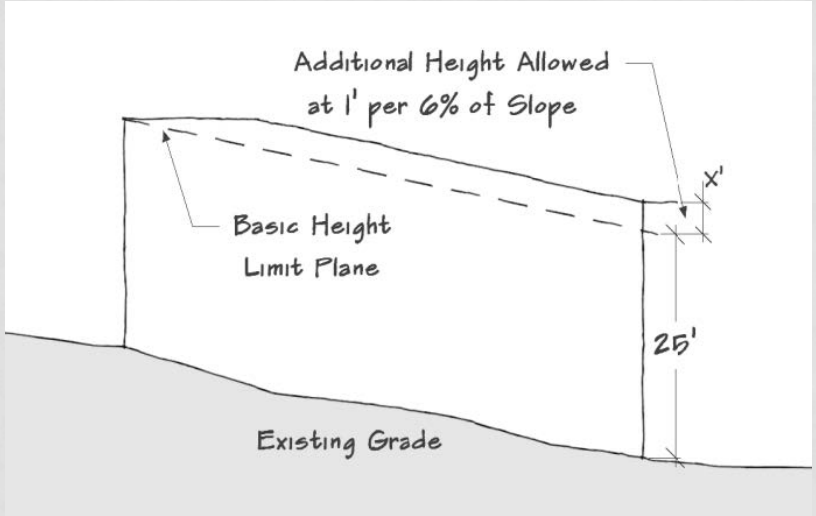
AREAS OF ANALYSIS

- Differences between land use VSD building height measurement and the building code height measurement
    - Application on a sloped site
- Differences in application of height measurement on up- and downslope
- Differences in hybrid methodologies and use of bonuses

BACKGROUND

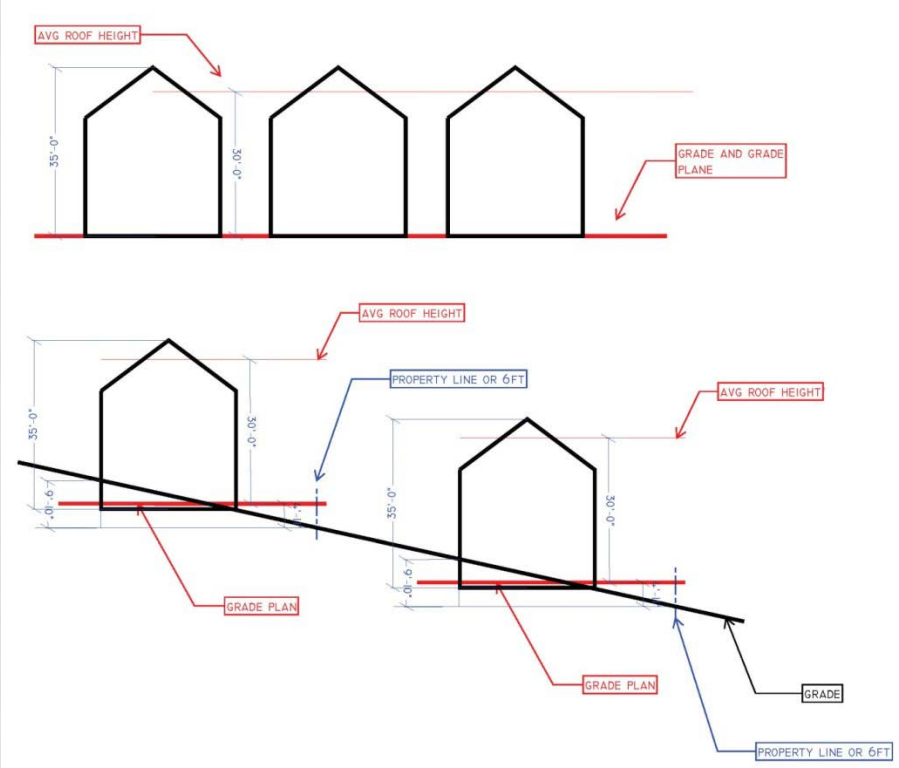
VSD HEIGHT MEASUREMENT





- Meant to protect views
- Uses existing grade to calculate grade plane
- Height limit plane sloped
- Bonus allowed on downslope

BUILDING CODE HEIGHT MEASUREMENT



- Not based on view protection
- Uses finish grade to calculate grade plane
- Height limit plane flat and consistent

COMPARISON OF METHODOLOGIES

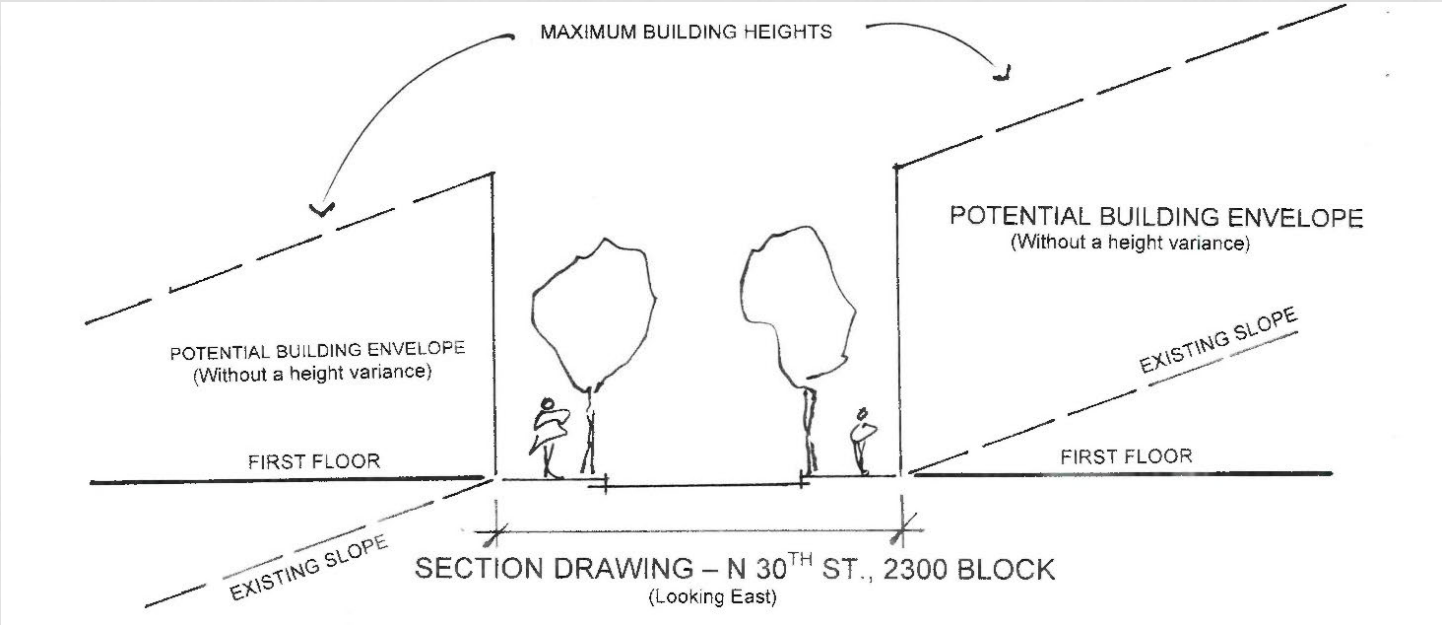
VSD

- Existing Grade
- Maximum overall height of 25 feet (measured to top of peak/roof)
- 1 foot for every 6% of slope on downslope

Building Code

- Finish Grade
- Based on zoning designation and to average roof height, which is 25 feet in C-2 VSD (measured to average roof height)
- No bonus

APPLICATION ON SLOPE



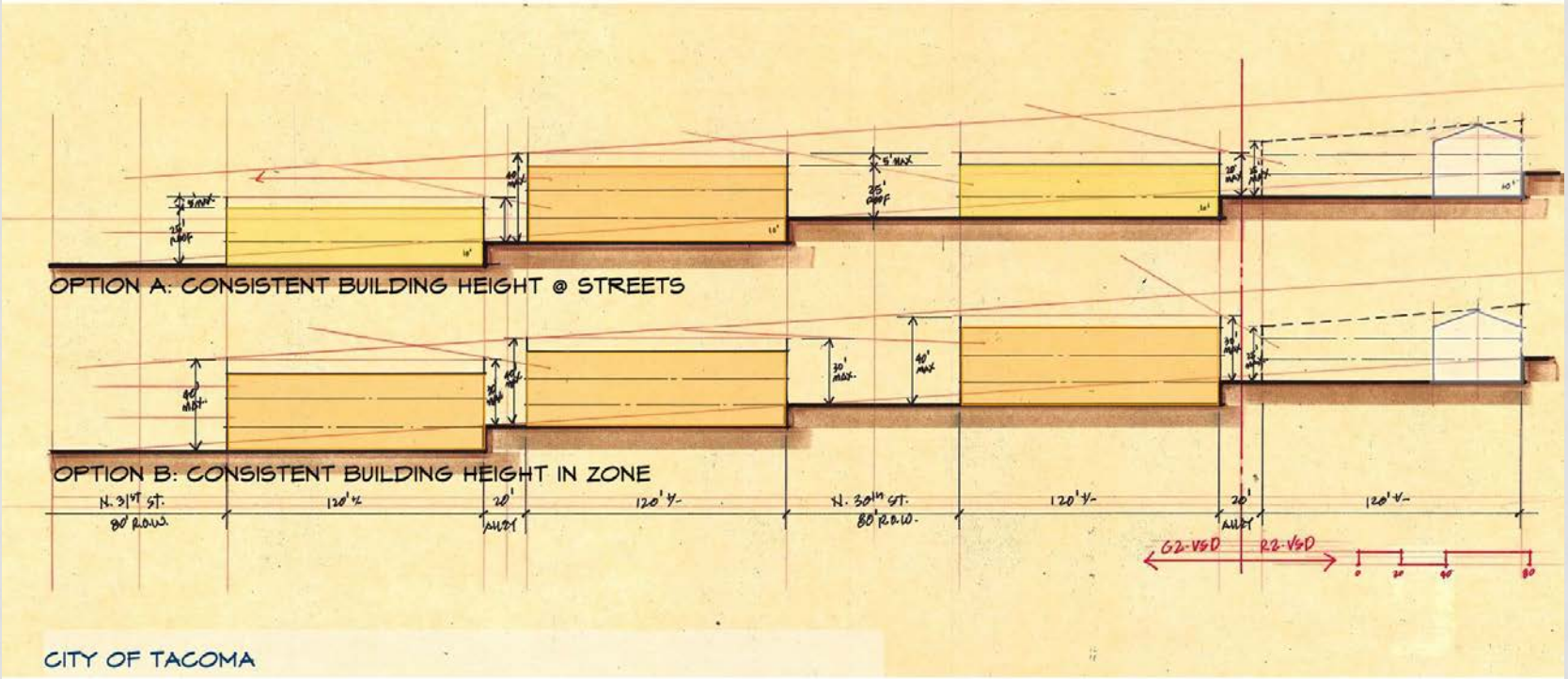
- Consistent entrance orientations to create similar site conditions
- Non-consistent up- and downslope conditions

METHODOLOGY OPTIONS ANALYSIS

POLICY DIRECTION

- Primacy of corridor
  - commercial access
  - corridor infill consistency
- Consistent building envelope
  - ”fairness”
  - simplicity
- View preservation

POLICY OPTIONS



POLICY OPTIONS

Option A – Consistent Height @ Main Corridor

- Better view preservation
- Overall benefit to downslope properties
- Same height at street
- Consistent infill

Option B – Consistent Height in Zone

- Hinders view preservation
- Same building envelope across properties
- Benefit to upslope properties along main corridor
- Varied heights at main corridor