



AGENDA

MEETING: Regular Meeting
TIME: Wednesday, May 20, 2015, 4:00 p.m.
LOCATION: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402

A. Call to Order and Quorum Call

B. Approval of Agenda

C. Approval of Minutes – Regular Meeting of May 6, 2015

D. Discussion Items

1. Proposed Narrowmoor Addition Conservation District

Review the status of the proposed designation of the Narrowmoor Addition Conservation District (formerly referred to as the proposed West Slope Conservation District).

(See "Agenda Item D-1"; Reuben McKnight, 591-5220, reuben.mcknight@cityoftacoma.org)

2. 2015 Comprehensive Plan Update

Review the outcomes of the Community Workshops held in Council Districts during March-April 2015; and review the proposed Environmental Policy Element.

(See "Agenda Item D-2"; Stephen Atkinson, 591-5531, satkinson@cityoftacoma.org)

3. Land Use Designation Framework Amendment

Review the proposed amendment to the Land Use Designation Framework requested by the North Slope Historic District and determines if the request should be included in the 2015 Annual Amendment process.

(See "Agenda Item D-3"; Stephen Atkinson, 591-5531, satkinson@cityoftacoma.org)

4. Live-Work & Work-Live Code Amendments

Review the findings of a recent study on live-work and work-live code compatibility and consider potential amendments to the Land Use Regulatory Code.

(See "Agenda Item D-4"; Elliott Fitzgerald, 591-5379, efitzgerald@cityoftacoma.org)

E. Communication Items & Other Business

- (1) **Planning Commission Positions Available** – Applications are being accepted to fill the "Architecture, Historic Preservation and/or Urban Design" position which is currently vacant with an unexpired term through June 30, 2016, and the Council Districts 2, 3 and 5 positions that will be available on July 1 for a 3-year term through June 30, 2018. Applications are due to the City Clerk's Office by June 5, 2015. To apply, please visit www.cityoftacoma.org > "Government" > "Committees, Boards and Commissions".
- (2) Infrastructure, Planning and Sustainability Committee meeting, May 27, 2015, 4:30 p.m., Room 16; agenda includes: Live/Work Update; Mixed Use Centers Review; and Sanitary Insurance Program.
- (3) Planning Commission Meeting, June 3, 2015, 4:00 p.m., Room 16; agenda includes Housing Study; Billboards Regulations; Live/Work Regulations; and 2015 Comprehensive Plan Update.

F. Adjournment



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MINUTES (Draft)

TIME: Wednesday, May 6, 2015, 4:00 p.m.
PLACE: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402
PRESENT: Chris Beale (Chair), Scott Winship (Vice-Chair), Donald Erickson, Meredith Neal,
Anna Petersen, Stephen Wamback
ABSENT: Benjamin Fields, Erle Thompson

A. CALL TO ORDER

Chair Beale called the meeting to order at 4:02 p.m.

B. QUORUM CALL

A quorum was declared.

C. APPROVAL OF MINUTES

The minutes of the regular meeting on April 15, 2015 were reviewed. Chair Beale amended a bulleted comment on McKinley and Lower Portland being considered as candidates for deletion to note that the observation was based on the report of the Mixed-Use Centers Review and not his personal opinion. The minutes were approved as amended.

D. DISCUSSION ITEMS

1. 2015 Comprehensive Plan Update

Stephen Atkinson, Planning Services Division, reviewed subjects associated with the Comprehensive Plan Update, focusing on the Housing Element. The following three items were the focus of the discussion: Relevant highlights from the recent community workshops and outreach; Background on the existing conditions and housing needs that inform the update of the Housing Element; A draft of the proposed Housing Element.

Community outreach had included five workshops, non-English speaking outreach, walking tours, and a survey. Mr. Atkinson reported that the feedback had a focus on connectivity and public gathering places as part of neighborhood identity. He noted support for making community facilities, libraries, and cultural institutions more available to the community. A full summary would be provided at the next meeting.

Mr. Atkinson introduced the team of Graduate Students from Portland State University who had examined residential pattern areas throughout the city. The team had also conducted several walking tours and sent out a survey that dealt with visual preferences across the city. They discussed metrics that would be used to identify pattern areas across the city: topography; alleyways and block structure system; intersection junctions; median year built; and land-improvement ratio. The next steps would be to determine how to integrate the findings into the Comprehensive Plan as a design urban form component of the plan and return with recommendations for the Commission to consider at the June 3rd meeting.

The Housing Snapshot was discussed. Based on data from the many people who were looking at housing issues, the overall messages were: Tacoma is an affordable option to buy or rent, regionally;

Tacoma has high rates of cost-burdened households; and existing housing conditions continue to be a concern. Mr. Atkinson noted that the diversity of housing units was currently 64% single family, 33% multi-family, and only 14% of total structures between 2-9 units in size.

The Housing Element was discussed. Mr. Atkinson commented that the current Housing Element was in transition, with mixed messages and intents that don't go fully into policy statements. For the proposed Housing Element, Mr. Atkinson highlighted new policy directions for items in the Goals and Policies section. Diverse and Expanding Options would include goals of expanding and diversifying in all neighborhoods; maintaining sufficient capacity to meet housing targets; and striving to capture 35% of Urban Pierce County's Residential Growth. Housing Access goals would include equitable access and continuing to address fair housing concerns; fostering inclusive communities; recognizing affordability as barrier; anticipating and monitoring effects of investments, plans, and actions on displacement and taking corrective actions; and aging in place. Housing Location goals would include higher density housing in and around centers; promoting transit supportive densities on corridors; striving to accommodate 80% of new units within and around centers; and new affordable housing in high opportunity areas. Housing Affordability goals would include: household prosperity; supporting regional planning; and promoting a housing continuum. Health, Safety and Efficiency goals for new housing developments included support for healthy, active living; energy efficient, low impact, durable development; walkable site design and integration into community. Goals for current housing stock focused on repair and rehabilitation.

Commissioners had the following comments and questions:

- Commissioner Wamback reported that he was hearing concerns on the issue of turnover in housing with current groups of renters, who live and work locally, at risk of being displaced by people who commute to places like Seattle.
- Commissioner Wamback recommended clearer language establishing that neighborhoods targeted for increased density should be prioritized for investments.
- Commissioner Petersen noted that no policy directly focuses on the townhouses and asked why staff believed that more townhouses were needed. Mr. Atkinson responded that there was increasing interest in middle and lower densities, particularly in the corridor areas. He added that placing zoning priorities on Mixed-Use Centers while downzoning other areas has reduced the capacity to do things like townhouses.
- Chair Beale noting the issue of subarea demographics in terms of setting affordable housing goals in the Hilltop Subarea Plan, requested policy addressing the issue.
- Chair Beale suggested Policy H-4.2 be rephrased to "at least 80% AMI".

2. Affordable Housing Planning Work Program – Phase 3

Elliott Barnett, Planning Services Division, facilitated a review on preliminary staff recommendations of code changes for residential infill and affordable housing options. He noted that in the coming month staff would also be consulting with the Affordable Housing Policy Advisory Group (AHPAG) and other groups. They would likely return to the Commission in June with the full package of code revisions.

Mr. Barnett stated that the City of Tacoma still operates with the general zoning approach first adopted in 1953, with some changes over the years. However, while that system works well it has outlawed some of the smaller lot sizes and mix of housing types that were common in pre-zoning neighborhoods. This proposal is an opportunity to fine tune residential zoning to make it more reflective of current demographic and economic trends resulting in increasing need for more housing choices in walkable neighborhoods. The average single family lot sizes were reviewed, ranging from an average square footage of 11,796 in R1 to 4,168 in R4. Mr. Barnett discussed the "missing middle" housing types (from 2-units on up to lower density multifamily development), which are not being produced partly because of a lack of space zoned to permit these housing types. He added that the lack of a range of densities in residential areas limits how walkable, transit supportive, and affordable the centers can be.

Mr. Barnett then gave an overview of the policy proposals, including the following:

1. Lot size flexibility options were discussed. Mr. Barnett reported that there are a significant number of larger lots with a home in the middle, making infill difficult. Lot size averaging would allow lot area to shrink as long as the overall density for the short plat is achieved. The Critical Areas Preservation Ordinance is an existing tool that would provide credit for area with wetlands and buffers. Staff proposed simplifying the tool to make it more effective.

Commissioners requested additional details and clarification for lot size flexibility options. Mr. Barnett responded that the density bonus would be in the context of a single development; the initial lot size would need to be at least twice the minimum required lot size; and staff was still considering whether to also provide setback flexibility. It was recommended that it clearly be noted on the face of the short plat that the lot had been averaged.

2. Special Review Districts were discussed. Mr. Barnett discussed the proposal to make R2-SRD and HMR-SRD districts into smaller single-family lot districts with some options for 2- and 3-family development. He discussed the historic pattern of small single family lots, noting that in many areas currently zoned –SRD there are many smaller lots which would not be permitted under current zoning. The recommendation of staff was a reduced lot size and some modifications to Conditional Use Permits for 2 and 3 family unit development.
3. The Pilot Residential Infill Program was discussed. Mr. Barnett discussed the proposal to create a special administrative design review process for several new infill housing options.. The program would include a heightened review process incorporating design principles to ensure the infill was context sensitive. The options reviewed in the proposal included Detached Accessory Dwelling Units (ADU's) for R-2, R-2SRD, and HMR-SRD; Corner 2-family for R-2; Multi-family for R-3; and Cottage Housing for all residential zones. The Pilot program would generate input to help refine the code for these housing types.

Commissioner Petersen noted concerns previously expressed over Detached ADU's by the North End Neighborhood Council such as maintaining neighborhood character, the difficulty of enforcing the landlord occupation requirement, emergency access, additional strain on infrastructure, and the potential for Detached ADU's to be sold as condominiums. She recommended further discussion with the neighborhood councils on the potential impacts. There was a request for more information on the administrative design review process. Mr. Barnett explained that it provided an additional layer of review on a site specific basis and would seek to ensure that there would be positive examples of the pilot infill options. Chair Beale suggested including the neighborhood councils in the review process committee. Commissioner Wamback expressed concern from an equity standpoint that R-1 was not included.

4. Planned Residential Districts Updates were discussed. The major changes proposed for PRD's were to reduce the minimum site size to 1 acre, reduce the common open space requirement to 15% of the site, and to offer a density bonus of up to 2 times the base zoning density. 50% of the density bonus would be reserved for affordable housing. Chair Beale suggested including an incentive that allows for a mix of unit types.
5. Incentives and Upzones were discussed. To create the affordable housing incentives code section they would be following RCW 36.70A.540. There would be a focus on larger sites and a sliding scale with workforce housing at 80% AMI, lower income housing at 50% AMI, and an ability to do a fee in lieu option. Incentives would be available in the PRD's, Downtown, and in the form of fee reductions. The same ratios would be required for privately initiated upzone requests.

Mr. Barnett reviewed the AHPAG recommendations that they were not currently proposing including density bonuses in additional areas; a housing option for Transfer of Development Rights; and required affordability with City-initiated upzones.

The next steps were reviewed. Staff will return with draft code in June. They were still working on conservation districts, design standards, calibrating incentives, and sustainability features.

Chair Beale asked for additional information on the City process enhancements and the preapproved design library specifically for DADU's. There was support from Commissioners for building the design library in advance as part of the pilot program.

3. Tacoma Link Light Rail Expansion

Lihuang Wung, Planning Services Division, facilitated a discussion concerning a draft letter the Planning Commission was considering forwarding to the City Council regarding the Tacoma Link Light Rail Expansion Project. Mr. Wung reviewed the previous discussions in April leading to the decision to forward a comment letter to the City Council including the comments, concerns, and recommendations expressed at the previous meetings.

Commissioner Erickson noted that he had not been present for the discussion of comments to be included in the letter and suggested a possible addendum to the letter concerning station design and the need for a body to ensure the quality of the final design. Some Commissioners expressed support for the design review proposal as an opportunity to improve the public realm.

The following changes to the letter were recommended by the Commission:

- Removing the line discussing reevaluation of ridership projections from item 1.
- Adding a revised version of Commissioner Erickson's recommendation for a Link Expansion Advisory Committee to review and advise design for the new stations.
- Removing item 4.
- Combining items 5, 6, and the design review recommendation into a single recommendation.
- Language from the Hilltop Subarea Plan would be used to support the creation of an advisory committee.
- Removing from item 3 the reference to the Hilltop Police Substation as a significant community amenity.

Commissioner Petersen made a motion, which was seconded by Commissioner Neal, to approve the letter as amended. The motion passed unanimously.

E. COMMUNICATION ITEMS & OTHER BUSINESS

Lihuang Wung updated the Commission on membership vacancies. There were currently four positions available.

Brian Boudet, Manager of the Planning Services Division, updated the Commission on the following items:

1. The Landmarks Preservation Commission had recently held a public hearing on the West Slope Conservation District. Feedback had been largely supportive with some discussion on whether the Conservation District should regulate exterior materials or garages. The issue would likely come before the Planning Commission in June.
2. A study concerning Work/Live units was being reviewed to identify building code issues. It would be discussed at the Infrastructure, Planning, and Sustainability Committee at the end of May.
3. The North Slope Historic District had submitted a private annual amendment application to change the district's intensity designation to single family.

Commissioner Wamback reported on having heard a number of concerns about the traffic impact of the new Chick-fil-A on South 38th street.

F. ADJOURNMENT:

At 7:10 p.m., the meeting of the Planning Commission was concluded.



City of Tacoma
Planning and Development Services

**Agenda Item
D-1**

To: Planning Commission
From: Reuben McKnight, Historic Preservation Officer
Planning Services Division
Subject: **Proposed Narrowmoor Addition Conservation District**
Date of Meeting: May 20, 2015
Date of Memo: May 14, 2015

At the Planning Commission's meeting on May 20, 2015, staff will provide an update on the proposed Narrowmoor Addition Conservation District (formerly referred to as the proposed West Slope Conservation District), which has been under review by the Landmarks Preservation Commission (LPC) since May 2014 and will be before the Planning Commission in June. The briefing will discuss background and key issues regarding the LPC's anticipated findings and recommendations. The Commission will have an opportunity to provide feedback.

Attached for your information are (1) a brief summary sheet of the proposal and the LPC's review process to date, (2) the proposed ordinance language for incorporation into the Tacoma Municipal Code, Chapter 13.07, and (3) the working draft Design Guidelines developed by the LPC and the City's consultant.

For more information about Historic Preservation in Tacoma, please visit the following website: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=3402>, or contact me at 591-5220 or reuben.mcknight@cityoftacoma.org.

Attachments (3)

c: Peter Huffman, Director

Proposed Narrowmoor Addition Conservation District

BACKGROUND

The West Slope Neighborhood Coalition is proposing to establish a conservation district overlay in the West End area of Tacoma, to be named the Narrowmoor Addition Conservation District.

About the Neighborhood

The West Slope Neighborhood consists of four plats and was initially established in 1941. The proposed conservation district includes approximately 279 homes and 286 lots, constructed predominantly during the 1940s through the 1960s. Most houses are simple 2 story homes (the lower floor being a daylight basement) located on their lots to maximize views of the Tacoma Narrows.

About the Proposal

The proposal for an area wide rezone to establish the Conservation District was initially submitted to the City in December 2013 by the West Slope Neighborhood Coalition. The submittal was the culmination of efforts that began in 2009, when the City commissioned a study of the neighborhood to determine its suitability as a historic district. In 2010, the consultant concluded that the area was not appropriate for a historic district but could be a candidate for a conservation district, which has a lower threshold of eligibility and comes with fewer restrictions on development than a historic district. The comprehensive plan and regulatory code was subsequently amended to allow standalone conservation districts in 2011, and the Narrowmoor proposal is the first under these new land use regulations.

The Landmarks Preservation Commission began its review in May 2014, and directed staff to work with the applicant to improve the proposed design controls to better conform to the requirements outlined in the land use code for conservation districts. In September, the Commission found that the area did appear to meet the criteria for a conservation district, and directed that the district proposal should further be amended to include a design review process consistent with the land use code for conservation districts, exclude vegetation from the conservation district regulations, along with the proposed limitations on lot subdivision and large minimum lot size.

The City retained a consultant in November to work with the neighborhood and Commission to develop design guidelines for the proposed district as required under the Tacoma Municipal Code. The draft guidelines (attached in this packet) have been under review by the Landmarks Commission and neighborhood stakeholders since March 2015. If the conservation district is adopted, a fully illustrated version of these guidelines will be formally adopted by the Landmarks Commission for the conservation district.

The Landmarks Commission held a public hearing on April 8 and conducted a postcard mail survey as well. The written and oral testimony received, and the surveys returned, were strongly in favor of establishing a conservation district.

Key Observations and Issues

Based upon the past year of discussions and testimony, the following reflects the general themes and early findings:

Proposed Narrowmoor Addition Conservation District

- The City should establish a conservation district within the West Slope Neighborhood according to the proposed boundaries. The area within the proposed Narrowmoor Conservation District meets the criteria for a conservation district, and the proposed conservation district regulations meet the requirements for a conservation district (requirements for design review, and the establishment of design guidelines).
- District should regulate development activity subject to building permits that includes construction of new structures, additional square footage to existing structures, demolition of primary structures where 50% of the exterior walls, roof or primary elevation are removed, and lot subdivision. Draft design guidelines have been developed for adoption by the Commission once the conservation district has been established.
- Lot configuration is critical to the character of the district and lot coverage should be limited to a maximum combined coverage of 25% for all structures. Subdivisions should require that newly created lots be “through lots” from street to street, oriented with long axis east-west, with a minimum frontage of 60 feet.
- Accessory structures and their placement and size is also a critical issue. Accessory buildings should be limited to a maximum of 600 SF, with a minimum setback from the western property line of 25’. In addition, the City should further explore limiting the maximum number of accessory buildings allowed on residential lots.
- View blockage from trees is a significant neighborhood concern in the West Slope, as reflected in the testimony and feedback received during the past year. However, the Commission believes this is a citywide issue and not specific to the conservation district geography; nor is it appropriate to regulate trees under the authority of a conservation district overlay. The Commission believes the city should explore suitability of regulation of trees on a citywide basis for VSD zones
- Streetscape is a unique element of the Narrowmoor Additions. Most of the proposed district area lacks sidewalks, which is not consistent with the City’s standard requirements for streets. Although not a part of the conservation district regulation, the Commission believes the City should consider developing context sensitive standard plans for streets and sidewalks within Narrowmoor.
- To ensure consistency between land use permitting and the historic and conservation district design guidelines, the City should also consider general language regarding land use variances that accounts for historic and conservation districts in the variance criteria.

Next Steps

This information is presented to the Planning Commission as a preliminary briefing and opportunity for feedback. The Landmarks Preservation Commission is anticipated to conclude its review of the proposal on May 27, 2015 and will forward a recommendation to the Planning Commission, along with the draft guidelines and land use regulations for further review.

DRAFT CODE LANGUAGE
Narrowmoor Addition Conservation District

PLEASE NOTE:

This language is proposed to be added to the Tacoma Municipal Code (TMC) Chapter 13.07. If the conservation district is established, it will require design review by the Landmarks Preservation Commission as provided for in TMC 13.05.047. Demolition review requirements are located at TMC 13.05.048.

13.07.XX1 Designation of the Narrowmoor Addition Conservation Special Review District – Purpose.

A. In order that the West Slope neighborhood and the buildings within the neighborhood may not be injuriously affected; to promote the public welfare; to provide for the enhancement of the residential structures and the historic neighborhood development pattern of the West Slope, thereby contributing to the social, cultural, and economic welfare of the citizens of Tacoma by developing an awareness of Tacoma's historic neighborhoods, maintaining productive and useful residential structures, and attracting visitors and new residents to the City; and in order that a reasonable degree of control may be exercised over the siting, development and architecture of public and private buildings erected in the West Slope neighborhood so that the goals set forth in this section and in this chapter may be realized, there is hereby created the Narrowmoor Conservation District, the boundaries of which are more particularly described in Sections 13.07.XXX and 13.07.XXX TMC hereof.

B. The West Slope neighborhood and the residential development pattern therein reflect significant aspects of Tacoma's midcentury architecture and culture. Such historic, architectural, and cultural significance is also reflected in the architectural cohesiveness of the neighborhood. For the foregoing reasons, many of the features contained in the buildings and structures in the neighborhood should be maintained and preserved.

C. Except where specifically exempted by TMC 13.07.XXX, all new construction, additions to existing buildings and the demolition of existing residences within the conservation district boundaries is subject to the review and approval of the Landmarks Preservation Commission prior to the initiation of work, per TMC 13.05.046.

13.07.XX2 Designation of the of the Narrowmoor Addition Conservation Special Review District – Findings.

A. The Narrowmoor Conservation District is primarily significant for the design of the subdivision itself, including the layout of the subdivision and the effect of the controls on its historical development, as evidenced in the covenants that governed how the individual lots could be developed. The result is a unique design that responds to the topographical location and does not reflect the prevalent subdivision design models in use at the time, which was based on the picturesque landscape traditions and Federal Housing Administration guidelines.

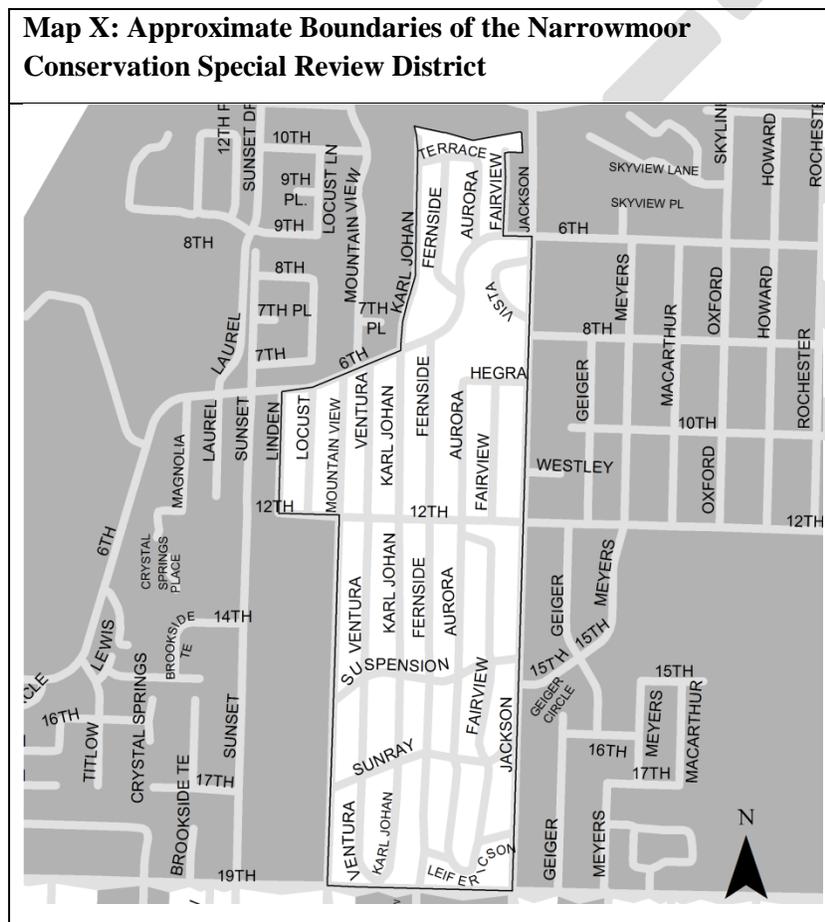
B. The primary significance of the residential architecture in the Narrowmoor Conservation District concerns the placement of individual homes, which is part of the subdivision design. The design of the entire subdivision and the design of the individual lots is distinctive and contributes to the historic significance of this subdivision. The architecture of the homes themselves, which display the full range of World War II-era and post-war styles and building types, is not unique, although many homes share certain distinctive features, which should be preserved to the greatest extent possible. Most of the houses in the Narrowmoor Addition were constructed in the 1950s, although a significant number were built in

the 1940s. The Period of Significance for the development is 1944, the date the first plat was recorded, to 1969, when architectural styles began to change.

C. The Narrowmoor Addition is an established and familiar neighborhood. Like several subdivisions in the Tacoma West Slope area, it overlooks the Tacoma Narrows and Tacoma Narrows Bridge. It is unique, however, for the way the subdivision and site design within individual lots was designed to respond to views. The visual features of the subdivision include large lots; sloping lots that are often terraced to create building sites that optimize views; low profile homes and landscaping to protect views; and site designs that were, in the past, controlled on a lot-by-lot basis. These characteristics, along with an overall suburban feel to the streetscapes within the subdivision, make the Narrowmoor Additions a unique and well known feature among Tacoma neighborhoods.

13.07.XX3 Narrowmoor Addition Conservation Special Review District – Boundary Description.

The legal description for the Narrowmoor Conservation District is described in Ordinance No. XXX and shall be kept on file in the City Clerk’s Office. The approximate boundaries are depicted in Map X below.



13.07.XX4 Guidelines for building design review of the Narrowmoor Addition Conservation District.

Pursuant to TMC 13.07.120, the Landmarks Preservation Commission shall adopt and maintain Guidelines for building design to ensure a certainty of design quality within the Narrowmoor Conservation District, protect the historic fabric of the district, enhance the economic vitality of the

district through promotion of its architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies. These guidelines shall be made available to the public in electronic and printed formats.

13.07.XX5 Development Standards for the Narrowmoor Addition Conservation District.

A. Lot coverage. The cumulative footprint of the residence, garage and accessory buildings shall not exceed 25% of the square footage of the residential lot.

B. Lot subdivision. Lot subdivisions are required to maintain a minimum lot frontage width of 60'. Where the parent lot fronts streets on both the east and west ends of the lot, subdivision will be limited to an east-west orientation, such that new parcels will retain historical patterns with minimum street frontages occurring on both east and west streets, resulting in a generally rectangular lot.

13.07.XX6 Narrowmoor Addition Conservation District – Specific Exemptions

The following actions are exempt from the requirements imposed pursuant to this chapter:

A. The demolition of less than 50% of roof area or exterior walls, where the primary elevation remains intact, is exempt from to demolition review (TMC 13.05.048), but is still subject to design review requirements for the Conservation District per TMC 13.05.047 if an addition is made to the footprint of the existing building.

B. Any alterations to private residential structures or property that are specifically exempted from permit requirements in the Residential Building Code as adopted by the City.

Narrowmoor Addition Conservation District Design Guidelines

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 - B. Guidelines for New Construction**
 - C. Guidelines for Demolitions**

Appendices

- Appendix A: List of Properties in the Narrowmoor Addition**
- Appendix B: Architectural Styles and Types in the Narrowmoor Addition**
- Appendix C: Profile of Eivind Anderson**
- Appendix D: Glossary**
- Appendix E: Resources and Further Reading**

A NOTE ABOUT THIS DRAFT

This draft design guidelines narrative is provided as background information for the proposed Narrowmoor Addition Conservation District. If the district is established by City Council, illustrated design guidelines will be formally adopted by the Landmarks Preservation Commission pursuant to Tacoma Municipal Code 13.07.120.

Narrowmoor Addition Conservation District Design Guidelines

I. About Design Guidelines

How will these guidelines be used? These guidelines are intended to provide information for homeowners and the Landmarks Preservation Commission about the intent and purpose of the Narrowmoor Addition Conservation District, as well as guidance for the review and evaluation of proposed additions to buildings within the district, the development of new buildings, and the demolition of existing buildings. The character of the neighborhood is embodied in its development patterns and streetscape, and in the buildings and landscapes. These guidelines speak to what are considered the most important and enduring characteristics of the neighborhood.

What is design review? Design review is an approval process that certain proposed projects in the Conservation District must complete before permits are issued and work is started. The Landmarks Preservation Commission reviews proposed, applicable projects for consistency with these guidelines at its regular public meetings. The Landmarks Preservation Commission may:

- Approve, approve with recommendations, or deny an addition to an existing building;
- Approve, approve with recommendations, or deny the construction of a new building; or
- Approve, approve with conditions, or deny a proposed demolition.

A Certificate of Approval is issued with Landmarks Preservation Commission approval of the project.

Which projects require design review? If your house is located within the boundaries of the Narrowmoor Addition Conservation District, your project will require Tacoma Landmarks Preservation Commission review if it involves:

- An addition to the footprint of an existing house;
- Construction of a new house or accessory structure (that is subject to a building permit requirement); or
- The demolition of 50% or greater of the exterior walls, roof or the removal of the primary elevation of an existing house.

Proposed projects must meet the requirements outlined in these Design Guidelines to obtain a Certificate of Approval from the Landmarks Preservation Commission. This is in contrast to project review in a historic district, which requires design review approval by the Historic Preservation Officer and/or the Landmarks Preservation Commission for most exterior work that results in visual or material changes to a building, if building permits are required. Design guidelines for a historic district are based on federal preservation standards and guidelines, neighborhood goals, and city codes.

Which projects are exempt from design review? Projects in a Conservation District are exempt from Landmarks Preservation Commission review if they only involve changes to the exterior of an existing structure, provided they do not involve enlarging or demolishing an existing structure. The following projects are exempt from review in a Conservation District:

- Remodeling an existing building, provided that it that does not involve changes to footprint (e.g. changes to windows, siding, color changes, etc.);
- Changes to the interior of a building;
- Improvements to plumbing, sewer, electrical, and the like; and
- Improvements that do not require a building permit;

WORKING DRAFT

- Changes to landscaping.

How is the design review process conducted? Proposed changes to properties within the Conservation District as outlined above must be transmitted to the Landmarks Preservation Commission. Applications should include a scaled site plan with sufficient context to illustrate the relationship of the building to neighboring buildings; scaled plans illustrating existing conditions and proposed changes to the building; details as appropriate; specifications; photographs; and a narrative description, as necessary. A materials board may also be requested. The Landmarks Preservation Commission reviews applications during their regular meetings, every second and fourth Wednesday of the month. Applications for Design Review may be found at www.tacomaculture.org/historic/home.asp in the Design Review section.

Who approves the proposed project? The Landmarks Preservation Commission, a City-Council appointed volunteer citizen commission, reviews and approves or denies design or demolition applications. These design guidelines for the Narrowmoor Addition Conservation District provide the basis for this review. Decisions by the Landmarks Preservation Commission may be appealed by any interested party of record. Appeals are heard by the Hearings Examiner.

What other regulations apply? In addition to these Design Guidelines, the following policies and regulations may apply to proposed projects in the Narrowmoor Addition Conservation District:

- Controls governing the View-Sensitive Overlay District (TMC 13.06.555)
- Regulations outlined in “Landmarks and Historic Special Review Districts” (TMC 13.07.120)
- Regulations outlined in “Compatibility of Historic Standards with Zoning Development Standards” (TMC 13.05.046)
- Underlying zoning code regulations for R1-Single-Family Dwelling District (TMC 13.06.100B1)
- Platting and Subdivision regulations (TMC 13.04), and
- Building code regulations.

Applicants should also be aware that there are existing private covenants regulating development within the district, which may affect your project. These documents can be accessed via your property title or the County Auditor’s office.

In the event of a conflict between Tacoma Municipal Code requirements for an area and these design guidelines, the more restrictive requirements generally apply. If development standards as outlined in the Residential Zoning Code conflict with these design guidelines, the Landmarks Preservation Commission’s recommendations may prevail (TMC 13.05.046).

Contact the Historic Preservation Officer within the City of Tacoma’s Planning Services Division when planning a project within the Narrowmoor Conservation District to confirm which regulations apply to your project.

Narrowmoor Addition Conservation District Design Guidelines

II. The Narrormoor Addition's Neighborhood Character

Location and Setting

The Narrowmoor neighborhood includes the Narrowmoor Additions #1 through #4, comprising approximately 300 properties. The neighborhood is generally bounded by N. Terrace Drive (including houses on both sides of the street) and 6th Avenue on the north; Jackson Avenue on the east; S. 19th Street on the south; and N. Karl Johan Way, S. Linden Lane, and S. Mountain View Avenue on the west.

The neighborhood is located directly west of downtown Tacoma. It slopes down toward the west, overlooking the Tacoma Narrows portion of Puget Sound and the Tacoma Narrows Bridge. The Narrowmoor Addition was graded and platted in such a way that the houses are sited on a series of terraces that parallel the water. Lots in the Narrowmoor Addition are through lots. In other words, they are bounded on both sides by the north-south running streets. A wooded ravine is located north of Hegra Road, extending for just one block, from Sixth Avenue to S. Jackson Street. A second wooded ravine is located north of Narrowmoor Addition #4. Beyond this, to the north, is Highway 16, which continues west across the Tacoma Narrows Bridge.

S. Jackson Street, which bounds the east side of the neighborhood, is a major north-south arterial. S. Sixth Avenue, which passes between Narrowmoor Additions #1 and #4 on the east side of the Narrowmoor neighborhood and continues west, bounding the north edge of Narrowmoor #3, is also a major street, extending into a major east-west arterial on the plateau east of the neighborhood. S. 19th Street is also a major east-west arterial, connecting the Narrowmoor neighborhood with downtown Tacoma and Highway 16 on the east side of the neighborhood. Most streets within the subdivision are two lanes, with and without curbs and no sidewalks. Because of the lot arrangements, the blocks are long and there are few cross streets. As a result, most of the streets run north-south, with just four internal east-west streets.

Most of the area surrounding the Narrowmoor neighborhood is in single family development, both developed tracts and individually developed lots. Commercial development, multi-family development, and community facilities such as schools and churches tend to be located east of Jackson Street.

The Narrowmoor Addition neighborhood is made up exclusively of single family homes developed on an individual basis, either by individual home owners or small-scale builders. Houses are designed by architects, custom-designed by builders, or reflect stock plans. They display a combination of integral and detached garages, and some have both. Additional accessory structures include garden sheds and other small-scale structures, some temporary in nature.

Design of the Narrowmoor Addition Subdivision

The location of the Narrowmoor Addition is unique and was clearly chosen for its excellent views and proximity to the water. The topography was conducive to taking advantage of the views and was further graded to enhance this. The future development was located in an area that was largely undeveloped when Eivind Anderson bought the vacant, 259-acre property in 1943. The

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location was also desirable due to its accessibility to both the city and waterfront and recent improvements to the approaches to the new (1940) Narrows Bridge.

The subdivision design or layout for the Narrowmoor Addition is unique. The lots are large, averaging about 0.40 acres, and they are through lots. That is, they are bordered on both frontages by north-south streets and have no alleys. The lot frontages average about 100' in width. The large size of the lots, the relatively narrow streets, and the design of the streets ensure that the subdivision retains a 'suburban' rather than urban feel.

The lots themselves are terraced so that the upper, east side of the lot is high, in order to take advantage of views to the west, and they slope down toward the westerly streets with expansive rear yards. Some parcels are additionally terraced within the rear yard for more usable yard area. This lower yard is accessed, in most houses, by daylight basements. Most of the houses have full-width decks at the main level on the west side that overlook the rear yards, and offer broad views of the water, the Tacoma Narrows Bridge, and the mountains beyond.

The design of the Narrowmoor Addition was singularly suited to its site and the goals of the developer, Eivind Anderson, to create spacious, view lots, aimed at a specific clientele.

Site Design

Lots in the Narrowmoor Addition are particularly generous in size; in fact, the West Slope is one of the least densely developed areas in Tacoma. While this is a different standard than we hold today, it is a particularly important character-defining feature of the Narrowmoor Addition. Many of the site design characteristics that were typical for mid-twentieth-century residential development do not hold true for the Narrowmoor Addition, due to its large, terraced lots, wide frontages, and open views.

At mid-century residences were typically sited toward the front of the lot, to allow for more space to the rear for recreation and relaxation. In the Narrowmoor Addition houses are sited toward the front, high portion of the site in order access views, in addition to allowing for generous space in the back yard. The rear yard provides space for recreation, which is augmented by the rear deck, which also provides space for relaxing and entertaining. Creating indoor-outdoor space in the form of courtyards and patios was an important value at mid-century in the Pacific Northwest. In the Narrowmoor Addition, large rear deck assumes this purpose. Additionally, the rear façade of the house is often glazed, looking out at the deck, the yard, and the view. The deck assumes the role of the major indoor-outdoor space, which has direct access from the main level of the house. At the lower level, daylight basements typically open up to the rear yard, also allowing for ready access.

Front yard setbacks in the Narrowmoor Addition are established at 30' in the original covenants. A study of aerial photographs for the area, both historic and current, reveals that the homes were very carefully sited with respect to the topography and took into consideration views to the west and northwest. The overall ambience of the Narrowmoor Addition is one of openness even today, when many home owners have added substantial fences around their properties and the landscaping has matured. Houses and garages were historically sited at the top or front of the lots. Buildings sited at the bottom of lots, particularly if they occur within the viewshed, can be visually obtrusive and change the character of the street as well.

Side yards were typically minimized in mid-century development. The residences themselves screened views to the rear yard, in part to ensure privacy. Even though the lots are very large in

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the Narrowmoor Addition, with frontages averaging 100' in width, minimum side yard setbacks were originally established at a relatively narrow seven feet (7'). As a result, the footprint of the house could be placed in a way that maximized views and minimized peripheral view blockage on neighboring lots. Privacy was not the primary concern.

Accessory structures, with the exception of garages, are prohibited in the original covenants for the Narrowmoor Addition. One of the overriding characteristics of the Narrowmoor Addition is that the lots are large. Originally the minimum lot size was established at 9,000 square feet or about a quarter of an acre, and the minimum street frontage was established at 60 feet in width. Actual lot sizes, however, are typically about 0.40 acres and lot frontages average about 100'. Increasing the density of the subdivision by subdividing the lots, adding additional units or large accessory units, or even enlarging the building footprint to the degree that a different relationship is created between the residence and its neighbors alters this relationship and the character of the neighborhood.

Historically the only secondary structures allowed in the Narrowmoor Addition were garages. By the mid-twentieth century it was common for a house to have an integral garage or carport. In the 1940s and early 1950s integral garages were often one-car garages. Later two-car garages became more common. By the 1960s garages began to compete with the house in visual dominance. The popularity of L- and U-shaped Ranch houses, and the fact that post-war subdivision design meant that alleys had become extinct, changed the visual relationship of the house to the street. This phenomenon has become further exacerbated by the relatively common phenomenon of the three and even four-car garages today. The size of the lots, dual street frontages, and slopes in the Narrowmoor Addition allow additional garages to sometimes be sited and designed in a relatively unobtrusive manner. The size, height, and placement of the accessory unit is important, however. If the unit is too large, too high, or its placement is insensitive to the design of the subdivision, it can become a visual distraction that affects the character of the streetscape and the neighborhood.

Architectural Design

The Narrowmoor Addition displays the full range of mid-century residential styles. Mid-century styles (e.g. Ranch house, Minimal Traditional house, Modern or Contemporary house) and house types (e.g. L-shaped Ranch house, U-shaped Ranch house, Split-level and Split-entry Ranch house) share certain characteristics, such as an overall horizontal aspect. In subdivisions such as Narrowmoor where each house was individually developed, individual houses reflect different architectural styles and building types, but share underlying characteristics that associate them with post-World War II residential development.

The overall aspect of residential design at mid-century was horizontal. This was emphasized through the building form, the building's relationship to the ground (entries were typically at grade or just one or two steps above grade), the flat or low-pitched roof, deep eaves, and the horizontal orientation of the windows. The horizontal lines were often relieved by a vertical element such as the chimney or an entry detail, but the overall form was horizontal.

Gable and hip roofs were equally popular, although low-pitched roofs were the norm in either case. Flat roofs could be found on Modern (sometimes called Contemporary) or International Style homes. Roofs that telescoped into each other were particularly popular for Ramblers, or houses that were set into and responded to the topography of their site, but this style is rarely found in Narrowmoor. Rather, houses in the Narrowmoor Addition respond to the topography by setting the basement level into the slope of the hill such that the main floor meets grade at the

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upper level, at the east side of the lot. Roof ridges tend display a straight horizontal line in Narrowmoor, without much variation, and houses are one story high with a relatively low ridgeline.

The horizontal emphasis and low-slung appearance of the classic Ranch house, as well as other mid-century styles, is particularly characteristic of the Narrowmoor Addition. Second stories (excluding daylight basements) are prohibited by the original covenants (note that the houses were actually called two-story houses; today we say they are one story with a daylight basement). This maintained the overall ambience of the subdivision and also minimized view blockage.

Architectural Features

An overriding characteristic of design at mid-century was asymmetry. This was carried out in the composition of the building, or the arrangement of the various design features, including fenestration patterns. A symmetrical entry was uncommon, and the private wings of the house often visually balanced the public wings, in terms of overall design. This design characteristic can be seen in virtually all the Narrowmoor Addition residences that have not been altered.

Privacy was an important value at mid-century, translated in both site and building design. Front windows on houses were minimized or placed high on the front façade. Windows and doors facing onto the outdoor areas to the rear of the house, in contrast, were often very large, displaying walls of glass. This is very true of the Narrowmoor Addition. However, the same level of privacy often seen in mid-century design was historically not typical in the Narrowmoor Addition. The highly glazed rear facades of the houses, the large rear decks overlooking the rear yards, and the relatively open rear yards made for a much more public ambience in early years. The front facades of the buildings still maintained the sense of privacy typical of mid-century residences. The fact that the lots are large ensured a certain amount of privacy, however. It may be that the deep setback of the house from the lower street ensured a certain amount of privacy in itself. Or it may be that the relative homogeneity of the subdivision made privacy less of a concern. This lack of concern for privacy – or perhaps security - has apparently changed today, as many more properties display high fences, hedges, and other features that alter the historic openness of the subdivision.

Windows in mid-century residences typically had a horizontal orientation. They were larger than in previous eras, based on new forms of glass production. Large fixed windows are particularly prevalent in the Narrowmoor Addition, as most residences were built here because of the views. Typical windows from the time are a combination of fixed and casement; sliding glass windows (particularly in later years); wood-frame fixed windows; and, more rarely, glass block. Most houses display a combination of these window types, typically large, fixed windows in public areas and horizontal fixed-and-casement windows for bedrooms and the like. (Note however that some Minimal Traditional and earlier architectural styles incorporated double-hung windows and windows with a more vertical orientation.)

Because a wide range of modern styles occur within the Narrowmoor Addition, a relatively wide range of stylistic features is present. Architectural detailing might consist of rustic features such as diamond-pane windows, angled brackets, and shutters on traditional Ranch houses, or minimal window surrounds, narrow fascia, and the other minimalist details of the contemporary Ranch or Modern house. Broad chimneys were particularly popular at mid-century. They provided a visual counterpoint to the horizontal orientation of the overall building form and signaled the presence of a fireplace wall or a central hearth on the interior, another characteristic design feature at this time. Broad chimneys, either on endwalls or the building interior, are commonly seen in the

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Narrowmoor Addition. As in many mid-century developments, design composition and materials are more important than architectural features per se, providing color, texture, pattern and an overall sense of proportion appropriate to the prevalent styles.

Materials

Most mid-century residences in the Pacific Northwest are wood-frame construction, although a few of the buildings in the Narrowmoor Addition are actually concrete block masonry. Again, because of the variety of mid-century styles in the Narrowmoor Addition, many different exterior materials are seen. However, brick is particularly popular and characteristic of the neighborhood. Additional typical cladding for residences in Narrowmoor included wide clapboard, board-and-batten siding, vertically-grained wood sheathing, vertical board, brick masonry, brick veneer, and stone or synthetic stone veneer. Wood shingle siding is not seen in the Narrowmoor Addition. Asbestos shingle siding that was designed to imitate striated cedar shingle siding became popular in about the 1940s and can be found in the neighborhood. Materials that were not typical in the Pacific Northwest included stucco and stone masonry. Aluminum cladding became popular during the mid-century era. Vinyl siding, which has replaced aluminum siding in popularity, is a more contemporary phenomenon. These latter materials do not convey the same level of quality and permanence as materials historically used in the Narrowmoor Addition.

Composition or asphalt shingle roofs were common at mid-century. Wood shingle cladding for roofs was popular for its 'rustic' appearance, but is rarer today. Some contemporary synthetic materials are able to emulate this highly textured appearance. A built-up roof with a gravel finish was a popular roof finish at mid-century, particularly for flat or very low-pitched roofs, and can still be seen in the neighborhood. Metal roofs were not used and are generally considered architecturally inappropriate for mid-century residences. Clay tile was not common in the Pacific Northwest or Narrowmoor, but may be present in isolated cases.

Foundations for mid-century residences were almost always concrete. A perimeter concrete foundation was common for areas with some change in elevation, in contrast to a slab foundation, which could be used in areas with flat grades. A perimeter concrete foundation is the most common foundation in the Narrowmoor Addition, due to the daylight basements that are built into the hillside on the east side of the lot.

Original window frames in the Narrowmoor Addition might be wood, aluminum or steel. Steel frames were popular in the 1930s through the 1950s, but less so in the Pacific Northwest, with its damp climate. Aluminum frame windows became popular in the late 1950s and early 1960s. Wood frames remained popular, particularly for fixed lights, throughout the era. Vinyl window frames are a relatively recent development and detract from a building, particularly a mid-century building. They also do not have the same degree of quality and permanence seen in older structures.

Landscape Design

Overall building form at mid-century emphasized the horizontal. Site design was important, as was a transparent open relationship between indoor and outdoor space. Buildings were often sited at grade in order to facilitate the connection between the two. In the Pacific Northwest in particular, yards were often not particularly 'manicured.' Planting might be lush, but it often included native materials or possibly some specimen plantings with an Asian influence such as Japanese maple trees. Small entry courtyards with a decidedly Asian flavor were very popular. Indoor-outdoor spaces were also provided in the form of interior or sheltered courtyards. Entries

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were typically subtly emphasized with a few plantings or hardscape features, a change in the roofline or a skylight. Houses did not display the prominent entries seen in earlier architectural styles.

Historically only small trees, such as fruit trees, were allowed in the Narrowmoor Addition, in order to prevent view blockage. Today tall trees are uncommon in Narrowmoor, but dense and/or tall hedges do occur, which is not consistent with the historical character of Narrowmoor, these guidelines do not address vegetation in the District, which is addressed by other regulations.

These are typical landscape design elements and characteristics in the Pacific Northwest, which are also seen in the Narrowmoor Addition, but they do not necessarily characterize the area as a whole. There is a broad range of modern residential styles and forms in the Narrowmoor Addition, and landscape design in the subdivision echoes this diversity. Another reason for the variety in the neighborhood is likely that the yards are so expansive and the views so dramatic that it was not necessary to incorporate smaller-scaled indoor-outdoor elements to ‘bring the outdoors in.’ The outdoor space is already such a dominant feature in the subdivision that it may have been unnecessary to further enhance it.

Fences of vertical board or horizontal split rail wood were relatively common at mid-century. The use of wood complemented the ‘western’ theme of a traditional Ranch house. Other materials were used at mid-century to complement the contemporary Ranch house. In the 1960s, decorative concrete screen walls became popular.

The Narrowmoor Addition is unique for the fact that back decks augment the rear yard and are used for outdoor space because of the views. The rear yard is also oriented toward the view. Activities in the Narrowmoor Addition definitely take place in the rear yard and on the rear deck. It appears, however, that historically the rear yards were relatively open. There were no prohibitions against fences in the covenants for the Narrowmoor Addition, but nonetheless it appears that the popularity of monumental fences and very deep and/or high hedges is a relatively recent phenomenon in the subdivision.

In Narrowmoor Additions #2 and #3 language in the covenants prohibits trees that would obstruct the view: “No tall growing trees such as Southern Poplar, Maple or other similar species that would obstruct the panoramic view of the Sound shall be permitted to grow west of Fairview Drive.” The on-going influence of this covenant can still be seen in the subdivision. Small fruit trees, not typical of ordinary suburban developments, can still occasionally be seen today. Also seen today are dense hedges of arborvitae and the like, which was not characteristic of the earlier landscape.

With the exception of this singular characteristic, few generalizations can be made about landscape design characteristics in the Narrowmoor Addition, other than the fact that landscaping tends to be well-kept, in keeping with the overall ambience of the subdivision.

For more information about the history of the Narrowmoor Addition
and the architectural traditions seen in the neighborhood see
Tacoma West Slope Historic District Development Project
Historic Resource Survey Report
Painter Preservation & Planning
December 2010

Narrowmoor Addition Conservation District Design Guidelines

III. Design Guidelines

A. Guidelines for Additions

Site Design

Additions to a residence should, to the extent possible, occupy the same general area as the primary residence on the subject parcel, which is typically the upper or east-to-central location in the parcel and should maintain a setback of 30' from the front property line. Additions should respect the orientation of the main residence.

Building Height and Scale

Primary buildings (residences) in the Narrowmoor Addition Conservation District shall consist of a maximum of one story above a daylight basement level for new construction. Where a daylight basement is incorporated into the design of a residence, the daylight basement shall be exposed only on the western/downhill frontage and be located below grade on the eastern frontage. Primary entrances to structures shall be located at or near grade on the eastern frontage.

New additions shall not exceed the height or building square footage of the primary structure, provided that the height of the primary structure is one story above a daylight basement, and shall respect the scale of the historic building on the site, as well as the scale of unaltered buildings in the immediate neighborhood. New additions on buildings that exceed one story shall comply with the guidelines for new construction and generally be no higher than the average roofline of the primary structures on adjacent properties.

Height shall be determined consistent with the means provided in the definitions section. If this is not feasible, the applicant shall propose an alternative means for accurately determining height subject to approval by the Landmarks Preservation Commission. Exceptions to the height requirement may be made by the Commission if the applicant can demonstrate that, because of special circumstances not applicable to other properties or buildings, including size, shape, design, topography, location, or surroundings, additional height will not be out of scale with the surrounding context.

Building Form and Massing

Historically houses in Narrowmoor displayed relatively simple forms, with rectangular, U-shaped, or L-shaped footprints. A few have wings that extend at oblique angles from the main mass. Houses typically have gable or hip roofs with a relatively low pitch; a few have flat roofs. These same patterns should be repeated in new additions to primary buildings in the Narrowmoor Addition.

Historically, massing on houses in the Narrowmoor Addition was also simple. New additions shall respect historic building forms, avoiding steeply pitched roofs; complex massing; overly complex rooflines; and multiple wings and extensions (although courtyards and attached garages were common and generally do not affect massing).

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Exterior Cladding and Materials

Exterior cladding for new additions should reflect the same level of quality and permanence as materials historically used in the Narrowmoor Addition, and should be consistent with the quality of materials on the main body of the house.

Typical exterior cladding materials in the Narrowmoor neighborhood include wide clapboard, board-and-batten siding, vertically-grained wood sheathing, vertical board, brick masonry, brick veneer, and stone or synthetic stone veneer. Striated cedar shingle siding and asbestos shingle siding designed to imitate this material is occasionally seen. Stucco and materials that imitate stucco was used occasionally and may be appropriate depending on the style of the building. All these materials are acceptable for additions in the Narrowmoor Addition. Aluminum siding (occasionally seen on historical buildings) and vinyl siding are prohibited. Synthetic board siding, cementitious board siding, and other synthetics or composites are discouraged but may be acceptable under certain limited circumstances, where it can be demonstrated that the new material meets or exceeds the existing material in visual quality and life expectancy. Accent materials in the Narrowmoor Addition historically included most of the materials noted above. Accent materials should reflect the same level of quality as the materials on the main body of the building.

Materials on new additions should be compatible with those on the main body of the house, but need not repeat the same materials. However, where the existing exterior material palette on the main body of the house departs from the guidelines above, the Commission may apply the above requirements with flexibility for the purpose of visual continuity.

Roofs shall be of muted tones, and generally of non-reflective materials.

Fenestration Patterns and Windows

Fenestration patterns are key character-defining features in the Narrowmoor Addition. Historically, most windows had a horizontal orientation, reinforcing the overall building form and reflecting the styles of the time. Alternatively, banks of windows could convey a similar feeling. Historically, windows on the front façade of houses in Narrowmoor were typically small and often placed high under the eaves, while windows on the rear, west façade were large, creating an almost a curtain wall effect in some cases. Common window types were fixed pane picture windows and fixed pane and casement windows for bedrooms and the like. Sliding windows are seen in some instances. Windows for new additions should respect historical patterns of fenestration. Vertically oriented, two-light sliding windows should be avoided, as should windows with false grids sandwiched between thermal panes. Where divided light windows are desired, they should be external grid simulated divided light or true divided light windows.

Window frame materials are an important element of historical character. Materials such as wood, aluminum, and other metals were used historically and are considered the most appropriate. Newer materials and composites such as fiberglass may be architecturally appropriate where the new material meets or exceeds the existing material in visual quality and life expectancy. Although vinyl-frame windows are permitted, generally this is not considered an historically appropriate material for midcentury homes.

Egress requirements in modern building code may require larger window openings or lower sill heights than typically seen on the front façade of historic homes in the Narrowmoor Addition.

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Where such instances occur, the Commission shall exercise flexibility in the application of this guideline.

Doors and Entries

Entries on mid-twentieth century residences were often subtle and rarely centrally placed. Entrances could occur under an overhang on Ranch houses or be preceded by an entry court in a Modern house. They were sometimes accented by special features such as a change in the roofline or a skylight. Entry doors were typically flush, sometimes with square or rectangular accent windows. A rustic Ranch house might have diamond-pane windows and panel detailing. Doors could also have sidelights, panels of translucent glass to one side, and/or transom windows. The primary goal of doors and entries in new additions is to retain the same level of restraint and subtlety as doors and entries in historical residences in Narrowmoor. Doors and entries on new additions should not visually ‘compete’ with the main entry.

Architectural Details

Architectural features on mid-century residences tended to be subtle. Materials themselves were considered ‘decorative’ and their combination was often an architectural feature. Examples include the use of clinker brick or Roman brick or a combination of wood cladding and brick veneer for a decorative effect. Conversely, the composition of windows and solid panels might be considered ‘decorative’ on a Modern structure. Some Rustic Ranch houses have angled brackets supporting the porch roof and diamond-pane windows, while a Colonial Ranch house might have post supports at the front porch and shutters on the windows. Nonetheless, architectural detailing in mid-century residences was often limited and subdued. Architectural detailing on new additions should be compatible with detailing on the main body of the building, but need not repeat the same detailing.

Chimneys on mid-century residences were typically masonry construction and broad, with a rectangular footprint. They were focal points on the building. This should continue to be the case for new additions. A new chimney or chimney stack should not, however compete visually with the primary chimney.

Large decks are a common feature in the Narrowmoor Addition. The design of balustrades should be simple and straight-forward. Highly decorative or massive railings should be avoided. Permanent exterior accessory items that extend above the allowable roof height should be avoided.

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B. Guidelines for New Construction

Site Design

A new residence shall occupy the same general location as the historical residence on the subject parcel, which is typically the upper or east-to-central portion of the parcel and respects the historical setback of 30' from the front property line. New houses should be oriented as they were historically, with the primary entrance on the east side, and the rear façade facing west.

New accessory structures shall, to the extent possible, respect historical development patterns in the Narrowmoor Addition, which placed buildings at the upper or east side of the parcel. Alternatively, accessory structures may be sited within the lot such that the visibility of their profiles from neighboring parcels is minimized (see "Accessory Buildings" for additional guidance).

Building Height and Scale

Primary buildings (residences) in the Narrowmoor Addition Conservation District shall consist of a maximum of one story above a daylight basement level for new construction. Where a daylight basement is incorporated into the design of a residence, the daylight basement shall be exposed only on the western/downhill frontage and below grade on the eastern frontage. Primary entrances to structures shall be located at or near grade on the eastern frontage. To the extent possible, new construction will respect the historical height and scale of the historic building on the site.

Building heights for new construction in the Narrowmoor Addition shall be restricted to no taller in height than existing ridgelines/rooflines. New construction shall be no higher than the average roofline of the primary structures on adjacent properties, provided these structures are representative of original Narrowmoor construction from the period of significance (1944 until 1969). If an adjacent structure has been altered in a manner that increased its roof height, the nearest residence representative of original construction shall be used for the measurement.

Height shall be determined consistent with the means provided in the definitions section. If this is not feasible, the applicant shall propose an alternative means for accurately determining height subject to approval by the Landmarks Preservation Commission. Exceptions to the height requirement may be made by the Commission if the applicant can demonstrate that, because of special circumstances not applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, additional height will not be out of scale with the surrounding context.

Building scale shall respect historical patterns, with houses occupying the east side or central portion of the lot.

Building Form and Massing

Historically houses in Narrowmoor displayed relatively simple forms, with rectangular, U-shaped, or L-shaped footprints. A few have wings that extend at oblique angles from the main mass. Houses typically have gable or hip roofs with a relatively low pitch; a few have flat roofs. Eaves may be narrow or deep, depending on the architectural style of the house; mansard roofs or other unusual or overly complex rooflines should be avoided.

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Historically, massing on houses in the Narrowmoor Addition was also simple. New construction shall respect historic buildings forms, avoiding steeply pitched roofs; complex massing; overly complex rooflines; and multiple wings and extensions (although courtyards and attached garages were common and generally do not affect massing).

Exterior Cladding and Materials

Exterior cladding for new construction should reflect the same level of quality and permanence as the materials historically used in the Narrowmoor Addition. Typical exterior cladding materials in the neighborhood include wide clapboard, board-and-batten siding, vertically-grained wood sheathing, vertical board, brick masonry, brick veneer, and stone or synthetic stone veneer. Striated cedar shingle siding and asbestos shingle siding designed to imitate this material is occasionally seen. Stucco and materials that imitate stucco was used occasionally and may be appropriate depending on the style of the building. All these materials are acceptable for new construction in the Narrowmoor Addition. Aluminum siding (occasionally seen on historical buildings) and vinyl siding for new construction are prohibited. Synthetic board siding, cementitious board siding, and other synthetics or composites are discouraged but may be acceptable under certain limited circumstances, where it can be demonstrated new material meets or exceeds the existing material in visual quality and life expectancy.

Accent materials in the Narrowmoor Addition historically included most of the materials noted above. Accent materials for new construction should reflect the same level of quality as materials on the main body of the building.

Roofs shall be of muted tones, and generally of non-reflective materials.

Fenestration Patterns and Windows

Fenestration patterns are key character-defining features in the Narrowmoor Addition. Historically, most windows had a horizontal orientation, reinforcing the overall building form and reflecting the styles of the time. Alternatively, banks of windows could convey a similar feeling. Historically, windows on the front façade of houses in Narrowmoor were somewhat limited and often placed high under the eaves, while windows on the rear, west façade were large, creating almost a curtain wall effect in some cases. Common window types were fixed pane picture windows and fixed pane and casement windows for bedrooms and the like. Sliding windows are seen in some instances. Windows on new construction should respect historical patterns of fenestration. Vertically oriented, two-light sliding windows should be avoided, as should windows with false grids sandwiched between thermal panes. Where divided light windows are desired, they should be external grid simulated divided light or true divided light windows.

Window frame materials are an important element of historical character. Materials such as wood, aluminum, and other metals were used historically and are considered the most appropriate. Newer materials and composites such as fiberglass may be architecturally appropriate where the new material meets or exceeds the existing material in visual quality and life expectancy. Although vinyl-frame windows are permitted, generally this is not considered an historically appropriate material for midcentury homes.

Egress requirements in modern building code may require larger window openings or lower sill heights than typically seen on the front façade of historic homes in the Narrowmoor Addition. Where such instances are identified, the Commission shall exercise flexibility in the application of this guideline.

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Doors and Entries

Entries on mid-twentieth century residences were often subtle and rarely centrally placed. Entrances could occur under an overhang on Ranch houses or preceded by an entry court on Modern house. They were sometimes accented by special features such as a change in the roofline or a skylight. Entry doors were typically flush, sometimes with square or rectangular accent windows. A rustic Ranch house might have diamond-pane windows and panel detailing. Doors could also have sidelights, panels of translucent glass to one side, and transom windows. The primary goal of doors and entries in new construction is to retain the same level of restraint and subtlety as doors and entries in historical residences in Narrowmoor.

Architectural Details

Architectural features on mid-century residences tended to be subtle. Materials themselves were considered 'decorative' and their combination was often an architectural feature. Examples include the use of clinker brick or Roman brick or a combination of wood cladding and brick veneer for a decorative effect. Conversely, the composition of windows and solid panels might be considered 'decorative' on a Modern structure. Some Rustic Ranch houses have angled brackets supporting the porch roof and diamond-pane windows, while a Colonial Ranch house might have post supports at the front porch and shutters on the windows. Nonetheless, architectural detailing in mid-century residences was often limited and subdued. New construction should respect this historical pattern.

Chimneys on mid-century residences were typically masonry construction and broad, with a rectangular footprint. They were focal points on the building. This should continue to be the case for new construction. A new chimney or chimney stack should not, however compete visually with the primary chimney.

Large decks are a common feature in the Narrowmoor Addition. The design of balustrades should be simple and straight-forward. Highly decorative or massive railings should be avoided. Exterior accessory items that extend above the allowable roof height should be avoided.

Accessory Structures and Parking

Attached garages are historically the primary type of garage in the district and are generally preferred. Detached accessory buildings, including garages, should not exceed 600 square feet with a ridgeline or roofline no greater than 15' in height. Garages may be located on the upper/east side, and accessed from the east side of the property, or be accessed from the downhill/western side of the lot. For garages accessed from the western (downslope) side of the lot, no garage shall be located closer than 25 feet from the property line adjacent to the right of way. Driveway width should be no greater than 20 feet. Detached accessory buildings should be employ exterior cladding materials that are compatible with the main residence. Where possible, it is highly encouraged that property owners utilize the topography of the area to reduce the visual intrusiveness of accessory buildings by excavating into the hillside and constructing such buildings into the slope.

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C. Guidelines for Demolition

It is the policy of the City of Tacoma that the demolition of historically significant properties should be avoided whenever possible. Demolition of primary structures within the Conservation District requires the approval of the Landmarks Preservation Commission.

The process for obtaining a demolition approval is outlined in TMC 13.05.047(5).

An application detailing the physical aspects of the property, a historical overview, and any plans for future redevelopment is required. Additionally, a professionally prepared narrative that outlines the architectural, historical, and/or cultural significance of the property and a discussion of its physical condition is required (TMC 13.05.048). These materials will be used by the Landmarks Preservation Commission in making their findings on the proposal and in their decision to approve or deny the demolition. The Landmarks Preservation Commission will also require information about the future plans for the property, including the design, financing, and construction timeline for any replacement structure that is planned in place of the demolished building, which is in turn subject to the provisions of these Design Guidelines.

Whether the existing building was considered a Contributing or Non-contributing structure in the survey of the neighborhood should be taken into consideration, but does not affect the information that is required for Commission review of the proposal, or the final decision. Application materials should explain the importance (or lack of importance) of the building within the context of the Narrowmoor Addition's history and significant physical characteristics. This information will assist the Landmarks Preservation Commission in making their decisions.

Properties for which a Certificate of Approval for demolition is granted are required to provide mitigation for the demolition of the building, including physical documentation; commitment to constructing an approved replacement structure, if applicable; and any additional mitigation that may be recommended by the Landmarks Preservation Commission (TMC 13.05.048 (C)).

The following demolition proposals are exempted from the above requirements:

- Demolition of accessory buildings, including garages and other outbuildings, and noncontributing later additions to historic buildings, and where the accessory building or addition is not considered historically significant in itself;
- Demolition work on the interior of a building; and
- Buildings that have been specifically identified by the Landmarks Preservation Commission as non-contributing to the Narrowmoor Addition Conservation District at the preliminary meeting, provided that a timeline, financing, and design for a suitable replacement structure have been approved by the Landmarks Preservation Commission,
- The demolition of less than 50% of roof area or exterior walls, where the primary elevation remains intact (TMC 13.07.XX5).

Note that a historic survey on the subject property may recommend that it is eligible for listing on the Tacoma Register of Historic Places due to its association with persons significant to the history of Tacoma or the region, or for its architectural design, or as the work of a master architect or builder. The Tacoma Landmarks Preservation Commission makes the final determination on the eligibility of a property for listing on the Tacoma Register.

Demolition decisions are appealed to the Hearing Examiner.

Appendices

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Appendix A: List of Properties in the Narrowmoor Addition

Parcel	Year Built	Address
6235200210	1951	1202 S AURORA AV
6235200330	1952	1202 S FERNSIDE DR
6235200010	2001	1202 S JACKSON AV
6235200440	1956	1202 S KARL JOHAN AV
6235200440	2003	1202 S KARL JOHAN AV
6235200560	1950	1202 VENTURA DR
6235200030	1949	1205 S FAIRVIEW DR
6235200220	1950	1206 S AURORA AV
6235200230	1962	1212 S AURORA AV
6235200130	1951	1212 S FAIRVIEW DR
6235200340	1949	1212 S FERNSIDE DR
6235200450	1949	1212 S KARL JOHAN AV
6235200570	1951	1212 VENTURA DR
6235200040	1951	1215 S FAIRVIEW DR
6235200142	1981	1216 S FAIRVIEW DR
6235200350	1955	1216 S FERNSIDE DR
6235200460	1950	1216 S KARL JOHAN AV
6235200460	2008	1216 S KARL JOHAN AV
6235200050	1950	1217 S FAIRVIEW DR
6235200240	1955	1220 S AURORA AV
6235200360	1948	1220 S FERNSIDE DR
6235200580	1958	1220 VENTURA DR
6235200150	1949	1222 S FAIRVIEW DR
6235200470	1951	1222 S KARL JOHAN AV
6235200250	1952	1224 S AURORA AV
6235200060	1947	1226 S JACKSON AV
6235200370	1950	1228 S FERNSIDE DR
6235200370	1970	1228 S FERNSIDE DR
6235200593	1951	1228 VENTURA DR
6235200260	1949	1230 S AURORA AV
6235200160	1953	1232 S FAIRVIEW DR
6235200070	1957	1232 S JACKSON AV
6235200600	1949	1232 VENTURA DR
6235200380	1950	1234 S FERNSIDE DR
6235200480	1969	1234 S KARL JOHAN AV
6235200270	1949	1237 S FERNSIDE DR
6235200490	1956	1238 S KARL JOHAN AV
6235200610	1950	1238 VENTURA DR
6235200080	1951	1240 S JACKSON AV
6235200390	1950	1242 S FERNSIDE DR
6235200620	1950	1242 VENTURA DR
6235200620	1950	1242 VENTURA DR
6235200170	1951	1244 S FAIRVIEW DR
6235200500	1950	1244 S KARL JOHAN AV
6235200280	1949	1245 S FERNSIDE DR
6235200090	1950	1246 S JACKSON AV
6235200630	1951	1248 VENTURA DR
6235200100	1967	1250 S JACKSON AV
6235200100	2003	1250 S JACKSON AV
6235200400	1960	1252 S FERNSIDE DR
6235200510	1949	1252 S KARL JOHAN AV
6235200510	1947	1252 S KARL JOHAN AV
6235200290	1949	1253 S FERNSIDE DR
6235200180	1950	1254 S FAIRVIEW DR

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6235200110	1961	1256 S JACKSON AV
6235200420	1974	1258 S FERNSIDE DR
6235200520	1949	1260 S KARL JOHAN AV
6235200640	1951	1260 VENTURA DR
6235200300	1949	1261 S FERNSIDE DR
6235200190	1949	1262 S FAIRVIEW DR
6235200650	1976	1266 VENTURA DR
6235200310	1948	1267 S FERNSIDE DR
6235200120	1950	1268 S JACKSON AV
6235200540	1951	1268 S KARL JOHAN AV
6235200200	1948	1270 S FAIRVIEW DR
6235200320	1948	1273 S FERNSIDE DR
6235200430	1952	1274 S FERNSIDE DR
6235200660	1961	1274 VENTURA DR
6235300130	2006	1502 S AURORA AV
6235300180	1952	1502 S FERNSIDE DR
6235300230	1951	1502 S KARL JOHAN AV
6235300291	1951	1502 S VENTURA DR
6235300012	1997	1505 S FAIRVIEW DR
6235300070	1951	1506 S FAIRVIEW DR
6235300011	1950	1506 S JACKSON AV
6235300301	1976	1510 VENTURA DR
6235300240	1951	1512 S KARL JOHAN AV
6235300140	1951	1514 S AURORA AV
6235300190	1952	1514 S FERNSIDE DR
6235300020	1952	1514 S JACKSON AV
6235300310	1971	1518 VENTURA DR
6235300150	1984	1520 S AURORA AV
6235300080	1951	1520 S FAIRVIEW DR
6235300080	1988	1520 S FAIRVIEW DR
6235300030	1950	1520 S JACKSON AV
6235300250	1957	1520 S KARL JOHAN AV
6235300200	1953	1522 S FERNSIDE DR
6235300200	2005	1522 S FERNSIDE DR
6235300160	1951	1524 S AURORA AV
6235300090	1951	1524 S FAIRVIEW DR
6235300040	1949	1526 S JACKSON AV
6235300320	1974	1526 VENTURA DR
6235300260	1950	1528 S KARL JOHAN AV
6235300100	1951	1530 S FAIRVIEW DR
6235300210	1949	1530 S FERNSIDE DR
6235300210	1949	1530 S FERNSIDE DR
6235300330	1949	1530 VENTURA DR
6235300053	2006	1531 S FAIRVIEW DR
6235300054	2006	1532 S JACKSON AVE
6235300170	1949	1534 S AURORA AV
6235300110	1950	1534 S FAIRVIEW DR
6235300340	1950	1534 VENTURA DR
6235300220	1955	1536 S FERNSIDE DR
6235300220	1955	1536 S FERNSIDE DR
6235300220	2003	1536 S FERNSIDE DR
6235300270	1951	1536 S KARL JOHAN AV
6235300270	1951	1536 S KARL JOHAN AV
6235300120	1952	1540 S FAIRVIEW DR
6235300350	1955	1540 VENTURA DR
6235300501	1973	1702 S AURORA AV
6235300420	2007	1702 S FAIRVIEW DR
6235300570	1963	1702 S FERNSIDE DR

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6235300360	1956	1702 S JACKSON AV
6235300650	1961	1702 S KARL JOHAN AV
6235300730	2008	1702 VENTURA DR
6235300510	1954	1710 S AURORA AV
6235300430	1958	1710 S FAIRVIEW DR
6235300370	1955	1710 S JACKSON AV
6235300580	1956	1712 S FERNSIDE DR
6235300661	1961	1714 S KARL JOHAN AV
6235300440	1959	1716 S FAIRVIEW DR
6235300740	2006	1716 VENTURA DR
6235300520	1957	1718 S AURORA AV
6235300380	1951	1718 S JACKSON AV
6235300450	1954	1720 S FAIRVIEW DR
6235300590	1960	1720 S FERNSIDE DR
6235300672	1974	1720 S KARL JOHAN AV
6235300600	1962	1724 S FERNSIDE DR
6235300390	1950	1724 S JACKSON AV
6235300750	1953	1724 VENTURA DR
6235300530	1954	1728 S AURORA AV
6235300610	1964	1728 S FERNSIDE DR
6235300680	1962	1728 S KARL JOHAN AV
6235300460	1953	1730 S FAIRVIEW DR
6235300400	1952	1730 S JACKSON AV
6235300760	1955	1732 VENTURA DR
6235300540	1965	1734 S AURORA AV
6235300620	1974	1734 S FERNSIDE DR
6235300690	1961	1734 S KARL JOHAN AV
6235300470	1953	1736 S FAIRVIEW DR
6235300410	1952	1736 S JACKSON AV
6235300770	1961	1738 VENTURA DR
6235300630	1967	1740 S FERNSIDE DR
6235300700	1972	1740 S KARL JOHAN AV
6235300550	1967	1742 S AURORA AV
6235300480	1954	1742 S FAIRVIEW DR
6235300710	1972	1746 S KARL JOHAN AV
6235300780	1962	1746 VENTURA DR
6235300805	1994	1749 S FAIRVIEW DR
6235300805	1994	1749 S FAIRVIEW DR
6235300560	1960	1750 S AURORA AV
6235300490	1954	1750 S FAIRVIEW DR
6235300640	1976	1752 S FERNSIDE DR
6235300792	1968	1752 VENTURA DR
6235300720	1973	1754 S KARL JOHAN AV
6235300830	1975	1801 S FERNSIDE DR
6235300860	1958	1802 S FERNSIDE DR
6235300801	1960	1802 S JACKSON AV
6235300870	1955	1814 S FERNSIDE DR
6235300804	2002	1814 S JACKSON AV
6235300810	1989	1822 S JACKSON AV
6235300810	1989	1822 S JACKSON AV
6235400330	2005	601 N KARL JOHAN AV
6235400130	1954	602 N FAIRVIEW DR
6235000063	2004	602 VISTA DR
6235000062	1946	606 VISTA DR
6235000062	1946	606 VISTA DR
6235000160	1947	609 VISTA DR
6235400180	1959	610 N AURORA AV
6235000150	1969	610 S JACKSON AV

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623500080	1955	610 VISTA DR
6235400120	1953	614 N FAIRVIEW DR
6235400120	1953	614 N FAIRVIEW DR
6235000170	1949	615 VISTA DR
6235000090	1946	616 VISTA DR
6235400170	1959	618 N AURORA AV
6235400300	1963	618 N FERNSIDE DR
6235000100	1945	620 VISTA DR
6235400110	1951	622 N FAIRVIEW DR
6235400110	1951	622 N FAIRVIEW DR
6235400290	1988	622 N FERNSIDE DR
6235400160	1959	624 N AURORA AV
6235400280	1977	626 N FERNSIDE DR
6235000110	1951	626 VISTA DR
6235400101	1968	630 N FAIRVIEW DR
6235000120	1948	630 VISTA DR
6235400150	1956	632 N AURORA AV
6235400314	1951	633 N KARL JOHAN AV
6235400314	2003	633 N KARL JOHAN AV
6235000130	1951	634 VISTA DR
6235400091	1956	636 N FAIRVIEW DR
6235000180	1949	636 S JACKSON AV
6235400140	1958	640 N AURORA AV
6235400270	1961	640 N FERNSIDE DR
6235000140	1948	640 VISTA DR
6235400081	1956	644 N FAIRVIEW DR
6235400260	1965	650 N FERNSIDE DR
6235400011	1955	651 N FAIRVIEW DR
6235400250	1960	656 N FERNSIDE DR
6235400240	1967	660 N FERNSIDE DR
6235400230	1978	664 N FERNSIDE DR
6235300060	1974	7501 S SUNRAY DR
6235300820	1959	7511 S 19TH ST
6235300803	1994	7512 LEIF ERICSON DR
6235200020	1969	7522 S 12TH ST
6235000020	1948	7525 S HEGRA RD
6235300850	1956	7527 S 19TH ST
6235000036	1951	7535 S HEGRA RD
6235000033	1969	7539 S HEGRA RD
6235400200	1959	7601 6TH AV
6235300840	1969	7601 S 19TH ST
6235400210	1975	7609 6TH AV
6235400370	1962	7611 N TERRACE DR
6235400220	1960	7615 6TH AV
6235400382	1978	7625 N TERRACE DR
6235400322	1955	7655 6TH AV
6235300280	1957	7701 S SUNRAY DR
6235200550	1950	7701 S SUSPENSION DR
6235000010	1951	810 S JACKSON AV
6235000034	1962	902 S AURORA AV
6235000290	1955	902 S FAIRVIEW DR
6235000480	1950	902 S FERNSIDE DR
6235000190	1952	902 S JACKSON AV
6235000864	1976	902 S LOCUST LN
6235000782	1976	902 S MOUNTAIN VIEW AV
6235000470	1946	908 S FERNSIDE DR
6235000200	1951	908 S JACKSON AV
6235000863	1973	910 S LOCUST LN

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6235000781	1976	910 S MOUNTAIN VIEW AV
6235000300	1948	912 S FAIRVIEW DR
6235000590	1948	912 S KARL JOHAN AV
6235000690	1967	912 VENTURA DR
6235000490	1947	915 S KARL JOHAN AV
6235000700	1946	915 S MOUNTAIN VIEW AV
6235000210	1951	916 S JACKSON AV
6235000790	1961	916 S MOUNTAIN VIEW AV
6235000390	1959	918 S AURORA AV
6235000500	1958	918 S FERNSIDE DR
6235000600	1950	918 S KARL JOHAN AV
6235000310	1948	920 S FAIRVIEW DR
6235000310	1948	920 S FAIRVIEW DR
6235000800	1957	920 S MOUNTAIN VIEW AV
6235000710	1949	920 VENTURA DR
6235000510	1949	922 S FERNSIDE DR
6235000610	1950	922 S KARL JOHAN AV
6235000810	1950	922 S MOUNTAIN VIEW AV
6235000400	1950	924 S AURORA AV
6235000220	1948	924 S JACKSON AV
6235000320	1948	926 S FAIRVIEW DR
6235000720	1961	926 VENTURA DR
6235000520	1949	928 S FERNSIDE DR
6235000410	1950	930 S AURORA AV
6235000620	1960	930 S KARL JOHAN AV
6235000882	1965	930 S LOCUST LN
6235000820	1948	930 S MOUNTAIN VIEW AV
6235000230	1949	932 S JACKSON AV
6235000730	1948	933 S MOUNTAIN VIEW AV
6235000330	1948	934 S FAIRVIEW DR
6235000880	1976	934 S LOCUST LN
6235000530	1952	936 S FERNSIDE DR
6235000630	1957	936 S KARL JOHAN AV
6235000240	1953	938 S JACKSON AV
6235000420	1979	940 S AURORA AV
6235000640	1952	940 S KARL JOHAN AV
6235000340	1948	944 S FAIRVIEW DR
6235000540	1953	944 S FERNSIDE DR
6235000650	1996	944 S KARL JOHAN AV
6235000830	1949	944 S MOUNTAIN VIEW AV
6235000740	1949	945 S MOUNTAIN VIEW AV
6235000430	1959	948 S AURORA AV
6235000550	1948	950 S FERNSIDE DR
6235000250	1947	950 S JACKSON AV
6235000890	1959	950 S LOCUST LN
6235000350	1950	952 S FAIRVIEW DR
6235000750	1953	953 S MOUNTAIN VIEW AV
6235000660	1950	954 S KARL JOHAN AV
6235000900	1954	954 S LOCUST LN
6235000840	1950	954 S MOUNTAIN VIEW AV
6235000440	1960	958 S AURORA AV
6235000560	1949	958 S FERNSIDE DR
6235000260	1967	958 S JACKSON AV
6235000360	1948	960 S FAIRVIEW DR
6235000570	1973	964 S FERNSIDE DR
6235000910	1949	964 S LOCUST LN
6235000850	1951	964 S MOUNTAIN VIEW AV
6235000850	2002	964 S MOUNTAIN VIEW AV

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6235000450	1950	968 S AURORA AV
6235000450	1997	968 S AURORA AV
6235000580	1951	968 S FERNSIDE DR
6235000270	1949	968 S JACKSON AV
6235000670	1950	968 S KARL JOHAN AV
6235000760	1968	968 VENTURA DR
6235000460	1948	976 S AURORA AV
6235000370	1952	976 S FAIRVIEW DR
6235000280	1945	976 S JACKSON AV
6235000280	1993	976 S JACKSON AV
6235000680	1951	976 S KARL JOHAN AV
6235000770	1957	976 VENTURA DR

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Appendix B: Architectural Styles and Types in the Narrowmoor Addition

The Narrowmoor Addition displays a broad range of post-war architectural styles, as well as a few buildings more typical of the pre-World War II years. This is partly because each lot was developed individually; at the most a handful of houses were developed by any one builder. It also reflects the fact that some homes are architect-designed, many are custom-built homes, but many also appear to reflect stock plans.

Most of the houses in the Narrowmoor Addition were constructed in the 1950s, although a significant number were built in the 1940s and a few were built in the 1960s. The Period of Significance for the development is 1944, the date the first plat was recorded, to 1969, when architectural styles began to change. Styles present in the Narrowmoor Addition survey area include: World War II-era cottages; Minimal Traditional homes (WWII-era); Post-war brick bungalows; Ranch style homes; Modern or Contemporary houses, including post-and-beam houses; and residences designed in the International Style.

The following is a discussion of architectural styles and building types found in the Narrowmoor Addition. They are categorized first by plan type; a World War II-era house often displays a nearly square or slightly rectangular footprint while a post-war house often displays the elongated footprint of the Ranch house style. Ranch houses can be categorized by their form (L-shaped, U-shaped) or by their stylistic features or both. Lastly, the Narrowmoor Addition also displays a number of Modern houses, including post-and-beam and International Style houses. They are not typified by any particular form, but usually have the same open floor plan that characterizes most post-war residences.

World War II-era styles

The Minimal Traditional house, the most popular of the World War II-era styles, developed at a time when the Federal Housing Administration (FHA) was developing standards for homes that would result in an economic and efficient building that nonetheless provided an acceptable level of housing quality. The largely square footprint minimized wall construction while maximizing floor area. Hallways were nominal and some rooms – usually the dining/living room - took on multiple functions. Roof pitches were often relatively low and eaves narrow, saving on building materials. Visual interest was provided by changes and contrasts in building materials and texture. They typically did not incorporate a carport or garage.

The Basic House – plan type. The Basic or Minimal house refers a plan type that came out of studies sponsored by the Federal Housing Administration (FHA) and controlled through the FHA regulations of the 1930s. It refers to a plan type(s) that minimizes circulation space and maximizes multi-use spaces, such as kitchen-dining or dining-living spaces in the interest of economic efficiency.

World War II-era cottage. The World War II-era cottage is a compact building whose nearly square floor plan reflects the Basic or Minimal house plan type. A WWII-era cottage often has a shallow-sloped hip roof, no eaves, and a recessed side entry. It can display a variety of window types, but steel casement sash or double-hung, wood-frame windows with horizontally-oriented lights are often seen. Corner windows are character-defining features, as are round or octagonal accent windows. Large chimneys are common.

Minimal Traditional. The Minimal Traditional house is a transitional building that reflects FHA minimum standards. Typical characteristics include a hip or gable roof, no eaves, a square or rectangular plan, and ‘traditional’ windows such as paired or single double-hung windows with

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multiple lights and shutters. Visual interest is often provided by cladding materials, such as clapboard with brick accents or shingle siding.

Post-war brick bungalow. The post-war brick bungalow is another transitional building with a compact footprint, but a more elongated form that presages the Ranch house. The floor plan may reflect the open living-dining-kitchen of the Ranch house. These houses often have a shallow-pitched hip roof, narrow eaves, and narrow, recessed, central entries. Brick cladding extends to the eaves. Windows tend to be horizontally-oriented, composed of fixed and casement sash, and are placed high on the facade. This style was particularly popular in the Narrowmoor Addition.

Post-war styles - the Ranch house

The Ranch house, which has its origins in the Spanish Colonial architecture of the American southwest, was popularized by designer and developer Cliff May and Menlo Park-based *Sunset* magazine, the “Magazine for Western Living.” Construction and production processes for building these wood-frame homes became streamlined in the construction of defense housing in the build-up to World War II, when it was necessary to build very rapidly. Design and construction efficiency was refined in the post-war building boom, and the Ranch house became the home of choice throughout most of the country.

The Ranch house evolved from the earlier Minimal Traditional home, but nonetheless retained some of the efficiencies developed in the pre-war era, including efficiencies in building construction methods. In contrast to the earlier style, however, Ranch homes were long and low, often with a rectangular, L-shaped, or shallow U-shaped footprint. Additional forms include houses arranged around a courtyard, split-level and split-entry houses, which are one and two stories, and ramblers. They have deeper eaves and often a shallower roof pitch than the earlier Minimal Traditional-style homes. Glass areas are often large, with horizontally-oriented lights with casement or sliding sash, in addition to fixed windows, including picture windows. Internally Ranch houses often exhibit an open floor plan in the public rooms, which create multi-functional spaces. They display a variety of siding types and detailing. Chimneys are broad and occur on the interior or endwall. Lastly, they typically incorporate an attached carport or garage.

The Ranch House – plan type. The Ranch house plan is an open floor plan, where the dining and living rooms or kitchen and dining rooms may be combined. The kitchen is typically small with two entrances or a “pass-through” to the dining area. Bedrooms are typically aligned along a hallway, rather than centered on a small vestibule, as in WWII-era houses. This was the era in which the family room made an appearance as well. The garage or a carport was typically integrated with the house, but could be separated from it by a breezeway.

Ranch house – form types

L-shaped Ranch house. The L-shaped Ranch house typically has a garage towards the front of the lot with a front or side entrance. The “L” may also, however, be formed by a wing with a gable or hip roof. This is one of the most common configurations for the Ranch house.

U-shaped Ranch house. The U-shaped Ranch house has a recessed entry located between two projecting wings. These wings, which may be quite shallow, can have a gable or hip roof. If one wing is composed of a garage, the recessed entry often acts as a front porch with a covered walkway from the garage to the front door. Another popular form, based on southern California models, is one in which the rooms are arranged around a courtyard, which may also be open along one side.

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The Rambler. The Rambler is a Ranch house in which the wings of the house project at oblique angles from the center portion of the house. These wings often take advantage of the site by conforming to the topography or having an orientation toward important views. The form of the Rambler is often reflected in a telescoping roof where the ridgeline ‘steps’ up or down, reflecting changes in the plan.

Split-level Ranch house. The Split-level and Split-entry Ranch house were both popular post-war styles. A Split-level house typically has one two-story wing (or one story above a daylight basement) and one one-story wing, with the entry occurring in the one-story wing. Here the main entry usually opens onto the main floor with its public rooms, and the bedrooms are usually on a second level above a family room and garage at a lower level. A Split-entry Ranch house is two stories (or one story above a daylight basement), with the central main entry at an intermediate level between the two floors. The architectural detailing and finishes of the Split-level houses are often similar to the Ranch style. Colonial-influenced features are popular for Split-entry homes.

Ranch house – styles

Ranch house styles are organized into three different categories here. The first two categories – the Traditional Ranch and the Contemporary Ranch – reflect ‘authentic’ styles that are singular to the Ranch house. The third category of Character Ranch houses (sometimes called Storybook Ranch houses) reflects a category of homes in which various stylistic details derived from other architectural styles have been adapted to the Ranch house. These include such styles as Tudor Revival, Spanish Colonial Revival or Mediterranean, Colonial Revival, and “Chalet.”

Traditional Ranch. Traditional Ranch styles reflect the rustic, southern California and American southwest origins of the Ranch house. Characteristics include a long, low porch, mimicking the corridor of the traditional hacienda; and rustic finishes including variegated brick and board-and-batten; and wood shingle roofs. Although not directly related to the origins of the Ranch house, other popular details include porch supports with decorative angled brackets, diamond-shaped lights in windows and doors, and decorative shutters.

Contemporary Ranch. The Contemporary Ranch house refers to mid-century Ranch houses that do not display the rustic or traditional stylistic features of the Traditional Ranch. In fact, a Contemporary Ranch house may reflect few stylistic features or details, relying on the overall form and simple modern detailing, such as industrial sash, to convey its style. Alternatively, it may incorporate stylistic features that are contemporary to the mid-century, such as open concrete block screens and Populux details such as canted windows or entry features.

Character Ranches. Character Ranch houses can take on a variety of styles. They may reflect Spanish Colonial or Mediterranean influences with stucco walls, tile roofs, and round-arched arcades. A Tudor Ranch might have false half-timbering on the upper facades over a brick base. A Colonial Ranch might have a row of columns or posts with caps supporting the front porch roof, but more often recalls Colonial influences with shutters and a formal entry. The Chalet style was also a popular adaptation to the Ranch style, seen in broad front gables with shaped fascia boards extending toward the ground.

Post-war styles – the Modern house

The Modern house, also see as the Contemporary house, refers to both the design features of the house and the period in which it was developed (see for example Virginia Savage McAlester’s chapter on the Contemporary house in *A Field Guide to American Houses*). The term “Modern” is used in this document and refers to architectural design that was occurring primarily in the 1940s through the 1970s.

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Modern architecture is a style that was imported from Europe and is typically thought of in connection with the Bauhaus school of design, established in the inter-war years in Germany. It was popularized in the United States by the recently founded Museum of Modern Art in New York in traveling exhibits, lectures, and books in the early 1930s. It became increasingly established in the United States as a number of European architects immigrated in the late 1930s to avoid political difficulties in Europe in the build-up to World War II. Modern residential design was first seen on the west coast in the late 1920s in Los Angeles and the Bay Area. By the mid-1930s a number of Pacific Northwest architects were experimenting with the style which, as practiced here, typically utilized wood-frame construction, wood cladding, and extensive use of glass. Some of the most talented and well-known modern architects in Tacoma were Alan Liddle, Robert Billsbrough Price (there is a Price home in the Narrowmoor Addition), and Mary Lund Davis.

Modern houses. Modern houses are often architect-designed and, in contrast to the Ranch style, take on a variety of forms, shapes, and overall expression. Modern homes typically have an open floor plan in the public areas of the house, but are screened from the public street. This is often achieved with solid walls along the front façade with small clerestories above, but can also take on a variety of other expressions. In contrast, areas of the house that look out onto private outdoor areas, from back yards to internal courtyards, exhibit broad expanses of glass. Roofs typically have a low pitch and may include gable, shed or flat roofs or more expressionistic roof forms. Common characteristics include an emphasis on asymmetrical, two-and-three-dimensional compositions. Use of natural materials such as stained wood and stone is common. Natural colors are often used but may be accented with bright, primary colors.

Post-and-beam. The modern post-and-beam house reflects a construction method rather than a style per se, but certain stylistic features are associated with the post-and-beam house. The open floor plan of the modern house required interior posts and beams for structural support. This left exterior walls free, which was expressed in extended beams supporting deep overhangs and expanses of glass to the eaves of the house. Post-and-beam houses are further characterized by low-pitched gable roofs; extensive use of wood, often with a vertical grain; and plain or rustic details.

International Style. The International Style reflects some of the same characteristics as a Modern house, but in residential design the overall building form takes on a horizontal aspect. The International Style is typified by an asymmetrical composition; a flat roof with no eaves; planar surfaces and smooth finishes; minimal or plain detailing; and expansive or expressionistic use of glass, whether in full-height glass curtain walls or ribbon windows.

Appendix C: Profile of Eivind Anderson

Eivind Anderson, a contractor and builder by trade, developed the Narrowmoor Addition and was likely the source of the subdivision's unique design and vision. Anderson, who was born in Norway in 1883, immigrated to the United States in 1904 and settled in Tacoma in 1906. He appeared to be an inventive and ambitious person. He developed a process for a concrete wall form-tie in 1934, whose patent is still held by the U. S. Patent Office. And he was the contractor for a number of large, complex public projects in the 1920s through the early 1940s in his career as a contractor/builder.

Included among the projects for which Anderson was general contractor are:

- Addition to Western State Hospital, Main Ward #3, Ft. Steilacoom, 1925;
- Renovation of 1888 Mason Block, Tacoma, 1927;
- Jail addition to the Public Safety Building (former wing of the Northern Pacific Headquarters Building), Tacoma, 1929;
- Renovation of Northern Pacific Headquarters Building, 1929;
- U.S. Immigration Station and Assay Office, Seattle, 1930-31;
- Western State Hospital, Main Wards #3, Steilacoom, 1933;
- Quarters and hospital, Fort Lewis, 1941; and
- Post offices in Wenatchee and Yakima (n.d.).

Earnings from his projects at Fort Lewis during World War II enabled him to retire and begin development of the Narrowmoor Addition. Anderson procured the contract to build the hospital at Fort Lewis in the 1941-42 time frame. In 1942 he retired from contracting and in 1943 he bought the land for the Narrowmoor Addition. Anderson recorded Additions 1 and 2 in 1944.

Anderson gained notoriety in 1946, making the front page of papers across the country as well as an article in *Time* magazine, when he, along with U.S. Representative from Tacoma, John M. Coffee, were questioned by the Senate War Investigating Committee for misuse of war funds. Anderson had submitted a bid of \$936,517 for a contract to construct a hospital at Fort Lewis. He traveled to Washington DC in 1941 to consult with the war department when he became worried that he would not be awarded the contract, for which he was the low bidder. Apparently to facilitate the award, he gave \$2,500 to Paul A. Olson, Coffee's secretary. Anderson defended his actions before the Senate Committee stating that, ". . . he had a 72-building project under way at Fort Lewis with a contract calling for completion in 90 days and 'things were not moving fast enough.' Mine was a patriotic service."¹ He also claimed that he was merely requesting representation in Washington DC on behalf of the project. Coffee claimed it was a campaign contribution. It had been revealed that Coffee had not reported the money, although a letter was sent from Coffee's office on May 11, 1941, thanking Anderson for his contribution. The investigation was eventually dropped by the Committee.

Anderson ran for mayor of Tacoma in 1946. One of the issues he was pressing for was the extension of utilities to Narrowmoor. Anderson ran for office again in 1953, for a position on the new City Council. His progressive-sounding statement was as follows:

"It is generally recognized that the purpose of changing to a city manager form of government in Tacoma is to allow a fuller participation by the people in a more efficiently operated administration.

¹ Legislator . . . *The Evening Independent, Massillon, Ohio, July 29, 1946.*

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The success or failure of this undertaking rests with the voting public in choosing councilmen who are interested in making a new charter function at all times keeping the welfare of the community foremost.

I am interested in the progressive development of Tacoma; I have worked, lived and reared a family in Tacoma; I have for some 40 years, operated a successful business here, and I am aware of the needs of Tacoma to become a more safe, modern and progressive city in which we can all have pride.

I believe my qualifications fit me for a place on the new council.”

Anderson married Aslaug Anderson, who immigrated to the United States from Norway in 1902 and moved to Tacoma in 1908. They had three children, Arthur R., Thomas W. and Margaret K. Anderson. The Andersons lived in Narrowmoor Addition Four, at 622 N. Fairview Drive, a home Anderson built in 1951 (a descendant of the family lived at the residence until recently).

Anderson died October 29, 1955, at the age of 73. The development of the Narrowmoor Addition was at its peak at the time of his death. His estate was valued at \$468,392, of which \$143,000 was property he held in the Narrowmoor Addition. The rest of his estate was in stocks, bonds and cash. Mrs. Anderson died on September 24, 1962, at the age of 81.

Both of Anderson's sons had impressive careers and were known regionally and nationally for their research and work in precast, pre-stressed concrete. Arthur R. Anderson (1910-1985) earned an engineering degree at the University of Washington and a doctorate at MIT, where he later taught. He practiced in Germany and during World War II headed the technical department at Philadelphia's Cramp Shipyard. He directed the testing of a prototype for the first pre-stressed concrete bridge, the Walnut Street Bridge in Philadelphia, and designed the struts for the monorails in Seattle and at Disney World.

After 1951 he returned to Tacoma. He and his brother Thomas (1912-2000), also a civil engineer, founded Concrete Technology Corporation in 1973, a company devoted to research and development of engineering technologies. It is credited with being the first production facility for precast, pre-stressed concrete in North America. They were also partners in ABAM Engineers, Inc. The latter is best known in its early years for design and construction of the Boeing Developmental Center and the 21-story Norton Building in Seattle. Today ABAM/Berger, whose headquarters is in Federal Way, is an engineering firm with an international practice. Pre-stressed concrete technologies developed by Anderson are still utilized at Anderson Technology Corporation (ATC), which is headquartered in Japan.

Appendix D: Glossary

Accessory building

Accessory buildings are defined by TMC 13.06.700.A.

Building, Height of

The height of a building shall be determined consistent with the methods described for View-Sensitive Overlay Districts at TMC 13.06.700.B.

Demolition

For the purposes of the Conservation District, demolition is defined as an alteration in which more than 50% of the roof or exterior walls are removed, or the exterior wall of the primary elevation is removed.

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Appendix E: Resources and Further Reading

DRAFT



City of Tacoma
Planning and Development Services

**Agenda Item
D-2**

To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **2015 Comprehensive Plan Update – Outreach and Environment**
Meeting Date: May 20, 2015
Memo Date: May 14, 2015

At the May 20 Planning Commission meeting, staff will be presenting a summary of recent outreach and a rough draft of the proposed Environment and Watershed Health Element for the Commission's consideration. The draft is a first step in consolidating the policies related to the City's environmental assets in one element and distilling the policies down to a more succinct and consistent message. In addition, the proposed element fills current policy gaps related to climate and hazard management.

The City's environmental assets include:

- Rivers and streams
- Floodplains
- Open space corridors
- Urban forest
- Wetlands
- Groundwater
- Native and other beneficial vegetation species and communities.
- Aquatic and terrestrial habitats
- Other resources identified in natural resource inventories

The proposed draft recognizes the multiple benefits and ecosystem services provided by these assets and includes goals and policies related to planning and programs, protection and preservation of environmental quality, and efforts to improve the health of Tacoma's environmental assets and watersheds for the benefit of all Tacomans. The proposed policies would also help set the stage for broad implementation: Providing support for zoning and development regulation updates to address development activities within steep slopes and designated open spaces, providing support for continued funding and implementation for urban forest programs, support and guidance for watershed basin planning, and support for the development of a climate risk assessment and environmental action plan.

In addition to the attached draft of the Environment and Watershed Health Element, a draft Parks and Recreation Element is provided for review. If you have any questions, please contact me at (253) 591-5531 or satkinson@cityoftacoma.org.

Attachments (3)

c: Peter Huffman, Director



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memorandum

date May 14, 2015

to Stephen Atkinson, Planning and Development Services
Tacoma Planning Commission

from Reema Shakra, Environmental Science Associates

subject Tacoma Comprehensive Plan Update - Environment Element Meeting #2 of 2

What is the topic of discussion?

We will review the draft Environment Element at the May 20th Planning Commission meeting. The element has been revised consistent with the direction received at the April 1st meeting and the March 24th memorandum.

The element is a combination of goals and policies pulled from the Environment Policy, Urban Forest Policy and Open Space and Habitat and Recreation elements. Each goal and policy is identified as either new or existing in parenthesis. In some cases, the existing policies have been reworded. The goals and policies have been grouped according to the following themes: 1) Planning for Environmental Protection, 2) Protecting Tacoma's Environmental Assets in Development Situations, 3) Improving Environmental Quality, and 4) Watershed Planning. The goal and policies under the Watershed Planning section are all new.

As outlined in the March 24th memorandum, the element has been revised to reduce redundancies, focus on key issues, address climate change and sustainability, ensure compliance with best available science for critical areas, and reduce narrative text. Policies addressing scenic views and recreation have been removed and will be addressed elsewhere in the Comprehensive Plan. Policies that are more suited to being treated as actions or strategies have been removed and will be incorporated into other plans and programs that focus on implementation, such as the Environmental Action Plan and Stormwater Management Manual.

The attached table is an example of a tracking tool that could be included in the Environmental Action Plan. The actions listed in the table are based on the policies in the Urban Forest, Environment and Open Space and Recreation Elements that were identified by City staff as better suited for inclusion in an implementation plan. The policies are undergoing review and would need to be revised and consolidated to read as actions. The table is organized as follows: 1) the action, 2) the former comprehensive plan policy language and policy number, 3) policy the action seeks to implement, 4) the relative ease of implementing the action, 5) the associated cost of implementing the action, 6) priority level, and 7) City Department lead. This table is included here for the Planning Commission's reference. City staff do not intend to include this table as part of the Comprehensive Plan.

Action Number	Action	Former Comprehensive Plan Language	Former Comprehensive Plan Policy #	Comprehensive Plan Policies Addressed <i>(to be provided after PC review)</i>	Ease to Implement <i>(to be addressed as part of EAP or other efforts)</i>	Cost <i>(to be addressed as part of EAP or other efforts)</i>	Priority (High, Medium, Low) <i>(to be addressed as part of EAP or other efforts)</i>	City Department Lead <i>(to be addressed as part of EAP or other efforts)</i>
Environment Actions								
		It will provide direction for evaluating environmental conditions and natural processes.	Former Policies, objectives from EP Element					
	Study the feasibility of developing additional hazardous area regulations that include standards to address design, siting, and proximity to hazards.	Developments in potentially hazardous areas need to be subject to standards which may be stricter than the standards which apply in areas where natural constraints are not present. In cases where developments are permitted in these potentially hazardous areas, the developments need to be designed in harmony with natural systems	Former Policies, objectives from EP Element					
		Discourage development on lands where such development would pose hazards to life or property, or where important ecological functions or environmental quality would be adversely affected: (a) floodways of 100-year floodplains, (b) erosion hazard areas, (c) landslide hazards areas, (d) unique or significant wetlands or stream corridors, (e) fish and wildlife conservation areas and (f) seismic hazard areas.	E-GD-2 Development Hazards					
	Prepare landscape design guidelines that: -address low-impact design options in mixed-use areas including vegetated walls, green roofs, rain gardens, permeable paving and planted layers of vegetation and trees that are visible to the public. -Provide public spaces in mixed-use centers as density increases to enhance livability and aesthetic appeal. -Promote the provision of public spaces through development incentives, such as increased density and/or height, for projects that provide public features such as plazas, courtyards, art, water features, seating areas and/or significant landscaping.	Require and encourage new development in mixed-use centers to provide vegetated cover through a flexible approach that includes low impact development options such as vegetated walls, green roofs, rain gardens, permeable paving and planted layers of vegetation and trees that are visible to the public.	E-LID-2 Innovative Landscaping in Mixed-Use Centers					
		Prioritize prevention and avoidance of pollution when possible. Use SEPA Substantive Authority, where warranted, in conjunction with adopted policies to provide mitigation for unavoidable impacts to environmental quality.	E-P-3 Prevention and Mitigation					
	Develop a review process and standards for the conversion of open space land for non-open space uses to ensure the land is replaced at a ratio of 1:1 for size, character and value.	Such utilization of open space land should not be permitted unless land and facilities of like character and equal value are provided.	E-ROS-1 Usurping of Open Space					

Action Number	Action	Former Comprehensive Plan Language	Former Comprehensive Plan Policy #	Comprehensive Plan Policies Addressed (to be provided after PC review)	Ease to Implement (to be addressed as part of EAP or other efforts)	Cost (to be addressed as part of EAP or other efforts)	Priority (High, Medium, Low) (to be addressed as part of EAP or other efforts)	City Department Lead (to be addressed as part of EAP or other efforts)
	Develop an open space land management strategy including acquisition and preservation strategies. At a minimum, the strategy should: -examine all publicly owned lands for their potential open space use prior to surplus and sale - preserve and maintain through easement, acquisition or other appropriate means, desired open space areas such as steep slopes, scenic view areas, water frontage, wooded areas, unique natural features, and historic areas taking care to provide a proper balance between retaining these areas and private development. -provide design guidance for the preservation and maintenance of open space for bird and small animal habitats, green areas in urbanized neighborhoods, green separations between dissimilar land use districts, and aesthetic purposes. -education and promotion of the City's Open Space Current Use Assessment program	Examine all publicly owned lands for their potential open space use prior to surplus and sale.	E-ROS-2 Public Land Disposal					
		Preserve and maintain through easement, acquisition or other appropriate means, desired open space areas such as steep slopes, scenic view areas, water frontage, wooded areas, unique natural features, and historic areas taking care to provide a proper balance between retaining these areas and private development.	E-ROS-3 Desirable Open Spaces					
		In recognition of their ecological, conservational, recreational and educational values, for bird and small animal habitats, green areas in urbanized neighborhoods, green separations between dissimilar land use districts, and aesthetic purposes.	E-ROS-4 Open Space Uses					
		through such programs as the Open Space Current Use Assessment Program.	E-ROS-5 Private Open Space					
		Provide public spaces in mixed-use centers as density increases to enhance livability and aesthetic appeal. In addition to prioritization of capital improvements, the City can promote the provision of public spaces through development incentives, such as increased density and/or height, for projects that provide public features such as plazas, courtyards, art, water features, seating areas and/or significant landscaping.	E-ROS-6 Mixed-Use Center Public Spaces					
		All developments subject to SEPA environmental review procedures should address air quality impacts resulting from the development and its operation. In order to adequately assess impacts, any development proposal that requires state or federal air permits or reporting shall provide a quantitative study as part of their environmental analysis.	E-AQ-2 Air Quality Studies					
		the need for an increase in the level of sewage treatment and potential treatment of stormwater to meet the National Pollutant Discharge Elimination System (NPDES) Phase I Municipal Stormwater permit requirements.	E-WQ-1 Water Quality					
		along lakes, ponds, and streams, where appropriate, in order to help preserve water quality, protect fishery resources and control erosion and runoff.	E-WQ-2 Retain Vegetation Near Water					

Action Number	Action	Former Comprehensive Plan Language	Former Comprehensive Plan Policy #	Comprehensive Plan Policies Addressed (to be provided after PC review)	Ease to Implement (to be addressed as part of EAP or other efforts)	Cost (to be addressed as part of EAP or other efforts)	Priority (High, Medium, Low) (to be addressed as part of EAP or other efforts)	City Department Lead (to be addressed as part of EAP or other efforts)
		Prohibit any filling of natural watercourses without adequate mitigation, proper environmental processing and permitting, and provisions to accommodate the existing drainage through the modified watercourse in accordance with the City's regulations	E-SWR-2 Natural Watercourses					
		Encourage source control of all contaminated sites within and adjacent to the City's shoreline areas or which impact shoreline areas or surface waters.	E-ER-3 Source Control					
		Encourage public and public/private partnerships to ensure the most comprehensive, timely and cost-effective cleanup actions.	E-ER-4 Public/Private Partnerships					
		Ensure the use of Best Management Practices by private industry and municipal government to prevent recontamination of wetlands, streams, shorelines, groundwater and other aquatic areas.	E-ER-5 Best Management Practices					
		Practices by private industry and municipal government to prevent recontamination of wetlands, streams, shorelines, groundwater and other aquatic areas. Special attention should be placed on anadromous fisheries.	E-ER-6 Best Available Science					
	Contaminated Sites Management Program	Coordinate and cooperate with State and Federal programs (e.g., Department of Ecology, Environmental Protection Agency) in encouraging and monitoring the remediation of contaminated sites.	E-ER-7 Intergovernmental Partnerships					
		Coordinated planning and protection efforts	Intent section of Aquifer Recharge Areas					
		Long-term protection of aquifers is thought to depend to a significant degree upon control of certain types of surface and subsurface land use activities. Control of land use activities generally occurs through such mechanisms as zoning, building codes and health and sanitary codes. Zoning controls combined with Best Management Practices and Best Available Science are considered appropriate measures for groundwater protection because they can be applied in a geographically specific manner and can include provisions to control specific uses or activities that are potential sources of contamination.	Intent section of Aquifer Recharge Areas					
		Other efforts include public education and awareness, business education or regulation as necessary, an enhanced monitoring program,	Intent section of Aquifer Recharge Areas					
		capital improvements (i.e., land acquisition around a public water supply well's area of influence) and the development of recharge areas.	Intent section of Aquifer Recharge Areas					
		the identified area of the aquifer vulnerable to contamination has been designated as an environmentally sensitive area	Intent section of Aquifer Recharge Areas					
		Where significant wooded areas occur, the application of innovative development techniques that cluster dwellings and maximize the acreage of undisturbed areas is an appropriate alternative for conventional grid subdivisions.	Intent from Fish and Wildlife Habitat Conservation Areas					
		Protection of these trees, particularly those of historic merit or outstanding size, is intended.	Intent from Fish and Wildlife Habitat Conservation Areas					
		restoration, creation, enhancement, preservation, acquisition, maintenance and monitoring. actions to acquire and preserve key natural areas that remain; and to improve existing environmental conditions, such as providing new or better habitat, better water quality or other supporting factors, or increasing the number or diversity of species.	Intent from Fish and Wildlife Habitat Conservation Areas					

Action Number	Action	Former Comprehensive Plan Language	Former Comprehensive Plan Policy #	Comprehensive Plan Policies Addressed (to be provided after PC review)	Ease to Implement (to be addressed as part of EAP or other efforts)	Cost (to be addressed as part of EAP or other efforts)	Priority (High, Medium, Low) (to be addressed as part of EAP or other efforts)	City Department Lead (to be addressed as part of EAP or other efforts)
		Activities allowed in fish and wildlife habitat conservation areas must be consistent with the species classification located there and any applicable State and Federal guidelines or standards, including Best Available Science with special consideration given to anadromous fisheries. Standards for development in these areas must be in accordance with the requirement for development in the underlying zone or critical area classification.	Issues from Fish and Wildlife Habitat Conservation Areas					
		Ensure that sufficient and appropriate native landscaping be installed to stabilize and beautify areas and improve habitat where extensive removal of vegetation has occurred.	E-FW-3 Landscaping Stabilization					
		Identify, locate and protect habitats of endangered, threatened, priority or sensitive species.	E-FW-7 Habitat Protection					
		Identify, locate and protect habitats of endangered, threatened, priority or sensitive species.	E-FW-18 Performance Standards					
	Encourage the integration of habitat improvement actions with other regulatory efforts, including environmental remediation, source control, and site development actions, as well as long range planning activities.	Encourage the integration of habitat improvement actions with other regulatory efforts, including environmental remediation, source control, and site development actions, as well as long range planning activities.	E-FW-19 Integrate Improvement Actions					
		Encourage new development to provide or incorporate habitat improvement actions as appropriate.	E-FW-20 Habitat Improvement Actions					
		Focus habitat improvement actions on sites with low possibilities of contamination.	E-FW-21 Locating Habitat Improvement Actions					
		Encourage the integration of habitat improvement actions into source control and sediment remedial actions as part of federal and state Superfund cleanups.	E-FW-23 Superfund Cleanups					
		Establish regulations that will provide greater protection to areas designated as habitats of local importance.	E-FW-27 Habitats of Local Importance					
		regulations be developed which will preserve and protect the City's wetlands, associated uplands and associated waters and the functions they provide.	Intent section of Wetlands/Streams Corridors					
		regulations be developed which will preserve and protect the City's wetlands, associated uplands and associated waters and the functions they provide.	Intent section of Wetlands/Streams Corridors					
	Wetlands should be inventoried and their value and function identified during every CAPO update (or annually).	the wetlands of the city be inventoried and their value and function identified	Intent section of Wetlands/Streams Corridors					
		Indiscriminate filling or draining of wetlands and stream corridors is not permitted. Structural developments in wetlands and stream corridors will be regulated	Intent section of Wetlands/Streams Corridors					
		Development in wetlands would be appropriate only if impacts are unavoidable, loss of wetland function and acreage is compensated and careful soils analysis shows that construction measures can successfully mitigate potential hazards and unstable soil and drainage problems. New development adjacent to a valuable wetland should preserve or improve the wetland and provide vegetated habitat or buffer adjacent to the wetland adequate to protect its natural functions	Intent section of Wetlands/Streams Corridors					
		It is intended that large, ecologically significant wetlands lying on marine shorelands not be drained if such activity will cause salt water to infiltrate the groundwater, contaminating wells and killing vegetation. The amount of water taken by wells in shoreline areas must also be regulated to prevent salt water intrusion into the groundwater.	Intent section of Wetlands/Streams Corridors					

Action Number	Action	Former Comprehensive Plan Language	Former Comprehensive Plan Policy #	Comprehensive Plan Policies Addressed (to be provided after PC review)	Ease to Implement (to be addressed as part of EAP or other efforts)	Cost (to be addressed as part of EAP or other efforts)	Priority (High, Medium, Low) (to be addressed as part of EAP or other efforts)	City Department Lead (to be addressed as part of EAP or other efforts)
		It is intended that regulations for location and design of development within ecologically significant wetlands and stream corridors insure sensitive development of identified ecologically important areas and insure structural safety for proposed buildings.	Intent section of Wetlands/Streams Corridors					
		Development within wetland boundaries, adjacent habitats or designated buffer areas should be considered only in those instances where there is no practicable development alternative, where extraordinary hardship exists when development regulations are applied or where the overriding public benefit of a development proposal outweighs the value of wetland protection.	Intent section of Wetlands/Streams Corridors					
		Where feasible, habitat improvements should provide increased functions and values. If alteration to the wetland or its buffer is unavoidable all adverse impacts resulting from a development proposal or alteration shall be mitigated using the best available science, so as to result in no net loss of critical area functions and values. Mitigation can include avoiding the impact, minimizing or reducing the impact or rectifying the impact through repair, rehabilitation, or restoring the affected environment or compensation for the impact by replacing, enhancing or providing substitute resources or environments. The preferred mitigation would be in-kind and on-site, when possible, and sufficient to maintain the functions and values of the wetland. However, when appropriate, a watershed approach to mitigation may be utilized. If used, compensatory mitigation should address the function affected by the alternation to the wetland or buffer area.	Intent section of Wetlands/Streams Corridors					
		Allow development in wetlands only if impacts are unavoidable and such development can successfully mitigate potential hazards and compensate for wetland loss.	E-WS-4 Wetland Development					
	Identify and categorize wetlands and/or streams of local significance on the basis of interlocal agreements where city boundaries arbitrarily divide a wetland or a stream.	The wetlands and/or streams of local significance could also be identified and categorized on the basis of interlocal agreements where city boundaries arbitrarily divide a wetland or a stream.	Wetlands and Streams of local significance section					
		<p>Consider wetlands or streams as eligible to be designated as locally significant if it is identified and adopted by the city as part of its planning process and the Critical Area Preservation Ordinance (CAPO), following public review and appeal, and satisfies the following criteria:</p> <ul style="list-style-type: none"> a) Is locally rare, or b) Is documented as a groundwater recharge area, or contributes functional value to a local government water quality or flood mitigation program, or c) Provides habitat for fish and wildlife that is considered important by a local community, or d) Is a recognized or planned educational site, or e) Is part of a recognized or planned recreational resource, or f) Is part of an open or planned open space resource, or g) Is planned for restoration or enhancement as a part of a local government protection program, or h) Is part of a wildlife corridor or connects wetland areas or streams of greater value, or i) Is recognized and valued as a part of the local landscape, or j) Is considered sensitive to development or disturbance, or k) Is considered irreplaceable, or l) Is a buffer area for a growth management boundary, or m) Is an integral part of a system that would benefit from better overall protection, or n) Contains anadromous fish. <p>Using the above criteria the following Wetlands of Local Significance</p>	Criteria					

Action Number	Action	Former Comprehensive Plan Language	Former Comprehensive Plan Policy #	Comprehensive Plan Policies Addressed (to be provided after PC review)	Ease to Implement (to be addressed as part of EAP or other efforts)	Cost (to be addressed as part of EAP or other efforts)	Priority (High, Medium, Low) (to be addressed as part of EAP or other efforts)	City Department Lead (to be addressed as part of EAP or other efforts)
		Recognize that the extraction of mineral resources is necessary to meet the needs of the entire public, and, if possible, should be accomplished prior to development of the land for other purposes, provided that extractive areas should be thoroughly assessed as to their impact on the City before being created, established or extended.	E-MRL-2 Mineral Resources Extraction					
		Ensure that extractive operations are subject to proper location and strict performance standards to protect adjacent land uses as well as the community as a whole and to ensure proper reconditioning and beneficial future use of land.	E-MRL-3 Extractive Operations					
		Encourage resource industries to use management practices that protect the environment and prevent significant adverse impacts to adjacent land uses.	E-MRL-5 Best Management Practices					
Urban Forest Management Actions								
	UF purpose and intent - through effective education, extensive outreach, innovative partnerships and pragmatic implementation strategies.	UF purpose and intent - through effective education, extensive outreach, innovative partnerships and pragmatic implementation strategies.	Former Policies, objectives from Urban Forest Policy Element					
	UF purpose and intent- providing direction for a range of future actions, including establishing programs, practices, regulations, standards, and guidelines that reflect the best available science and best management practices to result in a safe and healthy urban forest.	UF purpose and intent- providing direction for a range of future actions, including establishing programs, practices, regulations, standards, and guidelines that reflect the best available science and best management practices to result in a safe and healthy urban forest.	Former Policies, objectives from Urban Forest Policy Element					
	UF purpose and intent - set forth guidance on managing vegetation on city properties and within the public right-of-way, and providing education and outreach to support citywide actions to manage the urban forest.	UF purpose and intent - set forth guidance on managing vegetation on city properties and within the public right-of-way, and providing education and outreach to support citywide actions to manage the urban forest.	Former Policies, objectives from Urban Forest Policy Element					
	UF objectives - Establish incentives and programs, and review and update regulations and standards to support urban forest management	UF objectives - Establish incentives and programs, and review and update regulations and standards to support urban forest management	Former Policies, objectives from Urban Forest Policy Element					
	UF objectives - Use the Urban Forest Policy Element as the foundation for an Urban Forest Management Plan and Manual for City staff, agencies, contractors, developers, engineers, and others living or doing business in Tacoma on the maintenance, preservation, and enhancement of the urban forest using the best science and management practices available	UF objectives - Use the Urban Forest Policy Element as the foundation for an Urban Forest Management Plan and Manual for City staff, agencies, contractors, developers, engineers, and others living or doing business in Tacoma on the maintenance, preservation, and enhancement of the urban forest using the best science and management practices available	Former Policies, objectives from Urban Forest Policy Element					
	UF objectives - Mitigate tree loss and tree damage caused by construction activities, invasive species, and tree diseases and pests	UF objectives - Mitigate tree loss and tree damage caused by construction activities, invasive species, and tree diseases and pests	Former Policies, objectives from Urban Forest Policy Element					
		Achieve a balance between the competing needs of the environment, budget limitations, utilities and infrastructure, safety, the rights of property owners and the desires of the public.	UF-2 Management					
		Take reasonable measures to mitigate trees that pose a high level of risk to public health and safety.	UF-3 Public Safety					
	Establish an Urban Forestry Account for the maintenance, preservation, education improvement, and support of Tacoma's urban forest.	Establish an Urban Forestry Account for the maintenance, preservation, education improvement, and support of Tacoma's urban forest.	UF-5 Urban Forestry Account					

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	Find or develop new funding sources such as assessment districts, fundraising, donations, grants for projects, or an urban forest utility fee to fund adequate tree maintenance.	Find or develop new funding sources such as assessment districts, fundraising, donations, grants for projects, or an urban forest utility fee to fund adequate tree maintenance.	UF-6 Funding Sources for Maintenance					
	Create an Urban Forest Management Plan (UFMP), consisting of an analysis of existing conditions and a detailed work program for policy implementation. Update the UFMP often to reflect changing policies and regulations, standards, best management practices, and accomplishments.	Create an Urban Forest Management Plan (UFMP), consisting of an analysis of existing conditions and a detailed work program for policy implementation. Update the UFMP often to reflect changing policies and regulations, standards, best management practices, and accomplishments.	UF-7 Urban Forest Management Plan					
	Create, and regularly update, an Urban Forest Manual using the best available science and current best management practices, accepted standards and guidelines to support the UFMP, and this element.	Create, and regularly update, an Urban Forest Manual using the best available science and current best management practices, accepted standards and guidelines to support the UFMP, and this element.	UF-8 Urban Forest Manual					
	Establish an Urban Forest and Open Space Advisory Board to support the development of the urban forestry program and to take an active role in ensuring increased citizen involvement and oversight of urban forestry and open space activities. The Citizen Advisory Board should be broadly representative of community interests and of pertinent technical expertise.	Establish an Urban Forest and Open Space Advisory Board to support the development of the urban forestry program and to take an active role in ensuring increased citizen involvement and oversight of urban forestry and open space activities. The Citizen Advisory Board should be broadly representative of community interests and of pertinent technical expertise.	UF-9 Citizen Advisory Board					
	Develop an approach to educate tree care firms, or individuals that wish to provide professional tree maintenance services, about Tacoma's policies, regulations, and standards to ensure the proper care of our urban forest.	Develop an approach to educate tree care firms, or individuals that wish to provide professional tree maintenance services, about Tacoma's policies, regulations, and standards to ensure the proper care of our urban forest.	UF-10 Tree Care Services					
	Incorporate industry standard tree valuation methods that closely reflect the complete value of trees for use when assessing fines, determining damages or estimating loss.	Incorporate industry standard tree valuation methods that closely reflect the complete value of trees for use when assessing fines, determining damages or estimating loss.	UF-11 Tree Valuation					
		Public agencies that maintain an Urban Forestry Program (see glossary) should be given autonomy in meeting the intent and policies of this element in exchange for the sharing of urban forest management data, provided that the agency agrees to periodic review of the agency's progress in meeting the City's urban forestry goals.	UF-13 Public Agencies					
		Develop incentives, programs and/or regulations to meet the intent of this element that are tailored to the needs and characteristics of differing land uses.	UF-14 Diverse Land Uses					
		Provide equitable urban forest resources and services throughout the city regardless of geographic, racial or social differences.	UF-15 Equity					
	Achieve recognition from state and national urban forestry programs. Develop a local recognition program for citizens, businesses, and agencies to encourage community stewardship of the urban forest.	Achieve recognition from state and national urban forestry programs. Develop a local recognition program for citizens, businesses, and agencies to encourage community stewardship of the urban forest.	UF-16 Recognition					

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	Collect data regarding Tacoma’s urban forest, such as quantity of canopy cover, forest condition and diversity of species, to support the creation of an Urban Forest Management Plan (UFMP).	Collect data regarding Tacoma’s urban forest, such as quantity of canopy cover, forest condition and diversity of species, to support the creation of an Urban Forest Management Plan (UFMP).	UF-R-2 Management Data					
		Partner with federal, state, regional and local governmental jurisdictions, community non-profits, the private sector and others to share urban forest and ecosystem resources.	UF-R-3 Partnerships					
	Provide appropriate resources, advice, and educational materials to communicate policies, incentives, standards, and regulations in relation to the management of Tacoma’s urban forest.	Provide appropriate resources, advice, and educational materials to communicate policies, incentives, standards, and regulations in relation to the management of Tacoma’s urban forest.	UF-EO-1 Education					
	Develop voluntary and incentive-based programs to build broader community support for the urban forest, enhance canopy cover, and flexibility in management.	Develop voluntary and incentive-based programs to build broader community support for the urban forest, enhance canopy cover, and flexibility in management.	UF-EO-3 Incentives					
	Develop incentives to encourage tree retention, such as landscaping code modifications, flexibility in City requirements for infrastructure improvements, reductions of City fees related to stormwater management, and other approaches.	Incentives to encourage tree retention may include landscaping code modifications, flexibility in City requirements for infrastructure improvements, reductions of City fees related to stormwater management, and other approaches.	UF Preservation introduction text as follows					
		Encourage and promote the retention of trees, whenever practicable and appropriate, through education, outreach and incentives.	UF-PR-1 Retention of Trees					
		Promote the long-term health and survival of trees that are retained during construction activities.	UF-PR-3 Protection of Trees During Development					
	Establish a Heritage Tree Program for the voluntary recognition and protection of trees with unusual or unique historical, ecological, cultural and/or aesthetic significance.	Establish a Heritage Tree Program for the voluntary recognition and protection of trees with unusual or unique historical, ecological, cultural and/or aesthetic significance.	UF-PR-4 Heritage Trees					
	Establish incentives, regulations and education efforts to protect and preserve native tree species, especially threatened species such as Oregon White Oaks (Quercus garryana) or Pacific Madrone (Arbutus menziesii).	Establish incentives, regulations and education efforts to protect and preserve native tree species, especially threatened species such as Oregon White Oaks (Quercus garryana) or Pacific Madrone (Arbutus menziesii).	UF-PR-5 Threatened Native Tree Species					
		Pursue retention of existing trees and vegetation that help stabilize steep slope areas in order to increase public safety, maintain slope stability, decrease soil erosion, and retain environmental function and natural character.	UF-PR-7 Protect Steep Slopes					
		Prioritize tree planting and landscaping in street and freeway rights-of-way, in particular in highly visible locations such as business districts and major corridors. Include utility rights-of-way, parks, school sites, and other publicly owned property when and where appropriate.	UF-PCM-1 Planting Priorities					
		Avoid and/or minimize conflicts with existing public infrastructure, natural systems, and/or utility facilities.	UF-PCM-2 Species Selection					
	Maintain a tree program to provide free trees for citizens to plant in the rights-of-way.	Maintain a tree program to provide free trees for citizens to plant in the rights-of-way.	UF-PCM-3 Tree Planting Program					

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	Develop demonstration projects, in diverse areas representative of the range of land use and development patterns in the City, implementing outreach and education strategies targeted toward achieving the City's tree canopy goal. Learn from what works and implement effective strategies citywide.	Develop demonstration projects, in diverse areas representative of the range of land use and development patterns in the City, implementing outreach and education strategies targeted toward achieving the City's tree canopy goal. Implementation of the demonstration projects should be a high priority in the Urban Forest Management Plan. Learn from what works and implement effective strategies citywide.	UF-PCM-6 Demonstration Projects				High	
		Promote the survival of newly planted trees	UF-PCM-9 Survival of Newly Planted Trees					
	Ensure that landscaping in new developments is properly cared for and survives, both during the plant establishment period and in perpetuity through such means as landscape management plans, maintenance agreements, and monitoring.	Ensure that landscaping in new developments is properly cared for and survives, both during the plant establishment period and in perpetuity through such means as landscape management plans, maintenance agreements, and monitoring.	UF-PCM-10 Landscape Maintenance Management Plans					
		Design streets, sidewalks and other infrastructure with thorough consideration of trees during the planning, design and construction processes.	UF-PD-2 Infrastructure Design					
	Align the City's landscape regulations and stormwater management manual to promote the integration of landscaping elements and low impact development stormwater management approaches	Align the City's landscape regulations and stormwater management manual to promote the integration of landscaping elements and low impact development stormwater management approaches	UF-PD-5 Landscaping and Stormwater Management					
		Provide adequate species diversity and an appropriate mix of tree types (evergreen vs. deciduous). Provide varied forms, textures, structure, flowering characteristics and other aesthetic benefits to enhance the types of street environments found in the City.	UF-S-2 Species Diversity					
		Provide a mixed-age tree population. Recognize and plan for growth and aging of the urban forest over time.	UF-S-4 Mixed Ages					
		Recycle all green waste generated by the maintenance of the urban forest.	UF-S-5 Green Waste					
		Encourage use of rooftops on existing buildings for container gardening if buildings cannot sustain a green roof.	UF-S-8 Green Roofs					
		Trees and other vegetation in unimproved rights-of-way are typically owned by and shall be the responsibility of the abutting property owner to maintain in perpetuity with proper permitting. Exceptions include maintenance necessary for utilities such as overhead power lines. Unimproved rights-of-way may be used, when appropriate and with the proper permitting and design review, for natural drainage systems to manage stormwater	UF-ROW-2 Unimproved Rights-of-Way					
		Trees and other vegetation in the improved rights-of-way are typically owned by and shall be the responsibility of the abutting property owner to maintain in perpetuity, with proper permitting, unless the trees and other vegetation were planted by and/or routinely and historically maintained by the City or other public agency. Exceptions include maintenance necessary for utilities such as overhead power lines. Improved rights-of-way may be used, when appropriate and with the proper permitting and design review, for natural drainage systems to manage stormwater, landscaping	UF-ROW-3 Improved Rights-of-Way					

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	Medians that are planted within the City on public streets, unless otherwise designated, shall typically be the responsibility of the City of Tacoma to maintain. Medians may be used for natural drainage systems to manage stormwater or landscaping.	Medians that are planted within the City on public streets, unless otherwise designated, shall typically be the responsibility of the City of Tacoma to maintain. Medians may be used for natural drainage systems to manage stormwater or landscaping.	UF-ROW-4 Medians					
	Traffic circles, cul-de-sac islands bulb-outs and other similar traffic calming devices in neighborhoods are typically the responsibility of the neighborhood to maintain with proper permitting. Encourage planting of trees and shrubs that are low maintenance. Plantings shall not pose a public safety hazard	Traffic circles, cul-de-sac islands bulb-outs and other similar traffic calming devices in neighborhoods are typically the responsibility of the neighborhood to maintain with proper permitting. Encourage planting of trees and shrubs that are low maintenance. Plantings shall not pose a public safety hazard	UF-ROW-5 Traffic Circles, Cul-de sac Islands & Bulb-outs					
	Roundabout center islands shall typically be the responsibility of the City to maintain. Roundabouts should be planted in accordance with traffic guidelines.	Roundabout center islands shall typically be the responsibility of the City to maintain. Roundabouts should be planted in accordance with traffic guidelines.	UF-ROW-6 Roundabouts					
	Maintain and update the Recommended Street Tree List	Maintain and update the Recommended Street Tree List	UF-RPD-1 Recommended Street Tree List					
	Increase the dedicated airspace and dedicated root volume available for street tree planting to provide better accommodation of large canopy street trees and assist with achieving the optimum canopy coverage goal.	Increase the dedicated airspace and dedicated root volume available for street tree planting to provide better accommodation of large canopy street trees and assist with achieving the optimum canopy coverage goal.	UF-RPD-3 Air and Root Space					
	Aim to preserve trees when sidewalk infrastructure conflicts occur, whenever practicable and appropriate, provided the species is appropriate for its location per City regulations and standards. Explore the use of alternative sidewalk materials as appropriate.	Aim to preserve trees when sidewalk infrastructure conflicts occur, whenever practicable and appropriate, provided the species is appropriate for its location per City regulations and standards. Explore the use of alternative sidewalk materials as appropriate.	UF-RPD-5 Avoid Conflicts Between Trees and Sidewalks					
		Implement a voluntary removal/replacement program of inappropriately located trees within the rights-of-way, such as under overhead utility lines, to reduce tree/infrastructure conflicts.	UF-RPD-6 Removal of Inappropriately Located Trees					
	Develop standards and educate the public about appropriate species when planting under overhead utilities, over underground utilities and adjacent to streets to reduce future conflicts.	Develop standards and educate the public about appropriate species when planting under overhead utilities, over underground utilities and adjacent to streets to reduce future conflicts.	UF-RPD-7 New Plantings Near Existing Utilities					
	Allow street trees and trees located on City-owned property to be trimmed away from buildings, if desired by the abutting property owner. Such pruning shall be conducted in a manner and to the extent that does not significantly harm the tree(s) and with the proper permit.	Allow street trees and trees located on City-owned property to be trimmed away from buildings, if desired by the abutting property owner. Such pruning shall be conducted in a manner and to the extent that does not significantly harm the tree(s) and with the proper permit.	UF-RPD-8 Buildings					

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	Allow street trees to be trimmed to increase visibility of business signs. Such pruning shall be conducted in a manner and to the extent that does not significantly harm the tree(s) and with the proper permit. Encourage the use of non-traditional signage or placement of signage below the canopy for increased visibility. Educate business owners about the value of trees to their businesses.	Allow street trees to be trimmed to increase visibility of business signs. Such pruning shall be conducted in a manner and to the extent that does not significantly harm the tree(s) and with the proper permit. Encourage the use of non-traditional signage or placement of signage below the canopy for increased visibility. Educate business owners about the value of trees to their businesses.	UF-RPD-9 Business Signs					
		Retain existing street trees whenever practicable, appropriate and desired by the abutting property owner(s). Provide education and assistance for their necessary care.	UF-REM-1 Existing Street Trees					
	Notify the public of impending removals of mature trees located in the rights-of-way and on City properties.	Notify the public of impending removals of mature trees located in the rights-of-way and on City properties.	UF-REM-4 Posting Public Notice					
	Establish a fee for removal permits for mature trees located in the right-of-way	Establish a fee for removal permits for mature trees located in the right-of-way	UF-REM-5 Permit Requirements					
	Require the replacement of trees removed from rights-of-way and City properties. Replacements should at least be equivalent at maturity to the canopy cover lost or quantity of tree(s) removed, whichever is practicable.	Require the replacement of trees removed from rights-of-way and City properties. Replacements should at least be equivalent at maturity to the canopy cover lost or quantity of tree(s) removed, whichever is practicable.	UF-REM-6 Replacements					
Open Space Habitat and Recreation Actions								
		Provide a consistent and well-developed guide for future identification, acquisition, restoration and maintenance of public open space.	Former Policies, objectives from OSHR Element					
	Provide a clear basis to direct future capital projects and funding allocations intended to acquire, manage, maintain or restore a variety of open space lands and facilities.	Provide a clear basis to direct future capital projects and funding allocations intended to acquire, manage, maintain or restore a variety of open space lands and facilities.	Former Policies, objectives from OSHR Element					
		Aid citizens in understanding the important issues, challenges and opportunities related to Tacoma’s habitat and recreation lands and facilities.	Former Policies, objectives from OSHR Element					
		Designate Tacoma’s most valuable open space habitat areas as Habitat Corridors.	Former Policies, objectives from OSHR Element					
		where implementation of green infrastructure practices such as reducing road widths, utilizing low impact development stormwater techniques and vegetation planting will be prioritized.	Former Policies, objectives from OSHR Element, Green Infrastructure Section					
	Designate specific streets, trails and other public rights-of-way which are the most appropriate for implementation of green infrastructure practices, based on their location, width, traffic volumes, adjacent uses, prominence, potential to enhance habitat connectivity, contiguity with open space areas and/or other considerations. Prioritize those streets for implementation of such measures	Designate specific streets, trails and other public rights-of-way which are the most appropriate for implementation of green infrastructure practices, based on their location, width, traffic volumes, adjacent uses, prominence, potential to enhance habitat connectivity, contiguity with open space areas and/or other considerations. Prioritize those streets for implementation of such measures	OS-GI-2 Green Streets					

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	“Green” Tacoma through citizen mobilization, outreach, and education working to identify, designate, and green corridors throughout the city. Provide connections between habitat areas and recreational opportunities through neighborhood green corridors. Use incentives and innovation to achieve canopy cover goals. Partner with local farms and nurseries to offer options for local residents to increase tree plantings in yards.	“Green” Tacoma through citizen mobilization, outreach, and education working to identify, designate, and green corridors throughout the city. Provide connections between habitat areas and recreational opportunities through neighborhood green corridors. Use incentives and innovation to achieve canopy cover goals. Partner with local farms and nurseries to offer options for local residents to increase tree plantings in yards.	OS-GI-3 Green Corridors					
	The city will lead by example and seek opportunities for pilot projects and innovative designs that reduce the footprint of construction or infrastructure projects and/or green the city.	The city will lead by example and seek opportunities for pilot projects and innovative designs that reduce the footprint of construction or infrastructure projects and/or green the city.	OS-GI-4 City Leadership					
		Actively engage in tree planting, maintenance of native and climate-adapted trees and plants, and preservation of large trees city-wide. Prioritize street and freeway rights-of-way, and include utility rights-of-way, parks, school sites, and other public property when appropriate. Trees and landscaping should be appropriate to the location and conditions, and seek to avoid or minimize conflicts with existing public infrastructure and/or utility facilities.	OS-GI-5 Tree Planting and Maintenance					
	Develop an incentive and/or outreach program to encourage voluntary plantings of native and climate-adapted trees and plants on private property.	Develop an incentive and/or outreach program to encourage voluntary plantings of native and climate-adapted trees and plants on private property.	OS-GI-6 Encourage Voluntary Plantings					
	Review and update City regulations on an ongoing basis, as new information and opportunities become available, to better achieve outcomes in terms of green infrastructure goals.	Encourage and support sustainable development practices throughout the city such as low impact development stormwater management, green building and complete streets. Review and update City regulations on an ongoing basis, as new information and opportunities become available, to better achieve outcomes in terms of green infrastructure goals.	OS-GI-7 Sustainable Development Practices City-wide					
	Develop complete streets standards and low impact development street sections that create a balance between pedestrians, bicycles and automobiles, making sidewalks pleasant and functional public spaces, and accommodate low impact development stormwater management.	Recognize that streets and sidewalks provide a vast amount of public space and develop complete streets standards and low impact development street sections for creating a balance between pedestrians, bicycles and automobiles, making sidewalks pleasant and functional public spaces, and accommodating low impact development stormwater management.	OS-GI-8 Streetscape Improvements					
		It is very important that landscape installation, and ongoing maintenance, be effective in beautifying these vital gateways to Tacoma; enhancing natural function and connectivity within Habitat Corridors; providing effective screening from freeways for sensitive neighborhoods; and, making substantial progress to achieve Tacoma’s urban forestry goals through planting a mix of tree sizes and species, including large height and canopy trees.	OS-GI-9 Highway Planting					
	The Public Access Alternatives Plan should be utilized for coordinating public and private efforts, prioritizing waterfront public access projects, and guiding permit applications in accordance with the goals and policies of the Shoreline Master Program.	The PAAL should be utilized for coordinating public and private efforts, prioritizing waterfront public access projects, and guiding permit applications in accordance with the goals and policies of the Shoreline Master Program.	Waterfront description					

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		Develop opportunities for public access to the Puget Sound for water-oriented recreation and enjoyment of shorelines, including public access to both natural and man-made waterfront features such as beaches, tidelands, wharfs, piers, esplanades, parks, heritage sites, and waterfront trails and paths.	OS-SH-2 Shoreline and Water Access					
		Develop and enhance opportunities for swimming, boating including use of Tacoma’s water trails, fishing, SCUBA diving, educational activities, wildlife observation and other shoreline and water-dependent activities.	OS-SH-3 Shoreline and Water Activities					
	Partner to develop and maintain trails oriented to the shorelines, slopes and gulches. Development of trails should be coordinated with habitat restoration efforts.	Recognizing that many of Tacoma’s existing and planned trails follow the shoreline or connect shoreline and upland areas, partner to develop and maintain trails oriented to the shorelines, slopes and gulches. Development of trails should be coordinated with habitat restoration efforts.	OS-SH-5 Shoreline Trail Connections					
	Implement the priority actions identified in the Shoreline Master Program Public Access Alternatives.	Implement the priority actions identified in the Shoreline Master Program Public Access Alternatives.	OS-SH-6 Shoreline Public Access Alternatives					
		Critical areas regulations pertaining to development proposals within the designated Habitat Corridors should be evaluated.	Habitat Areas description:					
	Work with the Green Tacoma Partnership and other partners to delineate and designate all habitat lands with high natural habitat values within the City, in order to guide their future land use and management.	Work with the Green Tacoma Partnership and other partners to delineate and designate all habitat lands with high natural habitat values within the City, in order to guide their future land use and management.	OS-HA-3 Delineate High Value Habitat Lands					
	Acquire ownership or interest in all high value habitat lands depicted on the Open Space System map, or otherwise delineated, by 2034. Lands acquired for their habitat functions and values, including new acquisitions and those currently owned by the City, shall be conserved as habitat lands in perpetuity, or in rare circumstances replaced by acquisition and conservation of habitat areas elsewhere in the City of greater habitat value.	Acquire ownership or interest in all high value habitat lands depicted on the Open Space System map, or otherwise delineated, by 2034. Lands acquired for their habitat functions and values, including new acquisitions and those currently owned by the City, shall be conserved as habitat lands in perpetuity, or in rare circumstances replaced by acquisition and conservation of habitat areas elsewhere in the City of greater habitat value.	OS-HA-4 Acquire, Conserve and Restore Habitat Areas					
	Use innovative, creative methods to fund opportunities to conserve habitat areas. Consideration should be given to developing a fund that would provide match for any privately raised funds.	Use innovative, creative methods to fund opportunities to conserve habitat areas. Consideration should be given to developing a fund that would provide match for any privately raised funds.	OS-HA-5 Funding for Habitat Acquisition					
	Develop low-impact access and recreation/education opportunities within publicly-owned habitat areas, such as hiking, bird and wildlife observation, and waterfront access, when such access is desired by the public, appropriate to the habitat and site conditions and will minimize or avoid impacts to the habitat. Seek to prevent public access, including off-leash pets, that is harmful to habitat functions. Access is not appropriate to sites that contain endangered species or other similarly sensitive features.	Develop low-impact access and recreation/education opportunities within publicly-owned habitat areas, such as hiking, bird and wildlife observation, and waterfront access, when such access is desired by the public, appropriate to the habitat and site conditions and will minimize or avoid impacts to the habitat. Seek to prevent public access, including off-leash pets, that is harmful to habitat functions. Access is not appropriate to sites that contain endangered species or other similarly sensitive features.	OS-HA-6 Low-impact Access and Recreation					

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		Strive to minimize development of new public infrastructure and improvements on valuable habitat lands within the designated Habitat Corridors. On-going maintenance, alterations and redevelopment of currently developed sites is acceptable. However, new development, with the exception of low-impact recreation or environmental education facilities such as interpretative signage and trails, of previously undeveloped city-owned habitat lands is strongly discouraged and should be considered only if other feasible alternatives are not available. When new development of such lands is deemed necessary, design and construct, to the extent feasible, to minimize the impacts to habitat functions through use of low impact development stormwater techniques, alternative routes and siting, green building techniques and other approaches.	OS-HA-7 Sustainable Development Practices for City Properties within Corridors					
	Habitat area acquisition strategy and alternatives ranking will place the highest priority on acquiring properties with the following characteristics: <ul style="list-style-type: none"> • A high degree of habitat health and quality, location within Habitat Corridors, presence of threatened or endangered species or habitats, presence of wetlands, stream, lake or shoreline, and the probability of loss of the property. • Also significant in ranking are the site’s habitat restoration potential, offered sale price, and manageability issues. • Of lesser but still relevant significance are the site’s proximity to other protected sites, the presence of a volunteer restoration group, whether the site serves one or more valuable open space functions in addition to providing habitat, whether conservation of the site would support habitat health within or near a designated Wetland or Stream of Local Significance, and whether the site is within an area underserved by open space. 	Habitat area acquisition strategy and alternatives ranking will place the highest priority on acquiring properties with the following characteristics: <ul style="list-style-type: none"> • A high degree of habitat health and quality, location within Habitat Corridors, presence of threatened or endangered species or habitats, presence of wetlands, stream, lake or shoreline, and the probability of loss of the property. • Also significant in ranking are the site’s habitat restoration potential, offered sale price, and manageability issues. • Of lesser but still relevant significance are the site’s proximity to other protected sites, the presence of a volunteer restoration group, whether the site serves one or more valuable open space functions in addition to providing habitat, whether conservation of the site would support habitat health within or near a designated Wetland or Stream of Local Significance, and whether the site is within an area underserved by open space. 	OS-HA-9 Habitat Area Acquisition Strategy					
	Identify potential regulatory and/or incentive-based approaches to providing greater protection for the habitat functions of habitat lands located within the designated Habitat Corridors. Update regulations, if appropriate.	Identify potential regulatory and/or incentive-based approaches to providing greater protection for the habitat functions of habitat lands located within the designated Habitat Corridors. Update regulations, if appropriate.	OS-HA-12 Development Standards within Habitat Corridors					
	Develop regulations to allow the use of advanced mitigation techniques, including offsite mitigation accomplished within pre-identified mitigation sites and mitigation banks.	Develop regulations to allow the use of advanced mitigation techniques, including offsite mitigation accomplished within pre-identified mitigation sites and mitigation banks.	OS-CAPO-1 Advanced Mitigation of Wetland/Stream Impacts					
	Develop a fee in lieu program, to include wetlands and their buffers, and riparian corridor areas of streams, that directs required mitigation eligible for fees in lieu to appropriate high value habitat areas within the Habitat Corridors. Funds collected shall be adequate to mitigate permitted impacts, and commensurate with those impacts	Develop a fee in lieu program, to include wetlands and their buffers, and riparian corridor areas of streams, that directs required mitigation eligible for fees in lieu to appropriate high value habitat areas within the Habitat Corridors. Funds collected shall be adequate to mitigate permitted impacts, and commensurate with those impacts	OS-CAPO-2 Fee In Lieu Program					

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	Develop and implement a collaborative strategy that directs implementation of the OSHRE, by identifying tasks and short-term objectives and specifying timing, funding and responsibilities for each. Develop an ongoing monitoring and reporting approach.	Develop and implement a collaborative strategy that directs implementation of the OSHRE, by identifying tasks and short-term objectives and specifying timing, funding and responsibilities for each. Develop an ongoing monitoring and reporting approach.	OS-IF-1 Collaborative Implementation					
	City properties and public rights-of-way located within designated Habitat Corridors that are deemed unnecessary for the managing department's primary mission, shall be evaluated for designation as open space	City properties and public rights-of-way located within designated Habitat Corridors that are deemed unnecessary for the managing department's primary mission, shall be evaluated for designation as open space	OS-CW-2 Designating Public Property as Open Space					
	Purchase or accept donations of land or interests in land suitable for habitat and/or recreation, according to the acquisition process and ranking criteria outlined in the OSHRE and Strategic Action Program. Avoid accepting land that has little value as open space or carries management liabilities that outweigh the benefits to the public of City ownership.	Purchase or accept donations of land or interests in land suitable for habitat and/or recreation, according to the acquisition process and ranking criteria outlined in the OSHRE and Strategic Action Program. Avoid accepting land that has little value as open space or carries management liabilities that outweigh the benefits to the public of City ownership.	OS-LF-1 Acquisitions					
	Maintain an official inventory of City-owned open space properties. Properties on this inventory shall, whenever feasible, be permanently conserved for open space purposes and managed according to the policies of the OSHRE. Properties shall not be removed from the inventory unless it is verified that they were added in error or determined that they do not provide significant open space benefits, they are being transferred to another party which will maintain them in permanent conservation or, in rare circumstances, they will be replaced by the addition of lands of significantly greater habitat or other open space value.	Maintain an official inventory of City-owned open space properties. Properties on this inventory shall, whenever feasible, be permanently conserved for open space purposes and managed according to the policies of the OSHRE. Properties shall not be removed from the inventory unless it is verified that they were added in error or determined that they do not provide significant open space benefits, they are being transferred to another party which will maintain them in permanent conservation or, in rare circumstances, they will be replaced by the addition of lands of significantly greater habitat or other open space value.	OS-LF-2 Open Space Inventory					
	Explore changes to the zoning code that would allow for open space dedication as part of new development and redevelopment.	Develop zoning and other approaches to ensure the provision of publicly beneficial open space when redevelopment occurs.	OS-LF-3 Long-term Additions to Publicly Beneficial Open Space					
	Develop and use Best Management Practices (BMPs) for the management and maintenance of habitat lands. BMPs will provide guidance on the full spectrum of issues pertinent to ongoing habitat land management. The City of Tacoma and its partners shall strive to fully implement the BMPs through management of publicly-owned habitat lands, and will support and encourage all property owners to implement them. BMPs will be updated according to advances in the field and science.	Develop and use Best Management Practices (BMPs) for the management and maintenance of habitat lands. BMPs will provide guidance on the full spectrum of issues pertinent to ongoing habitat land management. The City of Tacoma and its partners shall strive to fully implement the BMPs through management of publicly-owned habitat lands, and will support and encourage all property owners to implement them. BMPs will be updated according to advances in the field and science.	OS-LF-5 Best Management Practices					

Action Number	Action	Former Comprehensive Plan Language	Former Comprehensive Plan Policy #	Comprehensive Plan Policies Addressed (to be provided after PC review)	Ease to Implement (to be addressed as part of EAP or other efforts)	Cost (to be addressed as part of EAP or other efforts)	Priority (High, Medium, Low) (to be addressed as part of EAP or other efforts)	City Department Lead (to be addressed as part of EAP or other efforts)
		Proactively seek to eliminate illegal activities such as dumping, transient encampments, littering and graffiti by fostering positive community engagement in the area, application of Crime Prevention Through Environmental Design (CPTED) principles, and other means. Recognize that community engagement is the best way to ensure safety.	OS-LF-7 Renovation, Maintenance, and Security					
		Adopt formalized policies, procedures and criteria for accepting, siting, and designing public art, interpretive displays, historical monuments, commemorative displays, or other cultural or artistic installations within publicly-owned open space and parks. The presence of historic and/or cultural features supports the conservation of an area as open space.	OS-LF-8 Historic, Cultural, and Art Resources					
		Provide well-designed, barrier-free and appropriate access and amenities at parks and facilities intended for public access, such as lighting, seating, drinking fountains, trash receptacles, bicycle racks, and shelters. Provide internal pathways connecting park elements and features within high-impact recreational areas.	OS-LF-9 Site Amenities					
		Design and develop recreation lands and facilities, as appropriate to each site, to accommodate and encourage non-motorized travel modes, including walking, hiking, bicycling, skateboarding and rollerblading. Accommodate non-motorized travel to and within recreation areas, and provide ample bicycle parking at high-impact recreation sites.	OS-LF-10 Accommodate Active Transportation					
	Provide consistent and easily understood “way-finding” features using common architectural elements, maps, and signage to connect trails, recreation facilities, and habitat corridors with public access. Where appropriate, develop interpretive displays reflecting the historic, cultural and ecological features of the site	Provide consistent and easily understood “way-finding” features using common architectural elements, maps, and signage to connect trails, recreation facilities, and habitat corridors with public access. Where appropriate, develop interpretive displays reflecting the historic, cultural and ecological features of the site	OS-LF-11 Way-Finding System					
		Topping of public trees for private view benefit shall not be allowed. Removal of public trees for the purposes of retaining or creating private views shall not be allowed unless as part of a coordinated plan developed by the public landowner that achieves view, habitat, environmental, slope stability and other objectives. Limited reduction pruning that does not substantially impact tree health may be considered	OS-LF-12 Scenic Views – Private Benefit					
	Lands meeting the City’s criteria for conservation which are located within the designated Habitat Corridors, and lands achieving other open space goals of this Plan, are appropriate “sending areas” for the transfer of development rights to other locations in the City, county and region.	Utilize the City’s TDR Program to conserve valuable city and regional assets, and continue to develop and enhance the program. Lands meeting the City’s criteria for conservation which are located within the designated Habitat Corridors, and lands achieving other open space goals of this Plan, are appropriate “sending areas” for the transfer of development rights to other locations in the City, county and region.	OS-LF-15 Transfer of Development Rights					
	Implement the Landscape Conservation and Local Infrastructure Program, a state authorized policy tool combining transfer of development rights with tax increment financing, to bring resources to bear that can support Tacoma’s conservation goals	Implement LCLIP, a state authorized policy tool combining TDR with tax increment financing, to bring resources to bear that can support Tacoma’s conservation goals	OS-LF-16 Landscape Conservation and Local Infrastructure Program					

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	Coordinate with XXX partners through the Green Tacoma Partnership and other avenues to solicit public input on XXX. Develop printed and web-based materials to inform and engage the public. Consider supporting a community-based advisory group.	The City and partners will coordinate through the Green Tacoma Partnership and other avenues to solicit public input. In addition, printed and web-based materials should be developed to inform and engage the public. Consideration may be given in the future to other approaches, such as supporting a community-based advisory group.	OSHR Ongoing Review					



ENVIRONMENT ELEMENT

1 What is the purpose of this chapter?

The purpose of the Environment Element is to:

1. Preserve, protect, and improve the health and general welfare of the public by promoting the planning, management and preservation of watershed functions, trees and forests, open space lands and habitat corridors, and natural resources including wetlands, streams, lakes, floodplains, fish and wildlife habitats, groundwater and geologic hazards.
2. Set policy to achieve a net gain in air and water quality, habitat functions and values, and tree canopy coverage.
3. Increase the awareness of the urban forest and habitat lands, the benefits of the urban ecosystem, and how our actions affect the health and livability of Tacoma and surrounding areas.
4. Prepare the City of Tacoma and the Tacoma community for the anticipated impacts from climate change and reduce our contribution to greenhouse gas emissions.
5. Facilitate communication and coordination among Tacoma community members, agencies, and Native American tribes to promote preservation and restoration of Tacoma's valuable environmental assets.

2 Why is this chapter important?

Situated in the Puget Sound Lowlands, at the mouth of the Puyallup River Valley and the tidal waters of Commencement Bay, and adjacent to some of the most fertile agricultural land in the world, Tacoma's wealth of natural resources provides an array of ecologically, economically and aesthetically valuable ecosystem services. Our rivers, streams and floodplains convey and store water and provide critical habitat for native fish and aquatic species. Our wetlands, trees, and vegetation clean and cool Tacoma's air and water, stabilize hillsides, soak up rainwater and provide habitat for an abundance of birds and other wildlife. The deep waters of Commencement Bay support international trade and commerce. Many of these resources also trap carbon and reduce urban heat island effects, which are increasingly important given the potential impacts of climate change. These natural resources are key contributors to Tacoma's identity, economy, reputation and sense of place.

The City has a long-standing commitment to maintaining a high-quality environment; however many of Tacoma's natural resources have been lost over time or are currently at risk. Urbanization has filled floodplains, contributing to seasonal flooding damage. Stormwater runoff from paved areas and rooftops has eroded our stream channels and polluted our streams, many of which are unable to support healthy fish populations. There is concern that anticipated growth and development will result in substantial tree removal, continued habitat loss, and negative impacts on at-risk plant and animal species.

The City's land use plans and investments have been, and will continue to be, instrumental in helping contribute to improvements in air and water quality over time, and in preserving natural resources. In addition, the City and community have made substantial investments of time and money to restore our watersheds. The goals and policies in this chapter protect these investments and help the City meet various regulations to protect public health and the environment. With thoughtful guidance, the community can work together to achieve and sustain healthy watersheds and a healthful environment for all Tacomans as the city grows.

3 Goals and Policies

3.1 Planning for Environmental Protection

Tacoma's quality of life depends on maintaining clean air, water, soil, and a healthy environment overall. The policies in this section will preserve and maintain environmental quality by emphasizing protection of natural resources and their functions, consistent with widely accepted ecological principles and scientific literature. These policies call for an up-to-date natural resource inventory and actions to protect air, water, soil, climate, biodiversity, and existing high value natural resources. They also call for consideration of tradeoffs in developing environmental protection programs.

GOAL: Tacoma's built and natural environments will function in complementary ways and are resilient in the face of climate change and natural hazards (*new goal*).

Planning

1. Protect air, water, and soil quality and associated benefits to public and ecological health and safety (*new policy*).
2. Recognize the multiple benefits of the City's ecosystem services, including economic impacts, reducing pollution, storing carbon, saving energy, and reducing stormwater runoff (*new policy*).
3. Promote equitable, safe, and well-designed physical and visual access to nature while also protecting high value natural resources, fish, and wildlife (*new policy*).
4. Consider the impacts of climate change and the risks to the city's environmental assets in all phases of plans, programs and investments (*new policy*).
5. Maintain self-sustaining populations of native plants, native resident and migratory fish, and wildlife species, including at-risk species and beneficial insects such as pollinators (*new policy*).
6. Protect the quantity, quality, and function of high value environmental assets identified in the City's natural resource inventories, including:
 - Rivers and streams
 - Floodplains.
 - Riparian corridors.
 - Wetlands.
 - Groundwater.

- Native and other beneficial vegetation species and communities.
 - Aquatic and terrestrial habitats, including special habitats or habitats of concern, including large anchor habitats, habitat complexes and corridors, rare and declining habitats such as wetlands, native oak, and habitats that support special-status or at-risk plant and wildlife species.
 - Other resources identified in natural resource inventories (*new policy*)
7. When planning for growth, direct development activities away from important natural features such as steep slope areas and unstable soils, wooded areas, shorelines, aquatic lands and other unique and high value natural areas (*new policy*).
 8. Consider Tacoma's environmental assets as important resources and components of the City's infrastructure (*new policy*).
 9. Ensure adequate resources to manage Tacoma's environmental assets and to educate the public about the benefits of Tacoma's natural resources (*existing policy UF-4 Resource Needs*).
 10. Develop hazard mitigation plans that reduce exposure of Tacoma citizens to future disasters or hazards (e.g., flooding, earthquakes, winds) (*new policy*).

Coordination

11. Coordinate, cooperate, and partner with federal, state, regional and local governmental jurisdictions, and the public to manage the City's environmental assets and to achieve the goals and policies herein (*existing policy UF-12 Coordination of Efforts and Partnerships*).

Best Available Science

12. Assess and periodically review the best available science for managing critical areas and utilize the science in the development of plans and regulations while also taking into consideration Tacoma's obligation to meet urban-level densities and other requirements under the Growth Management Act (*existing policy E-ER-6 Best Available Science*).
13. Evaluate climate data in the development of the best available science and consider climate risks in the development of regulations, plans, and programs (*new policy*).
14. Evaluate trends in watershed and environmental health using current monitoring data and information to guide improvements in the effectiveness of City plans, regulations, and infrastructure investments (*new policy*).

Natural Resource Inventory and Land Acquisition

15. Maintain an up-to-date inventory of environmental assets by identifying the location and evaluating the relative quantity and quality of environmental assets (*new policy*).
16. Develop and maintain a prioritized list of natural resource types, target areas, or properties desirable for public acquisition to support long-term natural resource protection, and establish a process for coordinating acquisition with other programs including strategies to maintain

employment land capacity, programs to protect water quality, and programs to reduce exposure to flooding hazards (*new policy*).

17. Develop environmental protection plans, programs and regulations that specify high value natural resources to be protected and the types of protections to be applied, based on the best data and science available, and on an evaluation of the potential consequences of allowing conflicting uses (*new policy*).

Watershed Plans

18. Develop management plans for each of the City's watershed basins. Conduct watershed characterizations that evaluate the current conditions of the watersheds in Tacoma and use the findings of the watershed characterizations to inform decisions about future land use, stormwater planning, and urban forest and open space management (*new policy*).

Climate Action

19. Incorporate climate change considerations into City comprehensive and operational plans (*new policy*).
20. Promote community resiliency through the development of climate change adaptation strategies (*new policy*).
21. Protect processes and functions of Tacoma's environmental assets (wetlands, streams, lakes) that control stormwater runoff, improve water quality, and protect public and private properties from flooding events in anticipation of climate change impacts (*new policy*).
22. Maintain, implement and periodically update a climate action plan and greenhouse gas inventory (*new policy*).
23. Assess the risks and potential impacts on both city government operations and on the larger Tacoma community due to climate change, with special attention to social equity (*new policy*).
24. Develop strategies that can 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, including programs and strategies that encourage retrofitting of existing

What are the climate change risks Tacoma could face?

Several recent studies have concluded that rising levels of greenhouse gases in the atmosphere (e.g., carbon dioxide, methane, and nitrous oxide) have warmed the earth. These studies also conclude that increases in greenhouse gases are causing rising sea levels; melting snow and ice; and more extreme storms, rainfall, and floods. Changes in temperature and precipitation patterns are projected to have wide-ranging impacts on the Puget Sound region in the coming decades. Anticipated climate change impacts in Tacoma include more extreme precipitation events (i.e., wetter winters and drier summers), an increased risk of mudslides, and greater flood risk in the Green and Puyallup Rivers (Dalton et al. 2014, Snover et al. 2013). The unique surficial glacial geology in portions of Tacoma allows for significant initial infiltration of rainfall, but can result in groundwater flooding in the hours and days after a heavy rainfall event, and changes in peak rainfall may aggravate this process. Meanwhile, changing amounts and timing of streamflow due to glacial retreat, reduced snowpack, and earlier snowmelt in the Cascades could affect Tacoma's municipal water supply. Sea level rise and storm surge may result in greater coastal flooding, erosion, destabilization of shoreline bluffs, and inundation of low-lying infrastructure. An anticipated 4.3 to 5.8 degree Fahrenheit increase in average temperature by mid-century will be accompanied by more frequent and prolonged summer heat events, contributing to increased wildfire risk as well as increased building cooling costs, and posing risks to the health of elderly residents and other particularly vulnerable individuals (Mote et al. 2013).

development and infrastructure to adapt to the effects of climate change (*new policy*).

3.2 Protecting Tacoma's Environmental Assets in Development Situations

The following policies provide guidance for land use regulations that address high value natural resources where new development is proposed. They will help ensure that the potential adverse impacts of development are well understood, and avoided where practicable. These policies also call for an evaluation of design alternatives to minimize impacts, and mitigation approaches that fully mitigate unavoidable impacts.

GOAL: All Tacomans will have access to clean air and water, can experience nature in their daily lives, and benefit from development that is designed to lessen the impacts of natural hazards and environmental contamination and degradation (*new goal*).

Avoiding or Minimizing Impacts

1. Consider limiting the development of new sensitive uses (like schools, childcare centers, nursing homes, senior housing, etc.) near existing sites that generate hazardous materials (*new policy*).
2. Avoid locating new sensitive uses in proximity to sources of pollution (e.g., Interstate-5, Interstate-705, State Route-509, State Route-16, State-Route 7, truck routes, rail yards) and vice versa. Where such uses are located in proximity to sources of air pollution, use building design, construction and technology techniques to mitigate the negative effects of air pollution on indoor air quality (*new policy*).
3. Evaluate the potential adverse impacts of proposed development on high value environmental assets, their functions, and the ecosystem services they provide (*new policy*).
4. Ensure that the City achieves no-net-loss of ecological functions over time (*new policy*).
5. Discourage development on lands where such development would pose hazards to life or property, or where important ecological functions or environmental quality would be adversely affected: (a) floodways and 100-year floodplains, (b) geologically hazard areas, (c) wetlands, (d) streams, (d) fish and wildlife habitat conservation areas, and (e) aquifer recharge areas (*existing policy E-GD-2 Development Hazards*).
6. Require that new development avoid and minimize adverse impacts to existing nature resources, critical areas, and shorelines through site design prior to providing mitigation to compensate for project impacts (*new policy*).
7. Encourage mitigation approaches that maximize the intended ecosystem benefits. Require on-site or use of established approved mitigation banks versus off-site mitigation; unless off-site mitigation within the same watershed will improve mitigation effectiveness (*new policy*).
8. Limit impervious surfaces within open space corridors, shorelines and designated critical areas to reduce impacts on hydrologic function, air and water quality, habitat connectivity, and tree canopy.

9. Encourage site planning and construction techniques that avoid and minimize adverse impacts to open space, native vegetation, tree cover, habitats and natural landforms (*existing policy E-FW-6 Innovative Development Techniques*).
10. Manage the quality and quantity of stormwater runoff entering Tacoma waterbodies, so as to protect public health and safety, surface and groundwater quality, and the ecological functions of natural drainage systems (*new policy*).
11. Encourage building, site, and infrastructure design and practices that provide safe fish and wildlife passage, and reduce or mitigate hazards to birds, bats, and other wildlife (*new policy*).
12. Minimize and manage ambient light levels to protect the integrity of ecological systems and public health without compromising public safety (*new policy*).
13. Promote the use of integrated pest management plants that provide guidelines for monitoring and treating pests and evaluating the effectiveness of the treatment program on land the City of Tacoma owns or maintains (*new policy*).

Urban Forest

14. Require the use of best management practices in the location, design, planting, maintenance and removal of trees and vegetation in public rights-of-way consistent with the City's adopted Urban Forest Manual, public works design manual, and land use codes (*new policy*).
15. Retain as many mature trees as practicable and appropriate during development of City owned land and street rights-of-way (*existing policy UF-REM-2 Existing Trees on City Land*).
16. Discourage removal of safe, healthy, and appropriate trees located on City property or within rights-of-way, while recognizing the abutting property owners' discretion to remove street trees with proper permitting (*existing policy UF-REM-3 Tree Removals from Streets and City Property*).
17. Protect rare and threatened tree species from the impacts of urbanization (*existing policy UF-PR-5*).

Wetlands, Streams and Lakes

18. Retain and enhance native vegetation along wetlands, rivers, streams, and lakes. The City may require new planting of native vegetation or removal of non-native species to restore ecological functions of riparian buffers where such activities will enhance the corridor's function (*new policy*).
19. Protect and enhance wetlands, streams, lakes and lake water quality through use of best management practices, managing and treating stormwater runoff, removal of invasive plant species, encouraging native planting, limiting the use of fertilizers/pesticides or other chemicals, and by restoration of fish and wildlife habitat (*new policy*).

Fish and Wildlife Habitat

20. Promote integration of development projects into their surrounding environments, promoting a "greenbelt natural corridor" for movement and use by species. These areas should use native plants that support native species of birds and animals (*existing policy E-FW-10 Integrate Development Projects*).

21. Encourage protection of habitat improvement project sites in perpetuity (*existing policy E-FW-12*).
22. Encourage preservation of large blocks of land around critical areas to ensure maximum habitat diversity (*existing policy E-FW-8 Maintain Habitat Diversity*).
23. Encourage informational and educational programs and activities dealing with the protection of wildlife. An example of such a program is the Backyard Wildlife Sanctuary program established by the state's Department of Fish and Wildlife (*new policy*).

Geologic Hazards

24. Encourage development standards in critical areas in accordance with the severity of natural constraints to reduce risks, minimize damage to life and property and mitigate potential hazards (*existing policy E-GD-3 Manage Development*).
25. Require appropriate levels of study and technical analysis as a condition to permitting construction within geologically hazardous areas, ensure sound engineering principles are used based on the associated risk in these areas, and limit land uses within or near geologically hazardous areas (*new policy*).
26. Require special protection to landslide hazard areas where mass wasting events could increase risk to human life, damage public property, or cause harm to adjacent property owners (*new policy*).
27. Critical areas regulations covering development in areas with severe seismic hazards, special building design and construction measures should be used to minimize the risk of structural damage, fire, and injury to occupants, and to prevent post-seismic collapse (*new policy*).
28. Manage development in and near steep slope and erosion hazard areas to minimize erosion and risk to people and property (*new policy*).
29. Promote soil stability by retaining vegetation in erosion-prone areas (*new policy*).
30. Establish setbacks around the perimeter of site-specific landslide hazard areas to avoid the potential to undermine these areas, cause erosion and sedimentation problems to downstream or downhill land uses, and avoid the risk to human life and safety (*new policy*).
31. Require that construction, maintenance, and operation of development in Seismic Hazard Areas minimizes hazards to persons, property, and natural resources within the Seismic Hazard Area and the entire community (*new policy*).
32. Require site-specific seismic hazard preparedness studies for essential public facilities and lifelines (*new policy*).
33. Protect existing natural gulches, watercourses, ravines, and similar land features from the adverse erosional effects of increased storm water runoff that is generated by new development (*existing policy E-SWR-3 Natural Land Features and Erosion*). Recognize that the extraction of mineral resources is necessary to meet the needs of the entire public (*existing policy E-MRL-2 Mineral Resources Extraction*).

34. Regulate development in the 100-year floodplain to avoid substantial risk and damage to public and private property and loss of life. Ensure these regulations, as a minimum, comply with state and federal requirements for floodplain regulations (*new policy*).
35. Direct uses that require substantial improvements or structures away from areas within the 100-year floodplain (*new policy*).
36. Require that construction, maintenance, and operation of development in the 100-year floodplain minimize hazards to persons and property within the 100-year floodplain and the entire community (*new policy*).
37. Encourage compensatory floodplain storage for all projects constructed within the 100-year floodplain (*new policy*).

Groundwater

38. Protect and preserve the quantity and quality of Tacoma's groundwater supply (*existing policy E-ARA-1 Groundwater Protection*).
39. Encourage the retention of surface water runoff in wetlands, regional retention facilities, detention ponds, and low impact development stormwater facilities, or use other similar stormwater management techniques to promote aquifer recharge assure a continued adequate groundwater supply (*existing policy E-ARA-2 Natural Area Retention*).
40. Encourage the development and use of alternative mechanisms for preventing and reducing the risk of groundwater contamination (e.g., by process or product changes) and disposal (e.g., through resource recovery and recycling) (*existing policy E-ARA-3 management Techniques*).
41. Encourage water reuse and reclamation for irrigation and other non-potable water needs (*new policy*).

3.3 Improving Environmental Quality

The following policies are intended to support improving environmental quality over time as the city grows. They provide direction to enhance the condition, capacity, and resilience of Tacoma's air and water and to restore hydrology, water quality, habitat and biological communities. These policies call for more effectively preventing incremental environmental degradation, including the spread of invasive species, soil loss, habitat fragmentation, and introduction of hazards to wildlife. They support a healthy urban forest and recognize that healthy natural systems reduce natural hazard risks. They also help the City mitigate and adapt to climate change.

Preventing additional environmental degradation will be more successful and cost-effective than addressing problems as they increase in severity. These policies will help the City avoid exacerbating adverse and disproportionate impacts on under-served and under-represented communities. While some of the impact areas listed below are regulated by other agencies, the City's land use plans and investments can help avoid or reduce impacts, while also improving conditions over time.

GOAL: Tacoma achieves the greatest possible gain in environmental health city-wide over the next 25 years through proactive planning, investment and stewardship. Tacomans will feel empowered to actively participate in efforts to maintain and improve the environment, including watershed health (*new goal*).

1. Encourage landscaping designed to complement local wildlife and native vegetation and help offset the loss of wildlife habitat areas that results from development (*existing policy E-FW-2 Retain Vegetation*).
2. Encourage voluntary cooperation between property owners, community organizations, and public agencies to restore or re-create habitat on their property, including removing invasive plants and planting native species (*new policy*).
3. Proactively seek not only to reverse the decline but to achieve the greatest possible gain in habitat functions city-wide over the next 20 years (*existing policy OS-HA-1 Citywide Gain in Habitat Functions*).

Air and Water Quality

4. Ensure that plans and investments are consistent with and advance efforts to improve air quality and reduce exposure to air toxics, criteria pollutants, and urban heat island effects. Consider air quality related health impacts on all Tacomans (*new policy*).
5. Ensure that plans and investments are consistent with and advance efforts to improve watershed hydrology by achieving more natural flow and enhancing conveyance and storage capacity in rivers, streams, floodplains, wetlands, and groundwater aquifers. Minimize impacts from development and associated impervious surfaces, especially in areas with poorly infiltrating soils and limited public stormwater discharge points, and encourage restoration of degraded hydrologic functions, where practicable (*new policy*).
6. Ensure that plans and investments are consistent with and advance efforts to improve water quality in rivers, streams, floodplains, groundwater, and wetlands, including reducing toxics, bacteria, temperature, metals, and sediment pollution. Consider water quality related health impacts on all Tacomans (*new policy*).
7. Achieve criteria air pollutant reductions in both municipal operations and the community at large (*new policy*).
8. Encourage the identification and characterization of all contaminated sites which adversely affect the City's shoreline areas, surface waters, groundwater, and soils (*existing policy E-ER-2 Contaminated Sites*).
9. Restore surface waters that have become degraded to provide for fish, wildlife, plants, and recreational opportunities (*new policy*).
10. Reduce the use of pesticides and chemical fertilizers to the extent feasible and identify alternatives that minimize risks to human health and the environment (*new policy*).

11. Prevent groundwater contamination through performance criteria and guidelines for siting, design, construction and operation of commercial and industrial structures and activities (*existing policy E-ARA-4 Performance Criteria*).
12. Support an ongoing effort to monitor groundwater quality in order to determine the effectiveness of the groundwater program over time (*existing policy E-ARA-8 Monitoring*).
13. Protect the quality of groundwater used for public water supplies to ensure adequate sources of potable water for Tacoma and the region. Ensure that the level of protection provided corresponds with the potential for contaminating the municipal water supply aquifer (*new policy*).

Habitat Connectivity and Open Space Corridors

14. Ensure that plans and investments are consistent with and advance efforts to improve terrestrial and aquatic habitat connectivity for fish and wildlife (*new policy*) by:
 - Preventing habitat fragmentation.
 - Improving habitat quality.
 - Weaving habitat into sites as new development occurs.
 - Creating and enhancing open space corridors that allow fish and wildlife to safely access and move through and between habitat areas.
15. Ensure that plans and investments are consistent with and advance efforts to improve the diversity, quantity, and quality, of fish and wildlife habitat and open space corridors, especially rare and declining habitat types and habitats that support at-risk plant and animal species and communities (*new policy*).
16. Ensure that plans and investments are consistent with and advance efforts to prevent the spread of invasive plants, and support efforts to reduce the impacts of invasive animals and insects (*new policy*).
17. Encourage public access provisions in habitat corridors where such access will complement, not negatively disrupt fish, wildlife, and plants (*existing policy E-FW-22 Public Access*).
18. Target habitat-related resources and programs within the designated Habitat Corridors as depicted on the Open Space System Map by prioritizing areas with the greatest potential to reach their target habitat community and condition (*existing policy OS-HA-2 Habitat Corridors*).
19. Engage in and encourage activities that improve environmental connectivity of, and encourage public access to Habitat Corridors (*existing policy OS-HA-13 Habitat Corridor Identity and Connections*).
20. Consider goals and policies regarding habitat connectivity in all decisions regarding street vacation requests and disposition of surplus City properties (*existing policies OS-CW-1 Street Vacation and Surplus Property Process and OS-CW-2 Designating Public Property as Open Space*).

21. Reconnect shorelines and upland areas and water courses through habitat conservation and restoration efforts (*existing policy OS-SH-4 Reconnect Shorelines and Uplands Habitat*).

Urban Forest

22. Ensure that plans and investments are consistent with and advance efforts to improve the quantity, quality, and equitable distribution of Tacoma's urban forest:
 - a) Strive to achieve a citywide tree canopy cover of 30 per cent by the year 2030 ("30-by-30") (*new policy*).
 - b) Require or encourage the preservation of large healthy trees, native trees and vegetation, tree groves, and forested areas as an element of discretionary land use reviews (*new policy*).
 - c) Coordinate plans and investments with efforts to improve tree species diversity and age diversity (*new policy*).
 - d) Invest in tree planting and maintenance, especially in low canopy areas, neighborhoods with underserved or under-represented communities, and within and near open space corridors (*new policy*).
 - e) Promote the restoration of native trees and vegetation in high value natural resource areas (*new policy*).
 - f) Encourage planting of native trees and vegetation generally, and especially in open space corridors (*new policy*).
 - g) Identify priority areas for tree preservation and planting in the development of subarea, neighborhood, and watershed plans (*new policy*).
23. Increase awareness of urban forest best management practices, including proper plant selection, planting practices, and maintenance, invasive species, insects and diseases, and appropriate use of native species. Provide public education about the detriment of invasive and noxious weed species to the urban forest (*existing policy UF-EO-1 Education*).
24. Recognize and increase the awareness of the benefits of street trees and the urban forest, and the threats to their health (*existing policy UF-EO-2 Promote Stewardship*).
25. Emphasize use of techniques which can effectively achieve multiple urban forestry, open space, water quality and stormwater management objectives (*existing policy UF-PD-5 Stormwater Nexus*).
26. Encourage residents and property owners to plant and maintain trees on their own property (*existing policy UF-PCM-3 Tree Planting Program*).
27. Encourage the identification and preservation of specimen trees of historic merit and/or outstanding size and heritage trees (*existing policy E-FW-4 Specimen Trees*).
28. Encourage or require the removal of invasive species and noxious weeds to protect native plant and animal habitat (*existing policy UF-PCM-7 Invasive Species Removal*).

29. Contribute to, and preserve the integrity of, the native remnant forest both within and adjacent to the right-of-way. Encourage the planting of native species, or compatible trees and plants (*existing policy UF-PR-6 Native Remnant Forests*).
30. Encourage the selection of project, location, and site condition appropriate species as well as a diverse set of plant species, especially those that support wildlife habitat (*existing policy UF-PCM-2 Species Selection*).

Soils

31. Seek to prevent human- induced native soil loss, erosion, contamination, or other impairments to soil quality and function (*new policy*).
32. Encourage retention and use of native soils and discourage compaction of soils in areas intended to be used for plants (*existing policy UF-PD-3 Soils*).
33. Encourage use of soils amended to be supportive of tree health and other plants (*new policy*).

Low Impact Development/Stormwater

34. Encourage use of low-impact development, habitat-friendly development, bird-friendly design, and green infrastructure, especially for City-owned, managed, or funded facilities (*new policy*).

What is low impact development?

Low impact development is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design. Low impact development best management practices emphasize pre-disturbance hydrologic process of infiltration, filtration, storage, evaporation and transpiration. Common low impact development best management practices include: bioretention, rain gardens, permeable pavements, minimal excavation foundations, vegetated roofs, and rainwater harvesting.

Stewardship and Coordinated Management

35. Coordinate plans and investments with other jurisdictions, air and water quality regulators, watershed councils, soil conservation organizations, and community organizations and groups to maximize the benefits and cost-effectiveness of watershed environmental efforts and investments (*new policy*).
36. Coordinate transportation and stormwater system planning in areas with unimproved or substandard rights of way to improve water quality, pedestrian safety, and enhance neighborhood livability (*new policy*).
37. Encourage voluntary cooperation between property owners, community organizations, and public agencies to restore or re-create habitat on their property, including removing invasive plants and planting native species (*new policy*).
38. Continue to partner with other public and non-profit organizations to inform citizens of the stewardship needs of Tacoma's environmental assets, and to develop, offer and support restoration

training opportunities and practical information resources (*existing policy OS-HA-11 Habitat Stewardship Outreach and Training*).

39. Work with partners and encourage community members to provide open space lands for protection and restoration of Tacoma’s environmental assets (*existing policy OS-P-4 Private Organizations and Individuals*).
40. Coordinate with state and federal public agencies and tribal governments when reviewing permits to ensure streamlined permit review and avoid redundant regulatory requirements (*new policy*).

Existing volunteer stewardship programs include those established by the Metro Parks Tacoma (CHIP-in!), Citizens for a Healthy Bay (Adopt-A-Wildlife Area program, Stormwater Education program, and Citizen Keeper program), City of Tacoma Adopt-A-Spot and Splash Grant programs, and Washington State Department of Transportation Adopt-A-Highway program.

3.4 Watershed Planning

The following policies address unique critical issues affecting the health of the eight different watersheds in Tacoma by identifying approaches to restoring degraded natural resources and protecting intact watershed functions.

GOAL: Tacoma will plan at a watershed scale to restore and protect natural resources that contribute to watershed health (*new goal*).

General

1. Develop a watershed-based assessment of the city’s existing conditions to determine the level of degradation and importance of water flow (surface storage and groundwater recharge), water quality, and fish and wildlife habitat processes and functions (*new policy*).
2. Improve protections to watershed processes by tailoring zoning and subdivision regulations, sensitive area protections, clearing and grading limitations, and storm drainage standards that are appropriate for each watershed based on the findings of the watershed-based analysis (*new policy*).
3. Create an educational outreach program and incentives that encourage property owners to use low impact development best management practices for improved stormwater systems by establishing voluntary programs, and partnering with not-for-profit organizations and governmental agencies. (*new policy*).
4. Implement goals and policies for restoring ecologically impaired shorelines as adopted in the City’s Shoreline Master Program Restoration Plan (*new policy*).

Flett Creek

The Flett Creek watershed is the second largest watershed in the City (7,153 acres) and is one of two watersheds in Tacoma that do not contain saltwater shorelines. The watershed is predominately residential with commercial and light industrial uses in localized areas. Flett Creek itself occurs within the City of Lakewood and flows into Chambers Creek, but the historic headwaters of the creek were

located in Tacoma. Snake Lake and associated wetlands provide important habitat for fish and wildlife as well as educational opportunities at the Tacoma Nature Center.

Critical issues in the Flett Creek watershed include chronic water quality issues in Wapoto Lake that currently keep the lake closed to fishing and swimming, and loss of wetlands and riparian forest.

1. Decrease pollutant loading of Wapato Lake through low impact development and water quality improvement techniques (*new policy*).
2. Restore existing wetlands and riparian forest associated with Wapato Lake (*new policy*).
3. Preserve existing and establish new habitat corridors near Snake Lake (*new policy*).

Leach Creek

The Leach Creek watershed within the City boundaries covers 1,728 acres and comprises residential and commercial land uses. Like the Flett Creek watershed, this watershed does not contain any saltwater shorelines.

Critical issues in the Leach Creek watershed include localized contamination (Tacoma Landfill Superfund site) and degradation of riparian corridors that are important for salmon spawning.

1. Provide outreach and education to Tacoma residents about Leach Creek salmon and their habitat (*new policy*).

Northeast Tacoma and Joe's Creek

The Northeast Tacoma watershed covers 2,641 acres. The upper watershed consists primarily of residential land uses with open spaces and undeveloped land while the lower watershed supports industrial uses along the Hylebos Waterway, which connects Hylebos Creek with Commencement Bay. Much of the watershed contains steep slopes and bluffs and several intermittent streams that flow into Commencement Bay. Joe's Creek watershed is the smallest in the City at just 157 acres. It contains single and multiple-family residential land uses with some open space and undeveloped land. Joe's Creek supports salmonids.

Critical issues in the Northeast Tacoma include erosion and sediment problems caused by flooding from heavy rain events in the upper watershed, and improving habitat for salmon while continuing industrial uses in the Hylebos Waterway. A critical issue in Joe's Creek watershed is degradation of riparian conditions.

1. Amend land use and zoning codes to further reduce risks associated with development of new or current properties adjacent to or on steep slopes (*new policy*).
2. Continue to implement coordinated restoration of the watershed, including all nearshore and upland areas through the comprehensive cleanup strategy (*new policy*).

North Tacoma

On the west shoreline of Commencement Bay the North Tacoma watershed covers 4,766 acres and includes residential and commercial land uses. Major features include Point Defiance Park, the North

End Wastewater Treatment Plant and the former ASARCO smelting site, which is part of the Commencement Bay Nearshore/Tideflats Superfund Site. There are several water bodies including Ruston Creek, Asarco Creek, Puget Creek, Mason Creek and the stream associated with Garfield Gulch. Puget and Mason Creeks are perennial and have steep slopes associated with them.

Critical issues in the North Tacoma watershed include impaired nearshore habitats along the shoreline of Commencement Bay, erosion and sediment problems on steep slopes in the northern portion of the watershed, historic contamination, and fish access.

1. Amend land use and zoning codes to further reduce risks associated with development of new or current properties adjacent to or on steep slopes (*new policy*).
2. Promote a functioning and sustainable ecosystem with a diversity of habitat types in the industrialized estuary of the Commencement Bay environment through continued implementation of coordinated restoration of the watershed (*existing policy E-FW-11 Estuary Ecosystem*)
3. Encourage actions to restore various habitat components of the Commencement Bay ecosystem that benefit natural resources injured by releases of hazardous substances (*existing policy E-FW-13 Benefit Injured Resources*).
4. Prioritize habitat preservation and improvement actions within Commencement Bay that reflect the historical functions and current physical conditions of the estuary, the needs of a variety of selected species or groups of species, the consideration of strategically located habitats in the estuary, the concept of diversity on an ecosystem basis, and bay-wide planning and siting criteria (*existing policy E-FW-14 Commencement Bay Habitat Planning*).
5. Encourage, through restoration, a diversity of sustainable habitat types and species within the Commencement Bay ecosystem to improve fish and wildlife resources (*existing policy E-FW-17 Diversity of Habitat Types*).

Thea Foss Waterway

The Thea Foss watershed is one of Tacoma's larger watersheds (approximately 5,751 acres) and includes residential and commercial land uses, the I-5 corridor, and the Thea Foss Waterway that supports industrial and commercial businesses.

Critical issues include water quality and degraded conditions along the nearshore and adjacent upland areas.

1. Encourage improvement of the environmental quality of Commencement Bay, its associated waterways, and the Thea Foss watershed, including all nearshore and adjacent upland areas through comprehensive cleanup strategies. (*existing policy E-ER-1 Comprehensive Cleanup Strategies*)

Tideflats

The Tideflats watershed covers 2,112 acres and is the most highly industrialized and commercialized portion of the city. The majority of the city's heavy industrial facilities are located here along the Sitcum,

Blair, and Hylebos Waterways. Hylebos and Wapato Creeks are present. The Milwaukee Waterway was filled and capped during 1993-1995.

Critical issues include water quality and degraded conditions along the nearshore and adjacent upland areas.

1. Encourage improvement of the environmental quality of Commencement Bay, its associated waterways, and the Tideflats watershed, including all nearshore and adjacent upland areas through comprehensive cleanup strategies (*existing policy E-ER-1 Comprehensive Cleanup Strategies*).

Lower Puyallup

The Lower Puyallup watershed covers 2,971 acres and contains the Puyallup River, a critical waterbody for a variety of salmonids including spring Chinook and bull trout which are listed as endangered. Portions of the watershed are predominately residential with some undeveloped open space and a few small commercial areas while industrial activity dominates the former estuary.

Critical issues in the Lower Puyallup watershed include degraded estuary and nearshore habitat and riparian habitat for salmonids.

1. Provide outreach and education to Tacoma residents about Puyallup River fish species and their habitat (*new policy*).
2. Protect and improve the Swan Creek riparian corridor.
3. Encourage actions which protect and improve Tacoma's environmental assets in both the upper and lower areas of the Puyallup River watershed and strengthen connections within and between them (*existing policy E-FW-9 Strengthen Habitat Connections*).

Western Slopes

The Western Slopes watershed covers 2,090 acres and is the only Tacoma watershed that drains to the Narrows Passage. The watershed is predominately residential with many steep slopes that contain underground springs and near surface groundwater. Several small creeks are present.

Critical issues include development near steep slopes and sediment deliver interruption from bulkhead installation.

1. Amend land use and zoning codes to further reduce risks associated with development of new or current properties adjacent to or on steep slopes (*new policy*).
2. Encourage restoration and re-establishment of sediment supply and delivery processes through bulkhead removal or soft-shore armoring approaches (*new policy*).
3. Encourage restoration and re-establishment of habitat-forming processes (e.g., long-term sources of large woody debris, riparian forest, backshore vegetation) through coordinated voluntary programs, and partnering with not-for-profit organizations and governmental agencies (*new policy*).

4 Background information

4.1 Critical Areas

Aquifer Recharge Areas

The Clover-Chambers Creek Watershed aquifer system is a large groundwater resource area which encompasses central Pierce County, areas to the south and west of Tacoma, and extends into Tacoma city limits, most notably in the South Tacoma area.

Numerous individual and public water systems in Pierce County, including the City of Tacoma, use this aquifer as a water supply. The aquifer provides a significant amount of drinking water for Tacoma, supplying as much as 40 percent of the total water demand during periods of peak summer use. Therefore, protection of both the quantity and quality of this groundwater aquifer is imperative.

Climate change has and will continue to impact water resources in Tacoma, led by changes to the timing and quantity of snow accumulation in the Cascade mountains, soil moisture, and streamflow. Changes in water availability in turn will impact all resources that rely on surface water such as aquifer recharge areas. In general, higher temperatures will likely cause an increasing portion of precipitation to fall as rain rather than snow, resulting in continued decreases in spring snowpack and earlier snowmelt to west side rivers. At this time it is unknown whether these changes will have any effect on the City's drinking water supply.

Fish and Wildlife Habitat Conservation Areas

Fish and wildlife habitat areas are located in open spaces, parks, steep slopes, stream corridors, lakes, the Puget Sound coastline, and other natural areas throughout the city (see map X). Streams and lakes provide a natural drainage system in the city. They also provide opportunity for recreation and habitat for fish and wildlife (such as coho salmon, cutthroat trout, beaver, wood duck and other diving ducks). There are two major stream systems in Tacoma, Puyallup River and Hylebos Creek, and a number of perennial and seasonal streams.

These areas provide habitat for either resident species or seasonal migratory species or both. In general, most of the land in Tacoma has been greatly affected by human activity. Consequently, native plant cover and its dependent wildlife species have been severely reduced from historic conditions and in some cases restricted to relatively small, often steep-sloped or marshy areas. Because of steepness, unstable soil, or high ground water conditions, such areas are generally difficult and expensive to use for building purposes but lend themselves well to open space, greenbelt, and wildlife preservation. Their relatively small area and linear configurations, however, limit the type and amount of vegetation and wildlife able to exist there. Consequently, what is found in these areas is a complex of native and invasive species of plants and animals able to withstand exposure and competition with limited territorial requirements. Tacoma provides habitat for many common fish and wildlife species including amphibians, reptiles, and small mammals as well as sensitive species and species listed under the Endangered Species Act (salmonids).

The changing climate affects fish and wildlife habitats in many ways including changes in water availability as described previously, changes in temperature and precipitation that affect forest species composition and overall plant assemblages, changes to the growing season for some plants, and changes to the volume and timing of stream flows and stream temperatures. Among other effects, these changes are expected to affect the habitat needs of aquatic species and alter the timing of migration for some salmonid species (Snover et al. 2013).

Wetlands

Wetlands include small lakes, ponds, streams, wet meadows, shallow or deep marshes, bogs swamps, and other areas that are inundated or saturated by surface or ground water at a frequency and duration to support a prevalence of vegetation typically adapted for life in saturated soil conditions (see map X).

Wetlands are productive biological systems and are extremely important to the food chain. They also slow and store floodwaters, reduce shoreline erosion from wind and tidal action and help recharge groundwater supplies. Wetlands function naturally to improve water quality by filtering out sediments, using excess nutrients and breaking down some toxic chemicals. Wetlands are a scenic destination and contribute to a productive commercial and recreational fishery. They also provide important educational and research opportunities.

Loss of wetlands can result in degraded water quality, soil erosion, increased public safety and property damage risk, and loss of open space and wildlife habitat.

A variety of Federal and State laws are now in effect which help control wetland loss. The rate of loss from conversion of wetlands to other uses has greatly decreased since implementation of these laws. The majority of the city's wetlands were filled and developed for commercial, industrial or residential land uses prior to these regulations. In freshwater wetlands, losses were due primarily to commercial and residential development.

Climate change may lead to reductions in the extent of wetlands and ponds due to reduced snowpack and the altered runoff timing as described previously. Coastal wetlands are under additional risk from increased inundation and erosion due to sea level rise, which are expected to cause habitat loss and shifts in habitat types (NRC, 2012).

Geologically Hazardous Areas

Geologically hazardous areas include the following:

- Landslide-prone areas are sloping areas with soil conditions that are susceptible to failure and represent a potential hazard to people and property. Inappropriate development activities may disturb these areas and trigger landslides, which in turn may result in erosion, high run off, and stream siltation.
- Erosion hazard areas where the soils are so erosion-sensitive that urban development is not appropriate.
- Steep slope areas are hillsides that are either naturally unstable, or susceptible to instability when disturbed.

- Seismic hazard areas are areas subject to severe risk of damage as a result of seismic-induced settlement, shaking, lateral spreading, surface faulting, slope failure, or soil liquefaction.
- Volcanic hazard areas are areas subject to pyroclastic flows, lava flows, debris avalanche, and inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activity.

Geologically hazardous areas have been mapped along much of the Puget Sound shoreline, along stream corridors, and in limited pockets throughout the city (see map X).

Climate change is expected to increase rainfall intensity and raise sea level, both of which could cause an increase in landslides in Tacoma. Increased rainfall intensity could also make erosion-sensitive areas to be more susceptible to erosion.

Flood Hazard Areas

Flood hazard areas generally include the 100-year floodplain and other known frequently flooded areas. These areas are important for minimizing adverse impact to public health, safety, and public infrastructure such as roads. Frequently flooded areas provide habitat for fish and wildlife included listed fish species such as salmon.

Climate change is expected to bring increases in river flooding that will increase the risk of damage and service interruptions for infrastructure (e.g., levees) located in or near current floodplains. For coastal areas, such as Commencement Bay, sea level rise will exacerbate these risks. Direct impacts will include increased storm surge and increased extreme precipitation resulting in temporary flooding of low-lying areas.

Mineral Resources Lands

Mineral resources in Tacoma consist of rock and gravel deposits. These resources support industries that are an important part of Tacoma's economy, providing jobs and needed products for local use and export. Because of their economic benefits, mineral resource lands are recognized as an important element of the City's growth and development plans.

4.2 Open Space

Open space lands in Tacoma typically provide habitat value as well as serving other open space functions. While some lands contain habitat for rare or endangered species, many lands with habitat value can also appropriately serve other open space functions. Habitat areas, in turn, can benefit from appropriate access and low-impact recreation through increased community stewardship, safety, and a heightened sense of community ownership. The numerous functions provided by open space are a fundamental benefit contributing to a complete and livable urban environment.

Open space lands in Tacoma include:

- Parks and recreational lands with passive uses like trails and viewpoints
- natural areas regulated under the City's Critical Areas Preservation Ordinance;
- areas used for the conservation of plant and animal life, including habitat for fish and wildlife species;

- areas used for ecologic and other scientific study purposes;
- areas of outstanding scenic, historic, cultural, scientific and/or educational value;
- areas providing a natural separation or buffer between land-uses;
- rivers, streams, wetlands, bays and estuaries;
- forested areas, oak woodlands, meadows;
- areas providing important habitat connectivity, including utility easements and unimproved rights-of-way; and
- marine beaches, lake shores, banks of rivers and streams, and watershed lands.

Open space lands that provide habitat functions support, nurture and preserve natural wildlife habitats and vegetation. Habitat areas can range in size from a few hundred square feet to many acres and provide a broad range of benefits to the people of Tacoma, including low-impact recreation; health benefits; waterfront access; bird and wildlife observation; climate regulation; increased property values; improved air and water quality; and, a greener, more livable city. Often referred to as “ecosystem services,” these are benefits that, without functional and healthy habitat areas, would not be available or would have to be provided by human actions.

Many of the functions and values provided by habitat areas are dependent on connectivity with other habitat areas. Habitat Corridors are generally larger, geographically connected or contiguous, defined areas that typically combine multiple habitat functions and features (such as streams, wetlands, slopes and larger contiguous habitat areas). Tacoma’s Habitat Corridors were identified based on factors including the size of the undeveloped area, the presence of environmental features, potential connectivity with other habitat areas, and current ownership and land uses (*see Map X and X*).

Open space habitat areas often contain critical areas such as streams, wetlands, steep slopes, and animal and plant habitat. Thus, there is a strong link between the City’s critical area and open space goals.

4.3 Urban Forest

Trees are an integral part of our communities and the ecological systems in which they exist. They provide significant economic, social, and ecological benefits, such as carbon sequestration, reduction of the urban heat island effect, energy savings, reduction of stormwater runoff, improvement of water quality, psychological healing and calming qualities, and increased value of business and residential properties. Planting and maintaining trees helps a city become more sustainable and reduce the negative impacts on the ecosystem from urban development. Trees are as necessary as water, infrastructure, and energy to sustaining healthy communities. The health of the urban forest is directly linked to the health of the Puget Sound.

Our urban forest is a collection of individual trees and plants that could be living in traditional landscape settings or forest remnants in parks, open spaces, and private property (*see map X*). It encompasses the living components of the complex urban landscape and is an integral part of Tacoma’s infrastructure. Our urban forest influences and is influenced by the built environment that surrounds it.

Tacoma's urban forest exists on different types of property that are managed differently depending on ownership, uses, and the vegetation present. Properties where the urban forest can be found include City-owned property, other publicly-owned property such as parks and schools, private property, and non-City-owned rights-of-way.

Urban forests and forests in developing areas face a number of challenges that rural or wilderness forests do not. A rural forest area is often owned by a single owner or limited number of owners and can be managed through relatively simple single-purpose policies. In contrast, our urban forest is overlaid with a complex set of ownerships, values, and goals with differing maintenance levels and approaches towards tree planting and preservation. Urban forest growing conditions vary greatly from the natural forest processes and are often in conflict with other needs and management goals; therefore, a multi-faceted approach to management of our urban forest needs to be utilized to create a high-quality human habitat and to strike a balance between the needs of the community and the needs of individuals.

Climate influences the structure and function of forest ecosystems. The projected changes in climate may affect the species composition of urban forests as some species could be lost or gained depending on their climatic suitability (Snover et al. 2013). It is expected that periods of drought could increase or become longer, which may affect the growth of some species, but overall the potential impacts to urban forests in Tacoma are unknown at this time.

5 Implementation and Next Steps

Using the policy framework for protecting and restoring Tacoma's natural assets established by this element, the City will identify actions that implement these policies. These actions will be incorporated into implementation plans and programs, including the Environmental Action Plan and Stormwater Management Manual. The actions would need to be tracked to ensure progress towards established goals. The following are key actions for implementing this element.

1. Work with the Green Tacoma Partnership and other partners to delineate and designate all habitat lands with high natural habitat values within the City, in order to guide their future land use and management.
2. Establish a regulatory framework to protect open space and habitat corridors.
3. Develop an open space land management strategy including acquisition and preservation strategies.
4. Establish an Urban Forest and Open Space Advisory Board to support the development of the urban forestry and open space program and to take an active role in ensuring increased citizen involvement and oversight of urban forestry and open space activities.
5. Conduct watershed characterizations and identify recommendations for land use and stormwater management
6. Evaluate current conditions in the Tacoma community and establish targets to improve equitable access and proximity to natural assets.

6 Maps

THE FOLLOWING MAPS WILL BE ADDED TO THE CHAPTER:

Map 1: Wetlands, streams, watershed boundaries

Map 2: Geologically hazardous areas

Map 3: Fish and wildlife habitat conservation areas

Map 4: Tacoma's Open Space System

Map 5: Habitat Map

Map 6: Map of tree canopy (NEW)

Map 7: Watershed maps (NEW)

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Chapter: Parks and Recreation

What is this chapter about?

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

- Set clear standards for service delivery and expansion of parks and recreation facilities and services.
- Achieve interagency and intergovernmental coordination in the provision of park and recreation facilities.
- Provide more equitable service delivery in areas that are currently deficient in services or are anticipated to be deficient in services based on anticipated growth and development.
- Promote park and recreation facility design that reflects the City's unique cultural communities and ecological settings.

Why is this important?

Good parks, open space and program services contribute to economic development by fostering economic benefits and promoting tourism. Environmentally, they provide green infrastructure and help manage climate change. Socially, they revitalize communities, create safer neighborhoods, help children learn and grow, improve public and environmental health, and support smart growth. Culturally, open space and program services can nurture a sense of place in the community, and provide opportunities to engage the public of diverse backgrounds.

The City of Tacoma and Metro Parks Tacoma manage more than 3000 acres of developed parks and natural areas, as well as local and regional trails, the urban tree canopy, and community gardens. Programs are offered for all ages at community centers, swimming pools, and other recreational facilities. Parks and natural areas give life and beauty to the city and are essential assets that connect people to place, self and others.

The following policies ensure this legacy is preserved for all Tacomans and future generation and that the City and Metro Parks will rise to meet the challenges posed by growth and change within the City and region.

Goal

All Tacomans have safe, convenient, and equitable access to high-quality parks, natural areas, trails, and recreational opportunities in their daily lives, which contribute to their health and well-being. The City manages its natural areas and urban forest to protect unique urban habitats and offer Tacomans an opportunity to connect with nature.

General Policies:

- Provide and maintain an adequate supply and variety of parkland and recreational facilities to serve the city's current and future population based on identified level-of-service standards and community needs.
- Invest in acquisition and development of parks and recreation facilities in areas where service-level deficiencies exist.
- Provide a variety of recreational facilities and services that contribute to the health and well-being of Tacomans of all ages and abilities.
- Jointly plan for new park and recreation facilities in concert with other service providers and encourage public participation in all phases of planning, design and implementation.
- Maintain a long-range park capital improvement program that balances acquisition, development, and operations; provides a process and criteria for capital improvement project selection; and emphasizes creative and flexible financing strategies.
- Seek funding for new parks and recreation facilities through a variety of sources.
- Maintain an accurate inventory of the city's parks and recreation facilities in coordination with Metro Parks Tacoma and other providers.
- Improve parks, recreational facilities, and natural areas in accordance with current master plans, management plans, or adopted strategies that reflect user group needs, development priorities, development and maintenance costs, program opportunities, financing strategies, and community input.
- Evaluate opportunities to acquire and/or develop lands declared surplus by other public agencies, or offered as donation by private owners, if consistent with policies herein.
- Coordinate the planning and improvement of trails with corridor improvements.
- Preserve, enhance, and manage natural areas and resources to protect and improve their ecological health and to provide compatible public access.
- Establish and manage specialized recreational facilities within the park system to respond to identified public needs, take advantage of land assets, and meet cost recovery goals.
- Maintain special recreational facilities (such as golf courses and sports stadiums) as enterprises to meet public needs and ensure maximum use and financial self-sufficiency.
- Encourage public-private partnerships to develop and operate publicly-accessible recreational facilities that meet identified public needs.
- Consider the varied cultural and demographic needs of the community in park and recreational facility design and promote public involvement in all aspects of park and recreation planning.
- Encourage the multiple use of recreation and open spaces to meet community demands.

- Encourage park and recreation facility design that complements the natural features of the site.
- Support and encourage the use of streets and sidewalks, on a temporary or intermittent basis, for a range of activities such as markets, festivals, shopping, dining and recreation, while ensuring safety and balancing street and sidewalk use for transportation.
- Provide amenities at parks and recreation facilities, such as restrooms, lighting, seating, drinking fountains, trash receptacles, bicycle parking, and shelters when possible, feasible and appropriate to extend the hours of use and service quality.
- Incorporate green building practices into park design and construction, including green demolition and disposal practices, use of local and recycled products and low impact development techniques.
- Periodically review trends in park and recreation facility use and adapt plans and investments to respond to changing community needs.
- Partner with public and private entities to encourage, sponsor and support a range of public activities and events within appropriate open spaces, as well as within temporarily closed streets, such as markets, festivals and parades.

Policies by Facility Type

Open Space Corridors

Lands that support, nurture and preserve natural and wildlife habitats and native vegetation. Habitat lands usually contain natural resources, such as wetlands, streams, wildlife, native and forested habitats, that are managed for stewardship and conservation via best management practices. These lands often provide opportunities for environmental research and interpretative programs, in addition to low-impact recreational activities.

Policies

- Encourage public access provisions in open space corridors where such access will complement, not negatively disrupt fish, wildlife, and plants.
- Provide opportunities for Tacomans to engage with and experience nature and varied natural settings.

To be added...

Emerging Trends

- Population growth
- Demographics
- Shrinking households
- Increasing diversity
- Special Needs
- Health trends
- Wider wealth gap
- Opportunity factors
- Climate change
- Sports trends change
- Emerging linear parks

Needs Assessment

- Current outreach efforts
- 2014 Community survey
- Metro parks survey work
- Tacoma Strategic Plan

- Provide opportunities for education and continuous learning about Tacoma’s natural assets and geographic setting.

See policies in Urban Form

Community Gardens

Land gardened by a community group for food, plant or fiber production, either for personal or charitable uses. Community gardens provide access to fresh produce; encourage a connection to the environment; support general health and wellbeing through outdoor activity and the therapeutic benefits of gardening; include safety and beautification benefits; create healthy soil, which helps with stormwater management; and add to a neighborhood’s livability. Properly designed and managed, community gardens can greatly enhance a neighborhood’s vitality and can be created on their own or in coordination with neighborhood parks, playgrounds, housing developments or apartment complexes.

See policies in Design and Development

Neighborhood Parks

Neighborhood parks provide daily convenient access to basic recreation opportunities for nearby residents by foot or bicycle. Generally small in size, neighborhood parks are developed primarily for spontaneous and non-structured recreation activities.

Policies

Neighborhood parks should be designed to enhance neighborhood identity, preserve neighborhood open space and improve the quality of life of nearby residents.

Neighborhood parks should be located and distributed to provide convenient, daily walking access to basic recreational opportunities for nearby residents living within a 1/2-mile radius of the park.

Community Parks

Community parks are usually more than five acres, preferably ten to 15 acres, providing visitors with access to high and low impact recreation opportunities. Community parks should be designed to enhance community identity and preserve community open space. As a sub-category of community parks, Signature Community Parks have a wider community appeal providing a unique benefit which often contribute to the identity of a planning area and enhance the quality of life of District residents.

Policy

- Community parks should be sited and designed to serve those residents living within a 1.5-mile radius of the park and to provide a wider range of recreational opportunities to accommodate large group activities, structured recreation programs, and major outdoor recreation facilities, such as sports facilities.
- Community park sites should front onto a public street, preferably a collector or arterial street complete with sidewalks and bicycle lanes, or easily accessible by public transit.

Regional Parks

Regional parks, usually over a hundred acres, provide visitors with access to unique features and attractions that will draw visitors from the entire District and beyond. Regional parks often accommodate large group activities and have infrastructure to support special events and festivals. Contributing to economic development through tourism, regional parks can enhance the economic vitality and identity of the entire region

Policy

- In addition to those facilities normally encouraged in community and neighborhood parks, unique and high-quality amenities, landscape improvements and gardens, and infrastructure to support events and festivals should be provided. Sports fields, lit or unlit, may also be located within the park.

Urban Parks

Offering outdoor breathing space in an otherwise concrete built environment, urban parks are a special type of open space serving the unique lifestyles and recreation needs of those who live or work in or close to downtown and designated centers. While urban parks often serve as neighborhood parks for their nearby residents, they may also provide opportunities for community events and District-wide gatherings. They contribute to place-making by enhancing the quality of life and the identity of the urban core and the mixed-use districts. Creating a network of linear urban parks connected with public squares, gardens and plazas will allow urban residents or workers to walk to public spaces or destinations designed for art displays and other leisure pursuits. Urban parks may be developed and/or managed by other public or private agencies or in partnership with them, depending on their locations and forms of development.

Policies

- Consider the development capacity and growth assumptions in planning the location and design of urban parks within the Downtown and designated centers.
 - Identify open space, park, and recreation needs within Mixed-use Centers.
 - Identify potential locations and opportunities for further action and use innovative methods and partnerships to fund the identified needs.
 - Ensure park and recreation opportunities are provided in the Mixed-use Centers as the population in the center increases.
- Develop nodal urban parks for social gathering and linear urban parks for active recreation such as walking and bicycling. Examples of nodal urban parks include public squares, urban plazas, landscaped courtyards and community gardens. Linear urban parks include widened boulevards and landscaped promenades adorned with street furniture, water features and art work, and completed with bike facilities.
- Locate and design nodal urban parks to create a focal point and distinctive sense of place for each center.
- Coordinate the development of linear urban parks with the design of designated corridors and signature trails.

Special Recreation Facilities:

Outdoor or indoor facilities offer opportunities for programmed activities to promote active living, an appreciation for nature and the environment, and to foster respect for culture and heritage amongst all ages. These facilities can be free-standing or sited within a community or regional park and are usually managed by Metro Parks Tacoma. Examples of recreational facilities include:

- Multi-purpose centers
- Mission-led specialty centers, such as sports complexes, athletic fields, golf courses, outdoor and indoor pools, boathouse marinas, nature centers, zoos and aquariums, wildlife parks, botanical conservatories, and historic interpretative centers.

Policies

- Give priority for the location of new special recreation facilities to areas that are currently underserved.
- To the extent feasible, locate new destination facilities within or in close proximity to designated centers.

Trails

Trails serve both a recreation and an active transportation function. Walking and bicycling provide many benefits to individuals as well as to the community. In Tacoma, trails provide opportunities for walking, bicycling, jogging, in-line skating, dog walking and wildlife watching. An integrated, safety-oriented multi-purpose trail increases mobility choices, reduces reliance on single-occupant vehicles, provides convenient access to schools, centers, transit, parks and other destinations, and encourages regular physical activity to enhance health and wellness.

Policies

- Establish, improve, and maintain a citywide system of public trails that are a component of a larger network of bicycle and pedestrian facilities. This citywide trail system should connect Tacoma's neighborhoods, employment centers, schools, parks, natural areas, recreational facilities, commercial areas, regional trail system, and other key places that Tacomans access in their daily lives. See Citywide Trails Map.
- Utilize Tacoma's natural topography to connect Tacomans to natural areas and the waterfront.
- Design specific trails according to the purposes served and the location.
 - Trails developed primarily for low-impact access to or through habitat areas should be developed to minimize their impact to the environment through location choices, narrower width, and use of pervious surfaces.
 - Trails developed as non-motorized transportation corridors should be wide enough for the projected use and developed with a durable hard surface.
- Locate and develop bicycle and pedestrian facilities that provide on- and off-road recreation for the community
- Develop new corridors and facilities for rollerbladers and skateboarders that do not conflict with other recreational uses.

Waterfront

Tacoma's shorelines and waterfront areas are a source of economic activity, entertainment and recreation, as well as providing invaluable ecological and cultural functions. As such, the promotion of shoreline access and recreation is a major priority for Tacoma. The City's waterfront provides opportunities for recreation and the experience of nature that cannot be replicated in other areas of the City and region. Recognizing the multiple benefits and values of its shorelines, the City and others have made substantial investments to clean up environmental pollution and improve shoreline access, recreation and cultural opportunities. Given the strong connection many people feel to shorelines, investments like these will provide benefits that will be enjoyed and appreciated by a great number of people, improving Tacoma's livability and long-term prosperity.

Policies

- Recognize the strong community connection to Tacoma's shorelines and waters as cultural, historic, recreational, educational, economic, natural and aesthetic assets of tremendous value
- Enhance Tacoma's identity as a waterfront community, including designating and enhancing shoreline areas for public access, recreation, educational and interpretive displays, public art, community events, habitat restoration and other activities
- Develop and enhance opportunities for swimming, boating including use of Tacoma's water trails, fishing, SCUBA diving, educational activities, wildlife observation and other shoreline and water-dependent activities
- Implement the priority actions identified in the Shoreline Master Program Public Access Alternatives.

Plans for Specific Areas

Over time, the City and partners will improve the capacity to achieve the goals of this Element by developing plans for specific areas. This list is intended for larger, signature parks and open space sites. It is not exhaustive, and is intended to be updated regularly. Other public agencies, in particular Metro Parks Tacoma, maintain separate projects lists which should be consulted as well. The plans are available from the City Planning and Development Services Department.

Inclusion in this section is intended to convey the City Council's support for and recognition of the policy direction in these plans, and to convey that they are planning and implementation priorities. Inclusion in this section lends support to applications for City approvals such as Conditional Use Permits, Rezones and Development Regulation Agreements meeting the intent of these plans, as well as the policies of the OSHRE. This section also provides a forum for the Council to refine their policy direction on a given site, in consultation with the Planning Commission and other stakeholders.

OS-SP-1 MPT Green Vision 2030

MPT's 2012 update to their 2006 Strategic Plan provides the Parks District's plans for their parks and open space system.

OS-SP-2 Point Defiance Park

MPT's conceptual plan for their signature 768-acre park, referred to as Destination Point Defiance, was developed over multiple years with broad public input and support. It includes commercial, educational and recreational features (including the zoo, a lodge, eating establishments, gift shops, a visitor's center, additional pavilion buildings, a farmers market, entertainment and educational facilities, and bike and kayak rental facilities) that broaden the use of the park and expand its function as a unique destination.

While the current (2014) Land Use Intensity Designation is Low, the City recognizes the unique role that Point Defiance Park plays as a citywide and regional destination. Therefore, or until the Land Use Designation changes, alternative review processes such as Development Regulation Agreements may provide an appropriate avenue for City review of more intensive, destination-oriented features within the park.

OS-SP-3 First Creek Action Plan

In 2011-12 the City collaborated with community stakeholders to develop a consensus vision and framework for action to improve East Tacoma's 3.5 mile First Creek corridor. The plan identifies actions to be implemented by multiple stakeholders over a 5-10 year planning period.

OS-SP-4 Wapato Hills Conceptual Plan

In 2013 the City and MPT collaborated to update the 1996 conceptual plan for the 80-acre Wapato Hills. The final conceptual plan recognizes that Wapato Hills functions primarily as a natural area for recreational walking on a system of trails and viewpoints. The conceptual plan also includes the existing park in the southwest corner and a proposed visitor center on the eastern side.

OS-SP-5 Downtown Subarea Plans

From 2011 to 2014, the City has worked to develop the South Downtown, Hilltop and North Downtown Subarea Plans and EIS's. The South Downtown Subarea Plan and EIS was adopted in December 2013, the Hilltop Subarea Plan and EIS was adopted in May 2014, and the North Downtown Subarea Plan and EIS is slated for adoption in late 2014. These plans provide thorough guidance on open space and recreation issues and priorities for the respective subareas.

OS-SP-6 Shoreline Public Access Alternatives

In 2013 the City adopted updates to the Shoreline Master Program (SMP), including the Shoreline Public Access Alternatives. This plan thoroughly addresses open space and recreation issues and priorities in Tacoma's Shoreline Districts.

OS-SP-7 Tacoma Landfill Land Use Plan

This 1998 plan represents incorporation of ideas gathered for the future uses of the closed portions of the City Landfill. The plan reports that over 151 acres will eventually be filled and capped. After landfilling ceases, much of the area may be utilized as a recreation and open space asset.

OS-SP-8 Port of Tacoma Public Access Plan

In 2013 the Port Commission adopted a public access plan to identify specific needs and opportunities to provide public shoreline access. The plan will guide Port actions to meet the City of Tacoma's SMP requirements for the Port to provide public access to shorelines.

OS-SP-9 Swan Creek Master Plan

Swan Creek Park is a 383-acre greenspace nestled on the boundary between East Tacoma and Pierce County with a salmon bearing stream, wooded canyon, upland forest, paved and natural trails, and a community garden. In 2011 MPT adopted a long-term vision and plan for future site development, stewardship, and programming.

Actions

Develop zoning incentives, controls and/or funding mechanisms, such as Transfer of Development Rights, to create highly functional urban parks and amenities within Mixed-use Centers, downtown and Planned Residential Developments.

Consider adopting a fee-in-lieu program that would allow development to contribute toward open space, park, community garden, or recreation space within a Mixed-use Center rather than providing on-site open space.

DRAFT



City of Tacoma
Planning and Development Services

**Agenda Item
D-3**

To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **Land Use Designation Framework Amendment**
Meeting Date: May 20, 2015
Memo Date: May 14, 2015

The North Slope Historic District, Inc. submitted an application on March 31, 2015, requesting an amendment to the City's Comprehensive Plan so as to associate the zoning category Historic Mixed Residential Special Review District (HMR-SRD) with the "Single Family Residential" designation. Specifically, the proposal seeks to amend the "Land Use Designation Framework" as shown in the charts on pages GD-13 and GD-18 of the Growth Strategy and Development Concept Element of the Comprehensive Plan by moving the HMR-SRD zoning classification from the "Low Intensity" designation to the "Single Family Residential" designation.

In 2013, the Planning Commission recommended and the City Council approved, Phase 1 of an overhaul of the City's land use designations, establishing a framework to shift from a development "intensity" concept to a scheme based on more traditional and understandable land use categories.

The second phase, to be completed as part of the 2015 Annual Amendment, involves complete incorporation of the new framework into the Comprehensive Plan. This will necessitate a comprehensive review of the existing and proposed land use patterns against the new designation framework, as well as substantial re-designation of properties in the City based on the new framework.

In light of the ongoing land use designation review, the Commission could consider North Slope Historic District's specific request as part of that overall scope of work, rather than accepting and processing it as a separate application.

Attached is a draft Assessment Report, with the North Slope Historic District's application attached to it, for the Commission's review and consideration for approval. If you have any questions, please contact me at (253) 591-5531 or satkinson@cityoftacoma.org.

Attachment

c: Peter Huffman, Director



2015 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

ASSESSMENT REPORT: PROPOSED AMENDMENT TO THE LAND USE DESIGNATION FRAMEWORK CONCERNING HMR-SRD

(Prepared for the Planning Commission's Review on May 20, 2015)

I. Introduction

The North Slope Historic District, Inc. submitted an application on March 31, 2015 (Attachment A), requesting an amendment to the City's Comprehensive Plan so as to associate the zoning category Historic Mixed Residential Special Review District (HMR-SRD) with the "Single Family Residential" designation. Specifically, the proposal seeks to amend the "Land Use Designation Framework" as shown in the charts on pages GD-13 and GD-18 of the Growth Strategy and Development Concept Element of the Comprehensive Plan by moving the HMR-SRD zoning classification from the "Low Intensity" designation to the "Single Family Residential" designation.

The review cycle for the 2015 Annual Amendment to the Comprehensive Plan and the Land Use Regulatory Code runs from August 2014 to December 2015. The application deadline was August 1, 2014. According to the Tacoma Municipal Code (TMC), Section 13.02.045.D, "[t]hose applications for amending the Comprehensive Plan received after the established deadline are less likely to be considered in the current annual amendment cycle and are more likely to be considered in a subsequent amendment cycle, unless determined otherwise by the Planning Commission."

To facilitate the Commission's decision-making, a brief assessment of the application has been conducted and staff recommendations brought forward, as documented below.

II. Assessment

Pursuant to TMC 13.02.045.E, applications are assessed based on the following three criteria (in *Italic*):

1. *Determining if the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.*

Staff Assessment:

The application seeks text changes to the Comprehensive Plan, as briefly described above. The request is legislative and properly subject to Planning Commission review.

2. *Determining if there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.*

Staff Assessment:

In 2013, the Planning Commission recommended and the City Council approved, Phase 1 of an overhaul of the City's land use designations, establishing a framework to shift from a development "intensity" concept to a scheme based on more traditional and understandable land use categories. The second phase, to be completed as part of the 2015 Annual Amendment, involves complete incorporation of the new framework into the Comprehensive Plan. This will necessitate a comprehensive review of the existing and proposed land use patterns against the new designation framework, as well as substantial re-designation of properties in the City based on the new framework. As this is a city-wide update, the North Slope Historic District is included within the scope of work for the update.

3. *Determining if the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.*

Staff Assessment:

Staff has indicated to the North Slope Historic District a willingness to consider this request as part of the ongoing work and staff does not anticipate that this request will impose unreasonable work given the depth of analysis currently underway.

III. Determination

Pursuant to TMC 13.02.045.E, the Planning Commission shall make determinations concerning proposed amendments within 120 days of receiving the application. In this case, the application was received on April 3, 2015, so the determination should be made by August 1, 2015. The determination should respond to the following questions (in *Italic*):

- (1) *Whether or not the application is complete, and if not, what information is needed to make it complete.*

Staff Recommendation:

The application is complete.

- (2) *Whether or not the scope of the application should be modified, and if so, what alternatives should be considered.*

Staff Recommendation:

Staff does not recommend a modification of the application.

- (3) *Whether or not the application will be considered, and if so, in which amendment cycle.*

Staff Recommendation:

Staff recommends that the application be incorporated into the 2015 Annual Amendment as part of the Land Use Designation amendment and the Comprehensive Plan update.

IV. Attachment

- A. "North Slope Historic District Land Use Designation Amendment" Application



Application

To Amend

The Comprehensive Plan or Land Use Regulatory Code

Application No.:

#2015 -

Date Received:

4/3/15

LW

Year of Amendment	2015	
Application Deadline	Friday, August 1, 2014, 5:00 p.m.	
Application Fee	\$1,400	
Type of Amendment (Check all that apply)	<input checked="" type="checkbox"/> Comprehensive Plan Text Change <input type="checkbox"/> Regulatory Code Text Change <input type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Area-wide Rezone <input type="checkbox"/> Interim Zoning or Moratorium	
Summary of Proposed Amendment (Limit to 100 words)	<p>We request that the "Comprehensive Plan Land Use Designation Framework" of the Growth Strategy and Development Concept Element of the Comprehensive Plan, which was adopted by Ordinance 28155 on 06/25/2013, be amended so as to associate the zoning category Historic Mixed Residential-Special Review District (HMR-SRD) with the "Single Family Residential" intensity designation of the Comprehensive Plan Land Use Designation Framework.</p> <p>As an existing community group, we request a waiver of the application fee.</p>	
Applicant	Name	North Slope Historic District, Inc.
	Affiliation / Title	N/A
	Address City, State & Zip Code	See below
	E-mail	See below
	Phone / Fax	Phone See below Fax N/A
Contact (if not Applicant)	Name	Marshall P. McClintock
	Affiliation / Title	Board member, North Slope Historic District, Inc.
	Address City, State & Zip Code	701 North J St., TACOMA, WA 98403
	E-mail	marshalm@g.com
	Phone / Fax	Phone (253) 627-4408 Fax N/A
	Relationship to Applicant	Board member

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.

Signature:

Robert A. Lade

Date:

8/31/15



North Slope Historic District

a 501(c)(3) organization

701 North J Street
Tacoma, WA 98403

March 26, 2015

City of Tacoma
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402

RE: Comprehensive Plan Text Change Amendment

Dear Sir or Madam:

At our regularly scheduled board meeting on March 26, 2015, we voted unanimously to submit the attached application requesting an amendment to the city's Comprehensive Plan. Specifically, we request that the "Comprehensive Plan Land Use Designation Framework" of the Growth Strategy and Development Concept Element of the Comprehensive Plan, which was adopted by Ordinance 28158 on 06/25/2013, be amended so as to associate the zoning category Historic Mixed Residential Special Review District (HMR-SRD) with the "Single Family Residential" designation of the Comprehensive Plan Land Use Designation Framework. In other words, we are requesting that the charts on pages GD-13 and GD-18 of the Comprehensive Plan be changed by moving HMR-SRD zoning classification from the "Low Intensity" designation to the "Single Family Residential" designation. Such a change is consistent with the intent of the HMR-SRD zoning category when it was created; namely, to restrict further development in the North Slope Historic District to single family residential housing while allowing the continuance of those multi-family uses existing prior to 2005.

As we are an existing community group and the North Slope Historic District is part of an on-going planning study by Mr. Stephen Atkinson, we respectfully request a waiver of the application fee.

Sincerely,

Deborah Cade
Co-chair

BOARD OF DIRECTORS:
DEBORAH CADE, CO-CHAIR
KATHRYN LONGWELL, CO-CHAIR
AMBER BAILEY
JARRET BAILEY
JOHN BUTLER
GEOFF CORSO
JEAN HOARD
GARY JOHNSON
JUDITH MARTIN
GYDA MAY
KAREN MAY
MARSHALL MCCLINTOCK
ERICA NELSON
JULIE TURNER

Attachment A: Required Questions for 2015 Application to Amend the Comprehensive Plan

1. Describe the proposed amendment.

The applicant, the North Slope Historic District, Inc., proposes to amend the "Comprehensive Plan Land Use Designation Framework" of the Growth Strategy and Development Concept Element of the Comprehensive Plan, which was adopted by Ordinance 28158 on 06/25/2013. Our amendment is to associate the zoning category Historic Mixed Residential Special Review District or HMR-SRD with the "Single Family Residential" designation of the Comprehensive Plan Land Use Designation Framework. In other words, we are requesting that the charts on pages GD-13 and GD-18 of the Comprehensive Plan be changed by moving HMR-SRD zoning classification from the "Low Intensity" designation to the "Single Family Residential" designation.

2. Why is the amendment needed and being proposed?

This proposal corrects an oversight made when the new Comprehensive Plan Land Use Designation Framework was drafted in 2013. While seemingly minor, our concern is that the continued linkage of HMR-SRD zoning category with the "Low Intensity" density in the Comprehensive Plan may lead to inappropriate parcel-level zoning reclassifications that will undermine the intent of the HMR-SRD zoning category.

Tacoma City Council created the HMR-SRD zoning category in 2005 specifically to apply to designated residential historic districts. It was designed to protect, preserve and maintain the mixed but predominately single-family character of these historic neighborhoods. Specifically, the category is to ensure that "single-family dwellings will continue to be the predominant land use..." and that "conversion of existing multi-family uses to single family uses will be encouraged but not required" (See TMC 13.06.100.B.4). Further, within the HMR-SRD zone, "only multi-family dwellings lawfully in existence on December 31, 2005, are permitted" and "new two- and three-family dwellings are allowed only upon issuance of a conditional use permit" (See TMC 13.06.100.C.4.District use table). In addition, a large section of the North Slope Historic District had previously been zoned R-2 and was designated as "single-family residential" and never "Low Intensity". We believe that this is a more than adequate rationale for our requested change, showing that the Planning Commission and the City Council fully intend that the areas designated HMR-SRD should basically be considered Single-Family Residential from the forward planning perspective.

3. Please list applicable comprehensive plan policies and describe how they support the requested amendment?

This proposal is consistent with demonstrated Planning Commission and City Council intent in creating the HMR-SRD zoning category as well as with Land Use and Historic Preservation policies within the city's Comprehensive Plan:

- LU-GGD-2 Growth Rate. Foster orderly, desirable growth in appropriate locations at a rate consistent with citizen desires and the provision of adequate services and facilities.

- LU-UAD-15 Neighborhood Design. Aid neighborhoods in preserving and enhancing their individual identity.
- LU-UAD-30 Historic Preservation. Protect, preserve, and enhance historic resources throughout the city. Encourage appropriate design for contemporary infill in historic and established areas of the city by use of development standards regarding scale, rhythm, compatible materials, and streetscape
- LU-RDG-1 Protect Established Residential Areas. Protect, preserve and maintain established residential neighborhood areas located outside designated mixed-use centers where a definite density, housing type and character prevail; nuisances and incompatible land uses should not be allowed to penetrate these areas.
- LU-RDG-2 Prohibit Incompatible Land Uses. Prohibit incompatible land uses from situation within or adjacent to existing or future residential developments and gradually eliminate incompatible uses from existing residential areas.
- LU-RDG-5 Regulate Non-conforming Uses. Provide stricter regulation of non-conforming uses with the goal of gradual elimination or achieving conformity with existing regulations.
- LU-RDLISFD-1 Protect and Preserve Single-Family Neighborhoods. Established, viable, single-family residential areas having uniform housing type and character should be protected, preserved and maintained.
- HP-2A Encourage neighborhood-level preservation and conservation programs. A focus on neighborhood-level planning will lead to enhanced strategies for preservation and promotion of the architectural, historical, cultural, and landscape features important to neighborhood identity and spirit.
- HP-7C Use historic and conservation districts as ways to enhance property values. Establish new historic and conservation districts as economic development strategies.
- HP-11 Capitalize on and promote historic resources in community planning efforts. Where historic resources are present, they should help guide redevelopment of established areas, including the City's designated Mixed-Use Centers.
- HP-26 *Use zoning tools to promote historic preservation goals and support an overall heritage conservation system.* Zoning tools should promote preservation policies and goals and support an overall heritage conservation system that protects desired development patterns throughout the community.

4. Has the proposed amendment been reviewed by the Planning Commission as part of a previous proposal?

No. However, this proposal is essentially a continuation of the area-wide zoning change in 2004 and creation and application of the HMR-SRD zoning category applied to the North Slope Historic District (NSHD) in 2005. Those changes addressed only land use issues. At the time, Ms. Donna Stenger of the Planning Department, who had helped us with the creation of the HMR-SRD category, suggested that we follow-up those changes with appropriate changes in the Comprehensive Plan to adjust density designations to reflect the land use changes. We did not do that at the time, but it is appropriate to

request the change now as the Planning Commission is working on Phase 2 of the Land Use Designation framework.

5. Describe any community outreach you have conducted and the community response to the requested amendment. (Attach letters of support or written community responses)

The Board of the North Slope Historic District, Inc., passed a resolution supporting this amendment on 03/26/2015 (See cover letter). Responses to the sub-questions of Question 5 follow:

- a. North Slope Historic District, Inc., meetings open to all residents and property owners within the NSHD are conducted every three to four months throughout the year. These meetings are announced in a neighborhood newsletter delivered to district residents. The proposed amendment was discussed in articles in the newsletter and discussed at meetings. We have met no opposition to our proposed changes.
- b. Abutting property owners are outside of the NSHD and are not affected by this proposal.
- c. This proposal fully supports the Area Vision of the North End Neighborhood Element of the City of Tacoma Comprehensive Plan by emphasizing historic preservation and enhancement of existing single-family areas while adding further protection to the historic district. The Area Vision states "The future is viewed as only incremental changes with infill development and redevelopment and limited densification in designated areas." It further states that "it is envisioned that unique features of the North End area such as historic districts, public nature areas, and water view should be protected..." It also reinforces North End Neighborhood Goals and Policies within the North End Neighborhood Action Strategy, specifically Goal NE-1: "Maintain the area's current mix of housing while preserving unique features of the North End area" in the preservation of the current mix of residential structures as well as precluding incompatible non-residential uses, and completely supports North End Neighborhood Action Strategy Policy NE-1.2 "North Slope Historic Zone. Ensure zoning regulations that are compatible with the area's historic district designation and which recognizes the existing mix of single-family and multiple-family housing, *while preventing new multi-family development* [emphasis added]."

6. If submitting a comprehensive plan or regulatory code text change, attach the existing language and proposed amendatory language.

This amendment is a request for a text change. Our amendment is to identify the zoning category Historic Mixed Residential Special Review District or HMR-SRD with the "Single Family Residential" designation of the Comprehensive Plan Land Use Designation Framework. In other words, we are requesting that the charts on pages GD-13 and GD-18 of the Comprehensive Plan be changed by moving HMR-SRD zoning classification from the "Low Intensity" designation to the "Single Family Residential" designation. See Attachment 1: "Comprehensive Plan Land Use Designation Framework".

7. Describe the current land uses of site and surrounding area including site characteristics.

The NSHD is one of the oldest and most densely populated residential areas in the city and is located immediately north and west of Division Avenue. It is bounded, with minor variations, on the north by North I Street (including both sides of the street), on the south by North Grant Street (including both sides of the street), on the west by Steele Street, and on the east by North 3rd Street and Division Avenue. The exact boundaries are described in Tacoma Land Use Code 13.07.240. Created as a result of grass roots efforts by its residents, the historic district, approximately 196 acres in size with over 950 contributing structures, contains some of the oldest residential structures in the city. The area is also listed on the Washington Heritage Register and the National Register of Historic Places. The area consists of a small commercial (C-1) enclave at the intersection of North 6th and North K Streets, which is covered by the historic district overlay. The area contains three historic religious buildings: Temple Beth Israel (now the Apostolic Holiness Church), Christ Episcopal Church, and Immanuel Presbyterian Church, with St. Patrick's Catholic Church abutting. In addition, the neighborhood maintains the North Slope Historic District mini-park in memory of the city's Historic Preservation Officer Valery Sivinski, who gave us the idea of the district. The streets are generally shaded with the district containing three state Champion Trees: largest Cedar of Lebanon, largest Catalpa, and second largest Spanish chestnut. There are no wetlands and no vacant land for future development. Approval of this proposal will not modify any of these factors; its intent is to ensure that the area remains as it is now and discourage point rezones.

8. Describe how the amendment is compatible with existing and planned land uses and the surrounding development pattern.

This proposal generates no change in current authorized land uses within the portions of the NSHD zoned HMR-SRD or the small C-1 area, and is therefore exceptionally compatible with existing and planned land uses and the surrounding development pattern. It unifies the various Comprehensive Plan intensities within the current HMR-SRD zoning and designates the "Single Family Residential" intensity as the appropriate intensity for this area. The "Single Family Residential" intensity instantiates the HMR-SRD zoning category goal that "single-family dwellings will continue to be the predominant land use..." and that "conversion of existing multi-family uses to single family uses will be encouraged but not required" (See TMC 13.06.100.B.4). This intensity change, like the HMR-SRD zoning, would allow existing non-conforming uses to continue.

9. What is the current Land Use intensity as shown on the most recently adopted Generalized Land Use Plan map?

Medium, low and single-family intensity areas now exist although single-family and low intensity dominates. Medium intensity is currently found along both sides of North I from N. 3rd to North 10th Streets, after which North I is low intensity. It is also in the 400 blocks of N. J, K, L, M, Sheridan, Cushman and Ainsworth Streets. Low intensity is currently found on North J, K and L from N. 5th to N. Steele Streets along with sections of N. M from N. 9th to N. Steele streets. The rest is currently designated Single Family Residential. With the adoption of the HMR-SRD zoning, however, the medium and low

intensities became moot. Our amendment requests that the land use intensity reflect the HMR-SRD zoning to help prevent attempts at individual parcel rezones.

10. What is the current zoning classification?

The current zoning classifications with the NSHD include Historic Mixed Residential- Special Review District (HMR-SRD), which corresponds closely to R2-SRD zoning, and C1 commercial. The C1 area is limited to several parcels at the intersection of N. K and N. 6th Streets. However, this C1 area is covered by the Historic Special Review Overlay as is the rest of the district. No change to zoning classifications is proposed in this amendment.

11. What is the applicant's interest in the property affected by the proposed intensity change?

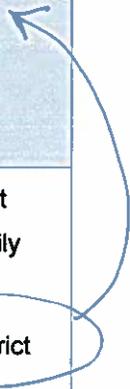
The North Slope Historic District, Inc. is a Washington State non-profit 501-C3 corporation. Its charter specifies its purposes are to preserve the historic district's history; promote community welfare and neighborhood interaction; and promote community development, maintenance, and beautification. Some of our projects have included: getting the HMR-SRD zoning category implemented, placing the district on the National Register of Historical Places, maintaining the North Slope Historic District Park and the 6 traffic circles in the district, organizing regular liter patrols and neighborhood-wide clean-ups, creating and publishing walking tours of the district, designing and posting signage marking the district as well as organizing National Night Out events and other social activities. Therefore, our interest is purely civic in nature. The North Slope Historic District will continue its civic operations in the future.

Residents and property owners have been informed of the NSHD Board's intention to request this intensity change during neighborhood meetings open to all residents and property owners with the district. We have discussed it in articles in our neighborhood newsletter. Our neighborhood meetings and newsletter distributions will continue into the foreseeable future.

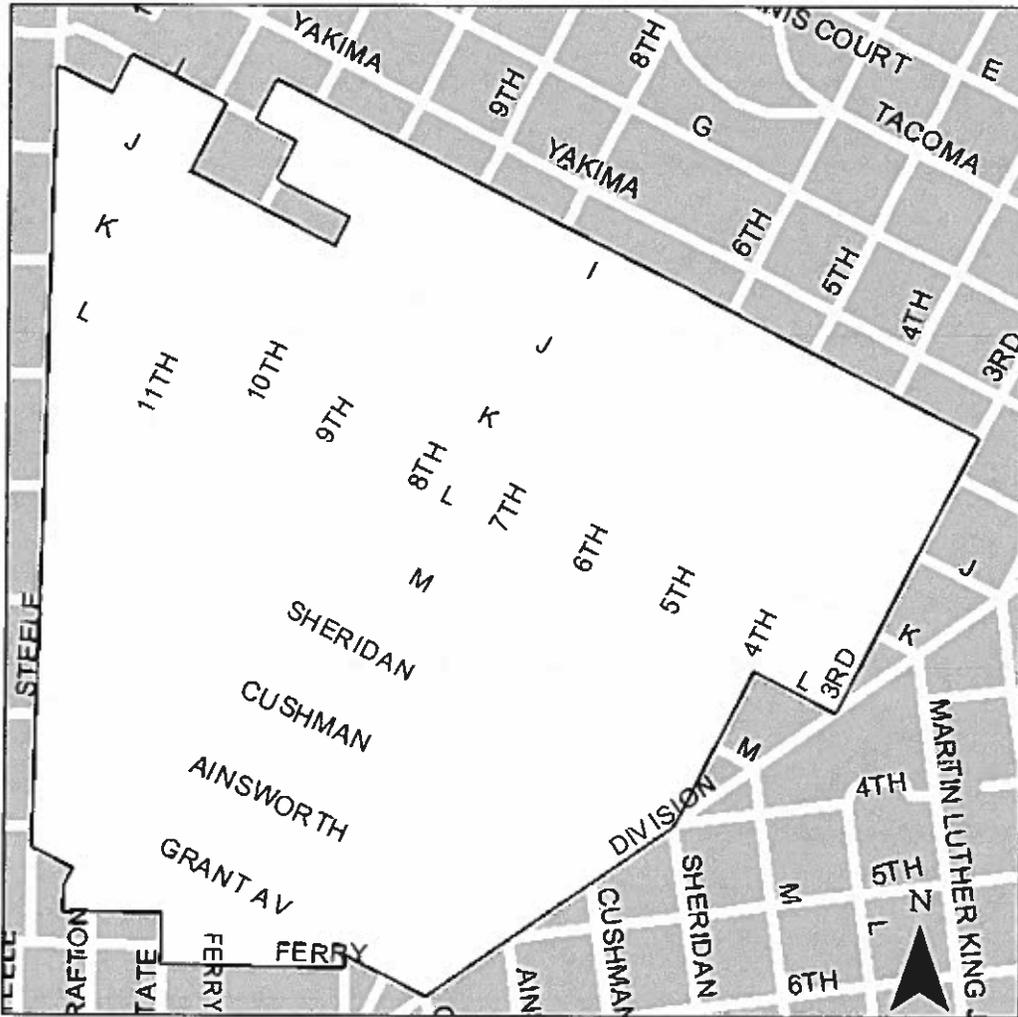
12. Attach a map of the affected area, showing all parcels and parcel numbers, ownership, street names, and site boundaries.

While we do not have the resources to obtain this information, particularly the identification of parcels, parcel numbers and ownership of all parcels within the North Slope Historic District, we will work with the city staff to procure the requested information if required. Street addresses of residential structures included in this proposal are listed in Title 13, Chapter 13.07.350 of the City of Tacoma Land Use Code. See Attachment 2, A map showing the current boundaries of the NSHD, and Attachment 3, a City of Tacoma govME.com map of the general area showing current intensities.

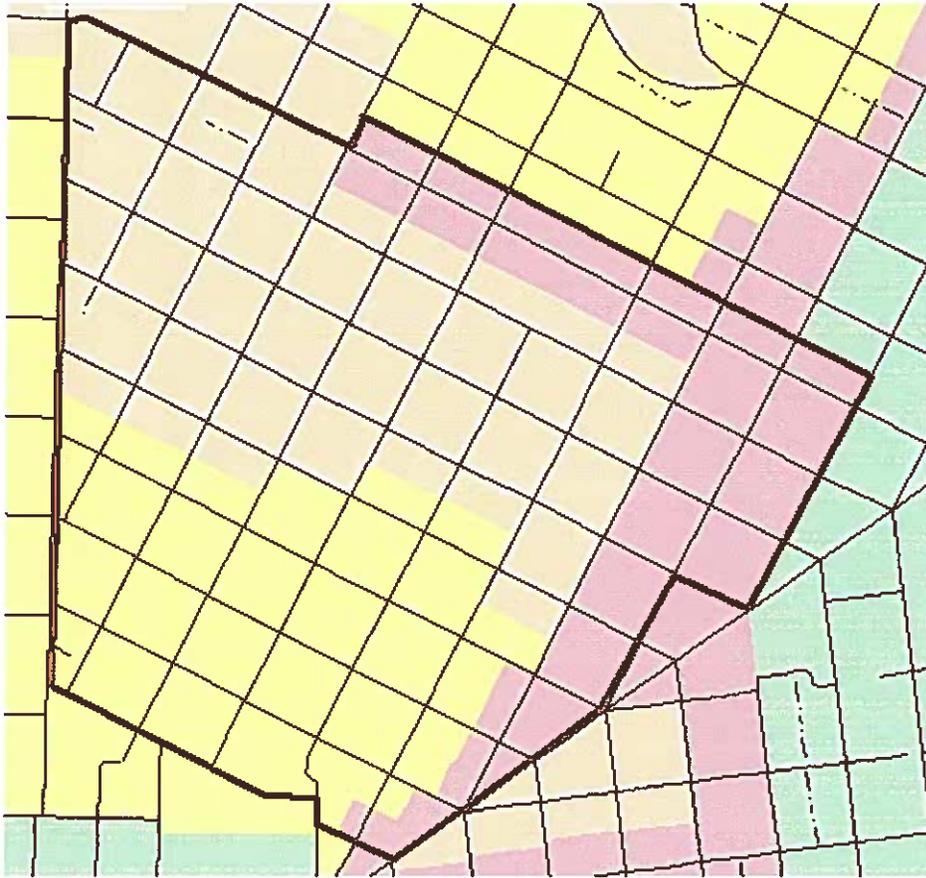
Comprehensive Plan Land Use Designations	Corresponding Zoning
<p>Single Family Residential</p> <p>Qualities associated with single-family residential neighborhoods that are desirable include: low noise levels, limited traffic, large setbacks, private yards, small scale buildings, and low-density development. Much of the city's land is strongly committed to single-family development and has been determined to be deserving of special protection from incompatible land uses. Community facilities, such as parks, schools, day cares, and religious facilities are also desirable components of single-family neighborhoods. Limited allowances for other types of residential development are also provided with additional review to ensure compatibility with the desired, overarching single-family character.</p>	<p>R-1 Single-Family Dwelling District R-2 Single-Family Dwelling District R-2SRD Residential Special Review District</p>
<p>Multi-Family (low-density)</p> <p>This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density (generally up to 15 dwelling units/net acre) along with community facilities and institutions. The Multi-Family (low-density) district can often act as a buffer between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations.</p>	<p>R-3 Two-Family Dwelling District R-4L Low-Density Multiple-Family Dwelling District HMR-SRD Historic Mixed Residential Special Review District</p>
<p>Multi-Family (high-density)</p> <p>This designation allows for a wide range of residential housing types at medium and higher density levels, along with community facilities and institutions, and some limited commercial uses and mixed-use buildings. It is characterized by taller buildings, higher traffic volumes, reduced setbacks, limited private yard space, and greater noise levels. These areas are generally found in the central city and along major transportation corridors where there is increased access to public transportation and to employment centers.</p>	<p>R-4 Multiple-Family Dwelling District R-5 Multiple-Family Dwelling District</p>
<p>Neighborhood Commercial</p> <p>This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.</p>	<p>C-1 General Neighborhood Commercial District T Transitional District</p>



Attachment 2: Current boundaries of the North Slope Historic District



Attachment 3: govMe map of the general North Slope area showing current intensities



Single Family = yellow

Low = Tan

Medium = Pink



City of Tacoma
Planning and Development Services

**Agenda Item
D-4**

To: Planning Commission
From: Elliott Fitzgerald, Planning Services Division
Subject: **Live-Work & Work-Live Code Amendments**
Meeting Date: May 20, 2015
Memo Date: May 14, 2015

At the Planning Commission's meeting on May 20, 2015, staff will introduce the findings and recommendations of a recently completed Work-Live Adaptive Reuse Code Compatibility Study. The study assessed Tacoma's existing code provisions for Live-Work and Work-Live development. After referencing code precedents from other jurisdictions and conducting case studies of several existing buildings within Downtown Tacoma, recommendations were developed with the goal of implementing code revisions for both Building and Land Use Regulatory Codes.

The Planning Commission will consider the consultant's recommendations, focusing on the provisions pertaining to the Land Use Regulatory Code. The proposed revisions are intended to be incremental to the Land Use Regulatory Code amendments that were originally adopted by Council in October 2012, which provided a basic framework for where and how Live-Work and Work-Live uses would be allowed.

Attached is a discussion outline to facilitate the Commission's review and discussion. Other attachments include a tentative schedule for the project and the current Land Use Regulatory Code provisions for Live-Work and Work-Live development. An electronic copy of the report will be provided to the Planning Commission; staff is developing a project page on the Planning Division's website at www.cityoftacoma.org/planning where the report will be posted.

If you have any questions, please contact Elliott Fitzgerald at (253) 591-5379, or at efitzgerald@cityoftacoma.org.

Attachment

c: Peter Huffman, Director



LIVE-WORK / WORK-LIVE PROPOSED AMENDMENTS TO THE LAND USE REGULATORY CODE

PROJECT OVERVIEW

(Prepared for the Planning Commission's Review on May 20, 2015)

The Planning Commission and Planning & Development Services developed live-work and work-live code amendments in 2012 to promote the adaptive reuse of existing buildings in Downtown Tacoma and the City's other Mixed-Use Centers. A live-work unit is a place where people live but also work. A work-live unit is the inverse of this – it is a place where people work but also live. These types of mixed-use developments eliminate the need to commute to work, provide affordable work and housing space, and support the creation of new businesses by expanding entrepreneurial opportunities. Prior to their adoption in 2012, there were no specific land use code provisions for live-work and work-live development in Tacoma. The amendments provided a basic framework for where and how live-work and work-live uses would be allowed.

Live-Work

- Applicability to existing buildings only
- Applicability to projects with no more than 20 dwelling units
- No additional parking spaces required
- Allowances for changes without triggering a “change of use”
 - Adding mezzanines
 - Up to 10% of new floor area may be added
 - Exterior additions are exempt from design standards

Work-Live

- Applicability to existing buildings only
- Applicability to projects with no more than 20 dwelling units
- No additional parking spaces required
- Allowances for changes without triggering a “change of use”
 - Adding mezzanines
 - Up to 10% of new floor area may be added
 - Exterior additions are exempt from design standards
 - New roof structures may be added
- Relationship of residential space to work space
 - Living space cannot occupy more than 33% of the total floor area
 - Living space cannot be separated from the work space

Consultant Study – Findings and Recommendations for Code Compatibility

The adoption of these Land Use Regulatory Code amendments instigated a study on code compatibility with the existing provisions in the City’s Building Code. BLRB Architects produced a report that includes code precedents from other jurisdictions, as well as case studies of three existing buildings within Downtown Tacoma (i.e., 311/313 S. 7th St., Old City Hall, and Valhalla Hall). Recommendations were developed with the goal of implementing code revisions that will address roadblocks to the renovation and reuse of existing buildings. These recommendations focus primarily on amendments to Building and Fire Codes. Proposed amendments to the Building Code will be presented to the Infrastructure, Planning, and Sustainability Committee on May 27, 2015. These proposed amendments address issues concerning occupancy designations, separation requirements, means of egress, fire alarm requirements, etc., etc. One provision addresses changes in occupancy and it offers a noteworthy flexibility for older buildings: the phased installation of fire sprinkler systems in existing buildings lawfully in existence prior to July 1, 1987 shall be permitted.

In addition to these Building Code revisions, the consultants have identified several existing provisions for live-work and work-live development within the Land Use Regulatory Code that should be reevaluated.

- **Allowable ratio of residential space to work space for work-live units**
 - The current allowable residential portion of a work-live unit is 33%. This is more restrictive than the IBC section 419 for live-work units. A 50% maximum residential use area is recommended. Furthermore, it is recommended to allow the living space to be ‘separated’ from the work space.
- **Restrictions on projects greater than 20 dwelling units**
 - This provision was originally included due to some initial concerns about larger projects (and that allowing larger projects might reduce our ability to find flexibilities); however, after further analysis by the Fire Dept. and Buildings Division, the proposed code amendments are sufficient regardless of the number of units, so this limitation is unnecessary.
- **Mezzanines are encouraged in both live-work and work-live units**
 - It is recommended that the restriction on a greater than 10% increase in floor area be eliminated. The 33% maximum area relative to the floor below is already a requirement of the IBC; this provision does not need to be included in the Land Use Regulatory Code.
- **Limitations for existing buildings**
 - The purpose and intent section limits Work-Live to older, economically distressed buildings. Both live-work and work-live units are only allowed within buildings lawfully in existence on September 25, 2012, thus emphasizing their applicability in the context of adaptive reuse. Since these types of mixed-use development are valuable tools for developers of new construction, and because the proposed Building Code amendments retain additional flexibilities for the adaptive reuse of older buildings, it may be beneficial to remove the limitations for existing buildings.

Home Occupations vs. Live-Work vs. Work-Live

Staff has recognized that there is no clear distinction between home occupations and live-work units within Tacoma’s Land Use Regulatory Code. Essentially, the live-work provisions found in 13.06A.050 merely reference the use as a home occupation with siting requirements (i.e., required to be located in existing buildings within Downtown Tacoma or other mixed-use districts), and without employee restrictions. Staff is comfortable with adding a definition for live-work units into the definitions chapter of the Land Use Regulatory Code in order to further distinguish such uses from home occupations. The recommended language for a definition of a ‘live-work unit’ would read as:

“A unit that is intended to function predominantly as living space with incidental accommodations for work-related activities that are beyond the scope of a home occupation.”

	Home Occupation	Live-Work	Work-Live
Definition	<u>Land Use</u> : “A business, profession, occupation, or trade conducted for gain or support and located entirely within a residential building or a building accessory thereto, which use is accessory, incidental, and secondary to the use of the building for dwelling purposes and does not change the essential residential character or appearance of such building”	<u>Land Use</u> : *not defined <u>Building (proposed amendment to IBC section 202)</u> : “A dwelling or sleeping unit in which up to 50 percent of the space includes a nonresidential use that is operated by the tenant. No more than six unrelated persons may occupy the dwelling or sleeping unit.”	<u>Land Use</u> : “A non-residential use that includes a subordinate residential component consisting of at least a kitchen, bathroom and sleeping quarters” <u>Building (proposed amendment to IBC Section 202)</u> : “A commercial occupancy which includes a dwelling unit in up to 50 percent of the space. The commercial space is operated by the occupant(s) of the dwelling unit. No more than six unrelated persons may occupy the dwelling or sleeping unit.”
Permitted Districts	Permitted in all zoning districts (any legal residential use)	Downtown; X Districts *use tables show live-work units permitted in M-1 and all commercial districts except for T	Downtown *use tables show work-live units permitted in all X districts except for NRX
New or Existing Buildings	Permitted in new and existing buildings	Limited to existing buildings (September 25, 2012)	Limited to existing buildings (September 25, 2012)
Size	Incidental to residential but not explicitly limited in size	<ul style="list-style-type: none"> • 50%/50% • Up to 3,000 sq. ft. • Limited to main floor 	<ul style="list-style-type: none"> • 50%/50% (proposed IBC amendments) • Not limited in size • Limited to main floor
Employee Restrictions	Family members residing on the premises	5 or fewer (IBC requirement)	Not limited

Miscellaneous Discrepancies

While analyzing the code revisions as recommended by BLRB, staff has identified other inconsistencies within the provisions for live-work and work-live units with respect to the associated standards, use tables, and obvious redundancies with the new Building Code amendments.

The purpose and intent section of Work-Live allows work-live units only in Downtown Tacoma, yet the associated use tables list work-live units as a permitted use in almost every X Districts. Similarly to the Live-Work purpose and intent section, Work-Live should reference the revitalization of the City's other Mixed-Use Centers in addition to Downtown Tacoma. The purpose and intent section of Work-Live also limits its application to older, economically distressed, or historically significant buildings; a section is even included that further defines a 'historic building' for the purpose of the chapter. However, the definition provided is inconsistent with the standard that allows work-live units to be located within buildings lawfully in existence on September 25, 2012.

Furthermore, use tables list live-work units as a permitted use in the M-1 districts as well as all commercial districts except for T. These findings have prompted staff to discuss the idea of allowing live-work and work-live units outright in other zoning districts that allow for a mix of residential and commercial uses (i.e., all commercial districts as well as M-1 Light Industrial). The rationale behind this idea is that mixed-use buildings are allowed in these districts anyway. Essentially, live-work and work-live units allow for the same mix of permitted uses, only in a building configuration that is different from traditional mixed-use facilities (the units themselves are mixed-use).

Consultant Recommendations (Land Use Code):

- Increase allowable residential portion of a work-live unit from 33% to 50%
- Eliminate restrictions for projects with 20+ dwelling units
- Allow "separated" work-live units
 - This provision is addressed in the Building Code amendments – it can be eliminated from the Land Use Regulatory Code
- Increase maximum allowable mezzanine space (10% increase in floor area to 33% increase)
 - This provision is addressed in the Building Code amendments – it can be eliminated from the Land Use Regulatory Code
- Remove limitations for new construction
 - **Staff recommends that this revision should be considered, provided that flexibilities for pre-existing buildings are retained, but made consistent with the proposed Building Code cutoff date (1987)*

Additional Staff Recommendations (Land Use Code):

- Add a definition for live-work units to clearly distinguish the use from a home occupation
- Explore the idea of allowing live-work and work-live units in all zoning districts that allow for the associated mix of uses (i.e., all commercial districts and M-1 Light Industrial)



LIVE-WORK / WORK-LIVE PROPOSED AMENDMENTS TO THE LAND USE REGULATORY CODE

SCHEDULE

(As of April 23, 2015)

Color Keys:

City Council
Council Standing Committees
Planning Commission
Staff

Date	Actions
May 27	Infrastructure, Planning and Sustainability Committee – Review scope of work
April	Public and Stakeholders Outreach
May 20	Planning Commission – Review scope of work, schedule, and proposed amendments
May	Public and Stakeholders Outreach
June 3	Planning Commission – Release proposal for public review
June 10	Environmental Determination – Issue SEPA determination; notification to Tacoma Daily Index; start of associated comment period
June 10	Public Hearing Notification – including <i>60-day notice of intent for adoption to State DOC and PSRC</i>
June	Public and Stakeholders Outreach
June 24	Infrastructure, Planning and Sustainability Committee – Review Planning Commission’s public review package
July 1	Planning Commission – Public Hearing, and leave record open through July 8
July 14	City Council – Set a public hearing on July 28
July 15	Planning Commission – Review public comments, revise proposal as appropriate, and make a recommendation to the City Council
July	Public and Stakeholders Outreach
July 22	Weekly Letter – Forward Commission’s recommendations to Council
July 22	Infrastructure, Planning and Sustainability Committee – Review Planning Commission’s recommendations, consider potential modifications, and make a recommendation to the City Council
July 28	City Council – Study Session
July 28	City Council – Public Hearing
August 4	City Council – First reading of ordinance adopting proposed amendments
August 11	City Council – Final reading of ordinance
August 21	Notice of Adoption to State DOC and PSRC
August 23, 2015	Effective Date of adopted amendments

Existing Provisions within the Land Use Regulatory Code (13.06A.050)

D. Live-Work.

1. Purpose and Intent: The purpose of this Section is to assist with the revitalization of Downtown Tacoma and the City's other Mixed-Use Centers and with the implementation of the City's Comprehensive Plan by facilitating additional economic activity in conjunction with residential uses. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a live-work and residential community Downtown, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels and transit services near each other. Adding a home occupation does not trigger change of use requirements under the City's land-use codes.
- a. All legal residential uses within buildings lawfully in existence on September 25, 2012 in Downtown and the other mixed-use centers may, as a matter of right, add a home occupation pursuant to TMC 13.06.100 E without being subject to the limitation in TMC 13.06.100 E(6) that no employees outside the members of the family residing on the premises be involved in the home occupation.
- b. No additional parking spaces are required.
- c. Up to 10% of new floor area may be added, either internally or externally, for the purposes of creating living or working space without triggering a change in use.
- d. External additions are exempt from all prescriptive design standards contained within TMC 13.06.300 and TMC 13.06A, but external additions shall be in conformance with the character of the existing building.
- e. Non-conforming floor area, Floor Area Ratio (FAR), setbacks, height, and site landscaping are "grandparented in", meaning that a variance is not required for development that does not increase the degree of non-conformity.
- f. Mezzanine spaces may be added so long as they do not exceed a 10% increase in floor area or one third the area of the floor below.
- g. These provisions do not extend to adaptive reuses that involve more than 20 dwelling units or more than 12,000 square feet of commercial space in a particular building.

E. Work-Live.

1. Purpose and Intent: The purpose of this Section is to assist with the revitalization of Downtown Tacoma and with the implementation of the City's Comprehensive Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to work-live units. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a work-live and residential community Downtown, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels and transit services near each other. Adding a minor residential component to an existing or historic building does not trigger change of use requirements under the City's Land-use codes.
- a. A work-live unit is a combined living and work unit that includes a kitchen and a bathroom. The residential portion of the unit, including the sleeping area, kitchen, bathroom, and closet areas, occupies no more than 33 percent of the total floor area of the

legal non-residential use, and the living space is not separated from the work space. It must be located within buildings lawfully in existence on September 25, 2012 in Downtown.

b. The requirements for the “work-live” units are as follows:

- i. The residential use must be clearly incidental and subordinate to the work space.
- ii. Buildings containing “work-live” units shall not generate additional impacts to any greater extent than what is usually experienced in the surrounding area.
- iii. The Director may attach additional conditions to permits that are required for “work-live” units to ensure that the criteria set forth above are met.

c. For the purposes of this chapter, a historic building is defined as follows: Any building or structure that is listed in the State or National Register of Historic Places; or designated as a City Landmark under Chapter 13.07 of the Tacoma Municipal Code; or certified as a contributing resource within a National Register or Tacoma Register historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer, or with an opinion from the Tacoma Historic Preservation Officer that the property appears to meet the criteria for designation as a local landmark listed in Chapter 13.07 of the Tacoma Municipal Code.

d. No additional parking spaces are required.

e. Up to 10% of new floor area may be added, either internally or externally, for the purposes of creating living or working space without triggering a change in use.

f. External additions are exempt from all prescriptive design standards contained within TMC 13.06.300 and TMC 13.06A, but external additions shall be in conformance with the character of the existing building.

g. Non-conforming floor area, Floor Area Ratio (FAR), setbacks, height, and site landscaping are "grandparented in", meaning that a variance is not required for development that does not increase the degree of non-conformity.

h. Mezzanine spaces may be added so long as they do not exceed a 10% increase in floor area or one third the area of the floor below.

i. New roof structures shall not be considered as adding new floor area or trigger change of use requirements provided that: such structures are not used for living or working quarters; and, such structures are used solely for accessory uses or in conjunction with open space amenities.

j. Adding a "work-live" unit is not subject to density requirements in the underlying zone.

k. These provisions do not extend to adaptive reuses that involve more than 20 dwelling units or more than 12,000 square feet of commercial space in a particular building.



City of Tacoma
WASHINGTON

Project No. 1411
January 13, 2015

BLRB architects

WORK-LIVE ADAPTIVE REUSE CODE COMPATABILITY STUDY

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APPENDICES

- A. TACOMA MUNICIPAL CODE – TITLE 13 – SECTION 13.06A.050
- B. 2012 INTERNATIONAL BUILDING CODE - SECTION 419

EXECUTIVE SUMMARY

The City of Tacoma has a large stock of unreinforced (or lightly reinforced) concrete and masonry buildings that may represent a significant risk in an earthquake. Many of these buildings sit vacant and are at even more of a risk due to lack of maintenance. The barriers to development of these buildings into their highest and best uses are a combination of market factors and the costs of compliance with current code requirements.

The City would like to adopt local codes that would encourage work-live type uses of these structures to re-occupy these buildings and increase the likelihood of gaining tenants and much needed cash flow. Improvements will include incremental code adjustments that create a clear path for future work-live compliance.

The purpose of this report is to analyze, research, and propose a work-live building code that allows this to occur. The scope of work for this report includes code analysis and research of the City's existing efforts on live-work and work-live codes, identifying obstacles to re-occupying these types of buildings, and completing benchmark studies focused on re-occupying UnReinforced Masonry (URM) or concrete type buildings in jurisdictions similar to the City of Tacoma. This final report was prepared to describe the process and findings of the study, and to make recommendations to both code changes and important parameters for inventorying the City's URM or unreinforced concrete buildings.

We also drew upon the expertise of Thomas Dolan, an Oakland-based architect and author of the preeminent publication on Live-Work: [Live-Work Planning and Design: Zero-Commute Housing](#). Mr. Dolan has been instrumental in the advocacy, code development, and understanding of Live-Work and Work-Live development in Oakland and the architectural and planning profession. His input was invaluable to this discussion, and hopefully he will continue to be a part of the Tacoma Work-Live discussion as future code amendments are developed and implemented.

This process includes a thorough analysis of the existing Tacoma Municipal Code, as well as other precedent codes that already address live-work and work-live development throughout the country. The result - the proposed **City of Tacoma Work-Live Matrix** - borrows ideas and provisions from each of these codes, as well as lessons learned that resulted in successful projects. Goals for this study are to implement code revisions that: improve safety for the public and emergency personnel; provide certainty for property owners; minimize the need for discretion for Planning and Development Services staff; and increase the likelihood of utilizing existing building stock.

The final section of this report studies the likely impact of the proposed Work-Live Matrix on three existing URM buildings chosen by the City of Tacoma for work-live development potential. Whether these specific sites will eventually be used for Work-Live development is less critical than validating the Work-Live principles for buildings that could support this new type of development in the City of Tacoma.

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HISTORY AND BACKGROUND OF WORK/LIVE PROJECT TYPES

HISTORY OF LIVE-WORK AND WORK-LIVE IN TACOMA

Images of downtown Tacoma from the late 1800's and early 1900's show a vibrant, crowded scene. Sidewalks are packed with pedestrians on streets lined with stores, businesses, and restaurants. "Flexhouses" – two- or three-story buildings with living quarters upstairs and tenant-owned working/public spaces downstairs – were common throughout the district, as was typical throughout the country at that time. The opening of the Tacoma Mall in 1965 quickly led to the decline of the downtown area, as patrons of once-bustling downtown shops relocated their patronage to the suburban mall three miles away. The downtown core lost most of its flexhouse and commercial tenants, and until present day, has seen these historic buildings sit vacant on-and-off for the last 50 years.

The last 20 years, however, has seen a concerted effort from local developers, business owners, and citizens to revitalize downtown. In 1990 the University of Washington began building its downtown Tacoma campus - immediately adjacent to the former Union Station, renovated that same year. The Washington State Museum of History and the Museum of Glass, built in 1996 and 2002 respectively, both added to the revitalization of this stretch of downtown. As a consequence, the blocks surrounding the University of Washington Tacoma campus have continued to develop, with new construction and renovation of historic buildings alike. The area surrounding the historic theatre district has also seen resurgence, as well as a smaller, yet pointed development surge in the Dome District just southeast of downtown.

Though many of the existing buildings being discussed are located in or near the downtown core, smaller mixed-use centers throughout the city where smaller-scale commercial corridors connect adjacent residential neighborhoods are also being considered as candidates for live-work and work-live development. These smaller neighborhoods have concentrated pedestrian streets that would attract small-scale commercial storefronts, bringing local activity to neighborhood commercial cores and encourage increased community interaction - facets of early-century life that have waned in recent decades, as neighborhoods have become increasingly car-dependent for everyday needs.

CITY OF TACOMA COMPREHENSIVE DEVELOPMENT PLAN

Since creating *Land Use Management Plan: Goals and Policies for Physical Development* in 1975, the City of Tacoma has had a strategic plan in place for the future development and vision of the city. The most recent version of the document, the *City of Tacoma Comprehensive Plan* issued in 2011, is intended to be continually assessed and updated as the needs, demographics, and culture of the city evolves. The Plan addresses the five elements mandated by the State Growth Management Act – *land use, transportation, housing, capitol facilities, and utilities* – as well as two additional elements the City of Tacoma has deemed important to the future growth of the city: *economic, and recreation and open space*.

BENEFITS OF WORK-LIVE IN TACOMA

Today the downtown core is active and busy during business hours, when employees and patrons populate the area. However, the district is distinctly lacking residents, and after businesses close the neighborhood is silent with empty streets. With this study and future development strategies, the City of Tacoma hopes to create a vehicle for reenergizing existing historic buildings in the district to be reused for Work/Live projects – thus injecting the downtown and mixed-use cores with residents and street-level life, making downtown Tacoma and its various mixed-use centers vibrant communities at any time of day.

Both the current Comprehensive Plan and the City's Land-Use Regulatory Code address these concerns, both in their own way seeking the same goals that work-live development aims to solve (an encouraging sign).

Among the goals outlined in The Comprehensive Plan, several particularly support the goals of work-live development:

- *To achieve a diversified, globally competitive, sustainable economy that provides family wage jobs, increases per capita and business income, protects the environment, improves the quality of life, and makes full use of human, financial, capital, and natural resources in the creation of marketable goods and services.*
- *To offer a pleasing, aesthetic and healthful environment in which to live, work, and play, and to possess an image, which instills a sense of community pride in its citizens.*
- *To become a livable community with a strong sense of history, a sustainable community supported by preservation efforts, and an economically vibrant community supported by preservation activities; to employ nationally-recognized best practices in Tacoma's preservation program; to regard*

historic preservation as integral to other community goals and policies; and to acknowledge historic resources as integral features of the public realm.

- *To achieve concentrated centers of development with appropriate multimodal transportation facilities, services, and linkages that promote a balanced pattern of growth and development, reduce sprawl, foster economies in the provision of public utilities and services and yield energy savings.*
- *To achieve an attractive, convenient and well-balanced system of commercial facilities, which serve the needs of the citizens, are appropriate to their relative service areas and are compatible with adjacent land use.*
- *To maintain and support vibrant and stable residential neighborhoods while promoting a variety of housing opportunities to meet the needs of all residents.*

Sentiments expressed in the City's Land Use Regulatory Code also speak to the future vision the City has of its Downtown and Mixed-Use Centers, especially the concept of a vibrant "24-hour city":

The purpose of [Title 13, Section 13.06A.050.D] is to assist with the revitalization of Downtown Tacoma and the City's other Mixed-Use Centers and with the implementation of the City's Comprehensive Plan by facilitating additional economic activity in conjunction with residential uses. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a live-work and residential community Downtown, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels, and transit services near each other.

Each of the goals addressed above support the goals of this study and the current work-live discussions with the City: to utilize existing URM and historic buildings for appropriate uses and maintain the sense of history these buildings bring to the City; reduce the dependence on car-based transportation in the city core; create more affordable housing solutions for self-employed residents, allowing them to pay one rent amount for both residential and commercial spaces; and encourage pedestrian traffic in empty mixed-use zones and increase street-front presence - thus creating a safer, friendlier, and balanced city.

DEFINITION OF LIVE/WORK

The term live-work is commonly used by the public to describe a housing style, typically an open-concept apartment with high ceilings ideal for artists and other creative occupations. In the context of this report Live/Work is specific to the technical definition found within the International Building Code (IBC). Section 202 of the IBC defines Live-Work units as:

A live/work unit is a dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use which is operated by the tenant.

As makes sense with this definition, Section 419 permits the work portion of the live-work unit to no more than 50% of the unit, thus ensuring that the residential portion is at least equal to, if not greater than the work portion the unit.

The Seattle Land-Use Code defines Live/Work as:

"Live/work unit" means a structure or portion of a structure: (1) that combines a commercial or manufacturing activity that is allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household; (2) where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and (3) where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

Tom Dolan describes Live/Work this way in his book, Live-Work Planning and Design: Zero-Commute Housing:

"Live/work is a term used to describe a unit in which the needs of the residential component and the quiet enjoyment expectations of the neighbors in the building or adjacent buildings take precedence over the work needs of the unit in question...The predominant use of the live/work unit is residence; work activity is secondary or, if separated, of comparable importance."

Dolan's definition begins to speak to the typical fundamental difference between Live/Work and Work/Live: the "quiet enjoyment" he speaks of varies with the percentage of live-to-work space allowed within the unit. This difference is made more apparent as we explore the definition of Work/Live below.

DEFINITION OF WORK/LIVE

As with Live-Work, the definition of Work-Live can vary across jurisdictions, though most follow similar modes of thought. Below is Tom Dolan's description of Work-Live:

"Work/live is a term used to describe a unit in which the needs of the work component take precedence over the quiet enjoyment expectations of residents...The predominant use of a work/live unit is commercial or industrial work activity; residence is a secondary, if not accessory, use."

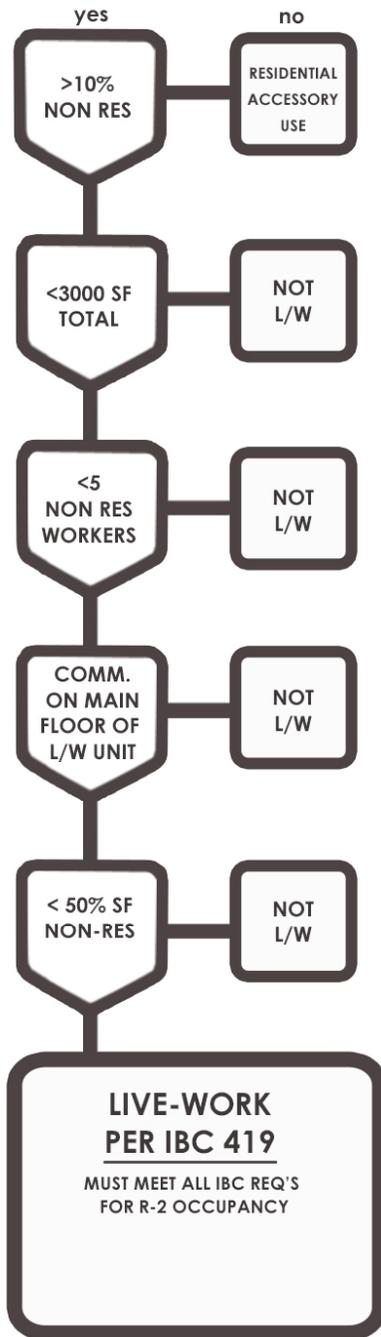
Building officials at the City of Tacoma have been exploring the life safety implications of allowing Work/Live uses in the city. The purpose of this study is to further explore the obstacles and opportunities posed by Work/Live. Throughout this study, the consultant team has met with Planning and Development Services and Fire Department staff to identify concerns, discuss opportunities, provide a clear definition, and propose changes to code policy that will result in new development without compromising public safety.

A Live/Work unit is a place where people live but also work. Work/Live is the inverse of this Live/Work, a place where people work but also live. The proposed definition for Work/Live is:

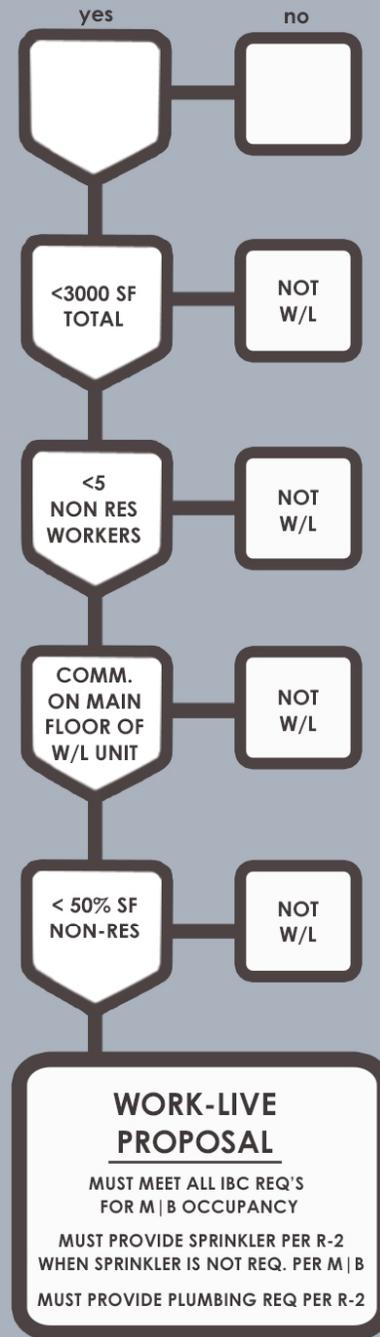
A work/live unit is a nonresidential unit in which a significant portion of the space includes a dwelling or sleeping use for the tenant.

Section 419 of the International Building Code defines the attributes of live/work that negate the life-safety concerns that are the basis of building codes. There are four primary limitations on live-work areas. They must: be less than 3,000 square feet in area; have nonresidential area of not more than 50% of the unit; have the nonresidential area limited to the main floor of the unit; and have not more than five nonresidential workers or employees occupying the nonresidential area at one time. These limitations become the basis for work/live, with the nonresidential area as the primary function and the residential portion in support. See the flow diagram on the following page for a visual representation of the code.

R-2 OCCUPANCY WITH COMMERCIAL USE



M | B OCCUPANCY WITH RESIDENTIAL USE



CODE ANALYSIS AND PRECEDENTS

The building code for the City of Tacoma takes its core from the 2012 International Building Code, with local and state amendments. As discussed previously, the Tacoma Municipal Zoning Code also addresses Live-Work and Work-Live in the Downtown Core and Mixed-Use Centers. Below we will be reviewing current provisions in each code for work-live, as well as noting any amendments that may need to occur to accommodate the proposed Work/Live Code and supporting documents into the City of Tacoma's Municipal Code (TMC). See Appendix A for TMC Title 13 – Section 13.06A.050 – Additional Use Regulations.

TACOMA MUNICIPAL CODE - TITLE 13: LAND USE REGULATORY CODE

In 2012, the Tacoma Land Use Regulatory Code was amended to include a section on live-work and work-live development. The amendments address a number of issues related to live-work and work-live, including:

- Parking requirements
- Change of occupancy requirements
- Mezzanines
- Scope of adaptive reuse projects

Additional issues are addressed that apply specifically to work-live development:

- Relationship of residential to work space
- Additional impacts to adjacent development generated by Work/Live projects
- Historic building requirements
- Density requirements

The Land Use Regulatory Code allows live-work and work-live development in the following zones:

- Mixed-Use Centers (See Appendix C for Zoning Map):
- Downtown Core (See Appendix D for Zoning Map):

BENEFITS OF LAND USE REGULATORY CODE

Prior to the amendment of the code in 2012, there were no provisions for live-work and work-live development in the City of Tacoma. This amendment opens the door for future projects, and instigated this study focusing on the Tacoma Building Code - the

last step in fully integrating live-work and work-live project types into the City's development potential.

ROADBLOCKS IN LAND USE REGULATORY CODE

The code as written currently does not allow for live-work or work-live construction that is of the separated type - meaning the residential and work areas must share the same area. This limits the ability to create a higher degree of separation between the living and working areas, which would allow more intense work uses (i.e. retail, welding, small-flame fabrication, etc.) that may be necessary for certain types of small-scale businesses.

The existing planning code has other provisions that should be reevaluated.

- Purpose and Intent: this section limits Work/Live to older, economically distressed, or historically significant buildings. Work/Live is a valuable tool for developers of new construction, it may be beneficial to remove the limitations for existing buildings.
- The residential portion of a work-live unit is limited to 33% of the unit. This ratio is more restrictive than the IBC section 419 for live-work units, a 50% maximum residential use area is recommended.
- Mezzanines are encouraged in work/live. It is recommended that the restriction on a greater than 10% increase in floor area be eliminated. The 33% maximum area relative to the floor below is already a requirement of the IBC and is not necessary.
- It is also recommended to eliminate the restriction on projects greater than 20 dwelling units. There are multiple buildings in Tacoma that need redevelopment that would exceed 20 units. It is common for projects to become more viable the larger they are. There is no clear rationale for this limitation.

INTERNATIONAL BUILDING CODE – SECTION 419

In the 2009 edition of the International Building Code, Section 419 was introduced to specifically address the live-work project type. This section of the code serves as the model for the provision set forth in the Tacoma Municipal Zoning Code, and for our discussions surrounding work-live. See Appendix B for Chapter 419 of the 2012 IBC.

BENEFITS OF SECTION 419

Prior to 2009, live-work development had not been addressed by code, and jurisdictions found themselves scrambling to apply the existing to code what was a unique project type, leading to watered-down live-work projects, illegally-occupied independent projects, and projects that were unable to overcome regulatory obstacles and never came to fruition.

By providing clear provisions for live-work and clarifying requirements that differ from other residential and commercial development, the addition of 419 into the IBC has created a vehicle for jurisdictions to analyze and collaborate with developers on true live-work projects.

ROADBLOCKS IN SECTION 419

Section 419 identifies live-work projects as R-2 occupancies. This directly challenges the use of existing URM buildings in Tacoma, most of which are currently M, B, or in rare cases, F-2 occupancies (assuming the residential portion of the renovation is more than 10% of the aggregate project floor area).

In keeping with the intent of this study, the goal for this work is to allow Tacoma's existing URM buildings to maintain their current occupancies (thus avoiding code thresholds for full conformance to current requirement of the IBC). Work-live is proposed as the identical use and tenant mix as live-work in B, M, and F-2 occupancy buildings rather than in R-2 buildings.

ADAPTING SECTION 419 FOR WORK-LIVE

The fundamental basis for the proposed work-live amendment is to ensure allowable work-live uses are at least as safe as work-live from Section 419. The four requirements for live-work are: 1) less than 3000 square feet per unit; 2) less than five non-residential workers; 3) the commercial activity is restricted to the first floor of the live-work unit; and 4) less than 50% of the live-work space is utilized for the non-residential activity.

The proposed new definition for work-live would be similarly defined as: meeting IBC requirements for R-2 occupancy (fire, egress, residential amenities, etc); less than 3000 square feet per unit; less than five non-residential workers; the commercial activity is restricted to the first floor of the work-live unit; and less than 50% of the live-work space is utilized for the residential activity. The flow diagram on the following page graphically depicts the similarities between the existing live-work code and the proposed work-live amendment.

CODE PRECEDENTS

Many American cities have adopted live-work or work-live planning and code principles. The reasons for adopting new codes are complex but most often include the need for affordable housing and the goal of repositioning buildings that are either obsolete for the intended use or the intended use is no longer compatible with the neighborhood. This section explores the background and code details of three cities and how they have adapted to market conditions.

CITY OF OAKLAND: LIVE-WORK PLANNING AND BUILDING CODES

Oakland is a city with a long-term industrial identity. Oakland adopted live-work (similar to Tacoma's proposed work-live) planning regulations in 1980. The planning department definition is: 'live-work is permitted only in buildings originally designed and constructed for commercial or industrial use and in zones that allow residential uses'. These changes followed a change in California law that gave local jurisdictions authority to relax building regulations to make it possible for commercial and industrial buildings to be converted to "joint living and work quarters".

Oakland has encountered difficulties with industrial property owners who are concerned about live-work units infringing upon industrial activities. Industrial businesses are concerned that increasing residential density will lead to limits on industrial noise and hours of operation. This issue is not relevant to Tacoma, the proposed work-live amendments are not intended for industrial zones, and all activities are planned in neighborhoods currently zoned for residential use.

Oakland's advances from 1980 continue to be reinforced with additional policies. The Oakland Building Services division codified the Oakland Live/Work Building Code in 1999. The Oakland code does not utilize IBC Live-work code section 419 because it was not available until 2009. Instead Oakland wrote an extensive code, primarily focused on existing buildings, that includes minimum unit size, loading berth requirements for large spaces (there is no maximum unit size), and has three different types of units with different allowances for percentage of total floor area dedicated to residential use.

Oakland recently adopted mixed-use zones that allow a variety of uses including live/work as an essentially residential type (congruent with IBC Section 419) and including open space and parking requirements; and work/live as new construction under specific 'live near' configurations. To date no new work/live units have been built under the specific restrictions of this new zone, i.e the live-near configuration.

CITY OF SEATTLE: LIVE-WORK ZONING AND BUILDING CODE

The fundamental market conditions of Seattle are significantly different from those in Tacoma. Multiple neighborhoods include buildings of similar scale, construction type, and era to those of Tacoma but the population and demand of our metropolitan neighbors result in much higher lease rates which in turn result in viable development pro-forma and willing bank lending. The market rates in Tacoma are typically below the threshold for viable development.

Seattle has adopted live-work planning principles in their land-use code, and encourage live-work uses in all commercial zones. Seattle Department of Planning and Development defines live-work as:

"Live-work unit" means a structure or portion of a structure: (1) that combines a commercial or manufacturing activity that is allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household; (2) where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and (3) where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

Seattle also has adopted changes to IBC section 419 relaxing some requirements for live-work units including: the definition of live-work, sprinkler system requirements, and an expansion for the occupancy types that can incorporate live-work units.

Specific changes include:

Delete section 419.1.1.3 – the definition that requires the non-residential area function to be limited to the first or main floor of the live-work unit.

Delete section 419.1.1.4 – the definition requiring not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

Add occupancy group R-3 to section 419.2 as an allowable group for live-work units

Relax sprinkler system requirements to allow 13-R and 13-D for Group R occupancies in buildings with four or fewer dwelling units that do not exceed two stories in height that are less than 5,000 square feet in area. Full NFPA 13 systems are required in all other buildings.

Clarify that accessibility provisions for live-work units will meet Group M occupancies unless the applicant specifies another occupancy.

Seattle has not written code amendments to enable any type of work-live use within business, retail, or industrial zones.

CITY OF CHICAGO – WORK-LIVE ZONING CODE

The City of Chicago adopted work-live zoning codes in 2012. The new codes were developed to find additional methods of activating vacant storefronts that were plaguing the region during the recession. It signaled a return to “family in the back, store in the front” living common in early urban American history. The rationale is the same today as it was then, it is less of a financial burden to work and live in the same place. Commuting time and expense is eliminated, the tenant has a single rent payment, and sometimes the first floor of commercial buildings are larger than needed for commercial activities.

Chicago has named their version of work-live a ‘Business work-live unit’. The operating requirements for business work-live units include: the unit shall be occupied and used by the operator of the retail sales business and their household, the resident is required to maintain a business license, no portion of the work-live unit may be separately rented or sold. There are further development standards that include: minimum total gross square footage of six hundred (600) square feet, the business area must occupy at least fifty percent (50%) of the total square footage, the living space shall include cooking space, sanitary facilities and sleeping space, non-living spaces shall be designed exclusively to accommodate commercial uses, street level spaces fronting a public way must have commercial areas transparent to the sidewalk, the living space and work space should be contiguous but may be separated by hallways and courtyards, and any flammable liquids and hazardous materials beyond those normally associated with residential use shall require approval from the Fire Department.

PROPOSED CITY OF TACOMA WORK-LIVE MATRIX

The issues included in the proposed Work-Live Matrix below reflect code provisions that have been critical to successful live-work and work-live implementation in other jurisdictions. Through review of the code precedents discussed previously, and through discussions with the City of Tacoma, this matrix was created to compile these issues and address their implementation in the City of Tacoma's future work-live plan.

The IBC and IEBC continue to be the primary regulation for building modifications. The provisions described in the Work-Live Matrix describe proposed amendments to the code. Code sections that are not identified are not impacted. Each matrix issue is references the code section that is amended, and describes necessary amendments to a local, state, or national code.

In its final approved form, this matrix is intended to serve as a guide and reference document for City employees, design professionals, and developers while discussing and formulating work-live development – it is NOT intended to replace the Tacoma Municipal Code. Once approved, the appropriate parties must take the proposed provisions contained in this matrix and create or amend current code to match these provisions.

This matrix is also intended to be a working document, to be updated if necessary as work-live projects are built and the City recognizes lessons learned throughout the implementation process.

PROVISIONS IN MATRIX UNIQUE TO WORK-LIVE

The proposed matrix combines provisions from Section 419 of the International Building Code, the International Existing Building Code, the International Fire Code, and the Tacoma Municipal Code into a single reference document.

During development of this matrix, several roadblocks to work-live projects contained in the above codes were discussed with Planning & Development Services and Fire Department staff. The team proposed modifications that would create the highest degree of safety and provide incremental building improvements with a clear path to future compliance. Economic factors and market conditions were considered when code relaxations are proposed, but safety and realizing future compliance were the primary concerns.

To provide flexibility for occupants and property owners, two types of work-live units have been proposed. The first type "unseparated use" is identical to live-work,

effectively a single unit where both business and residential functions coexist. Unseparated use units can be organized on a single level or on multiple floors. A new unit type, "unseparated use", is proposed and provides a physical barrier between commercial and residential uses. Separate spaces within a single unit increases safety for high-intensity uses like light manufacturing and can also limit the requirements for sprinklers to residential portions.

Work-Live Occupancy Type and Change of Occupancy

Live-work development is categorized as a R-2 occupancy per IBC Section 419. Any building that is not currently permitted as R-2 would require a change of occupancy which is an automatic trigger for an upgrade to full compliance with the current IBC. This mandatory upgrade often results in high project costs which cannot be recovered at local rental rates. This reality is a contributing factor for the lack of adaptive reuse of underutilized commercial office buildings into residential product.

The proposed matrix describes a strategy to enable existing M, B, and F-2 buildings to maintain their original occupancy type while accommodating work-live use. By using the same requirements for work-live as are allowed in live-work per Section 419, this provision supports the notion that live-work and work-live are effectively interchangeable and equally safe. The internal uses in live-work and work-live is identical, and the safety provisions are identical regardless of the building occupancy.

Tacoma Land-Use Regulatory Code

The Tacoma Land-Use Regulatory Code, Section 13 defines work-live as a maximum of 33% of the total unit area. It is recommended that the city consider increasing the residential portion to 50% maximum to mirror the existing live-work code defined in IBC section 419.

Sprinklers

Sprinkler upgrades are one of the biggest budget hurdles in a building renovation. There are multiple aspects of a new sprinkler system that contribute to the high cost including: new large diameter water piping from the public right-of-way to the riser room (this includes costly repairs to the street), a new sprinkler riser room, routing sprinkler main piping throughout building (includes demolition and repair of existing walls and floors), and the installation of sprinkler heads (also resulting in demolition and repairs to walls and ceilings).

The IBC requires sprinklers in multiple unit residential buildings because a sleeping occupant needs more protection during a fire than an alert occupant. Sprinklers are not always required in business, merchandising, and light industrial buildings. Live-work units in IBC Section 419 are always located in R-2 occupancy buildings and are therefore always sprinklered. Work-live units are located in B, M, and F-2 occupancy buildings and may not be sprinklered. Sprinklers must therefore be added to all work-live units to bring them up to same standard of safety already codified in Section 419.

The separation of occupancies presented by the dual residential-work combination inherent to live-work and work-live projects often creates conflict with code officials and developers. Requiring sprinklers in all work-live projects mitigates the hesitancy to allow multiple occupancies to share space under one common envelope with no fire separation.

There are three types of sprinkler systems that can be utilized in work-live projects. The NFPA 13 system is required for a project required to be "fully sprinklered" by the IBC and is the only system available for residential occupancies with five or more units. The NFPA 13R system is allowable for up to four units in buildings 4-stories or shorter, and the NFPA 13D system is allowable for up to two units maximum. Additional life safety measures may be required for when using a 13R or 13D system.

Consideration is included in the Matrix addressing existing buildings that may allow for partial work-live development, but have existing occupancies elsewhere that are not currently sprinklered. Per current code, adding residential occupancy to any building requires an upgrade to a full sprinkler system of the structure. This requirement could be cost-prohibitive to adding a small number of work-live units. A relaxation has been proposed that provides sprinklers in the residential units, provides sprinkler infrastructure to the building, and creates a clear path for future compliance with the IBC.

Renovations to existing buildings with work-live units must have the water connection and sprinkler riser designed for the full building, but the sprinkler system only needs to be routed to the work-live spaces.

- Water connections and sprinkler riser room must be installed sufficient to support the entire building
- Sprinklers must be provided for the work-live units per the Matrix
- Fire alarm notification must be provided at all residential floors, including work-live units
- Fire alarm detection must be provided at all floors
- Manual pull stations must be provided at all floors

- Future substantial improvements will require sprinkler installation for all affected areas, including non-residential uses

Seismic Standards

Per the matrix, all new construction must comply with current IBC requirements, while existing construction must comply with IEBC requirements. However, the matrix addresses the change of occupancy issue highlighted above - namely, that by adding a residential occupancy to the building or unit (assuming it meets the size provisions outlined in the matrix), a change of occupancy or change of use is not required to the building. This provision mitigates the extensive seismic upgrades that may be required if the building were forced to change occupancies.

High-rise Buildings

This report does not explore the complications surrounding the implementation of work-live into high-rise buildings (defined as six or more floors). There are unique requirements, safety considerations, and exiting concerns specific to high-rise construction that warrants future consideration prior to implementation or adaptation of these work-live recommendations. Issues to consider include: elevator size, construction types, and EMS service and safety.

City of Tacoma Work-Live Code Matrix

#	Issue	Work/Live Types		Comments	Existing Code Reference	Local Amendment required?
		Unseparated	Separated			
1	Maximum Unit Size	3,000 sf	3,000 sf		IBC 419.1.1.1	No
2	Maximum Residential Portion Size	50% of unit (<1,500 sf at max size)	50% of unit (<1,500 sf at max size)		IBC 419.1.1.2	Yes - Land-use regulatory code Section 13.06A.050.E
3	Separation between Units	Separation per IBC; use most restrictive fire-rating requirements if multiple occupancies occupy same space	Separation per IBC for each use type		IBC 420.1, IBC 508.3.3, IBC 708.3	No
4	Sprinklers	Always required for unseparated work-live units Exception 1: For up to (4) four unit projects a 13R system is allowable with additional restrictions (see also Fire Alarms and Exit/Egresses for exception)	Always required for the residential portion of work-live units Exception 1: For up to (4) four unit projects a 13R system is allowable with additional restrictions Exception 2: For (1-2) unit projects, may use 13D system with additional restrictions (see also <i>Fire Alarms and Exit/Egresses</i> for exception)	Note: In renovations only, if remaining non-work-live floors are unsprinklered, must bring service for sprinklering rest of building at time of work-live renovation. Future substantial improvements will require sprinklering affected areas. This provision provides a clear path for full future compliance.	IBC 419.5	Yes - IFC or IEBC
5	Fire Alarms	Full fire-alarm system for all new construction per IFC and IBC. Fire alarm system for renovations per IEBC	Full fire-alarm system for all new construction per IFC and IBC. Fire alarm system for renovations per IEBC	Note: In renovations only, if remaining non-work-live floors are unsprinklered, must provide full fire alarm system for detection, manual pulls, and notification system to work-live units and all existing residential units in building.	IBC 419.5	Yes - IFC or IEBC
6	Mezzanines and Sleeping Lofts	Per IBC	Per IBC. Residential use only permissible in residential portion of unit		IBC 505	No
7	Seismic Standards	Per IBC for new construction; per IEBC for existing construction and renovations	Per IBC for new construction; per IEBC for existing construction and renovations	Note: Adding a residential occupancy to an existing F, M, or B building does not trigger a change of use within live-work and work-live units for seismic requirements	IBC 1613.1, IEBC, IEBC Appendix A (for URM buildings)	No
8	Hazardous Materials	Per IFC	Per IFC		IFC	No
9	Noise and Sound Transmission, Sound Mitigation	Minimum: STC 50/IIC50; CNEL 45	Minimum: STC 50/IIC50; CNEL 45.		IBC 1207	No
10	Employee and Public Access	<5 non-residential employees	<5 non-residential employees		IBC 419.1.1.4	No
11	Reoccurring Inspections	Frequency per City policy for entire work-live unit	Frequency per City policy for commercial portion of work-live unit		Tacoma Municipal Fire Code	No
12	Guardrails	Per IBC for entire work-live unit - 42" guardrails required	Per IRC in residential portion of work-live unit - 36" guardrails allowable; per IBC in commercial portion unit - 42" guardrails required		IBC 1013, R312.1	No
13	Plumbing	Per UPC	Per UPC.		IBC 419.9	No

WORK/LIVE PROJECT PRECEDENTS

PROJECT #1

California Cotton Mills Studios
Location: Oakland, California
Architect: Thomas Dolan Architecture
Originally Built: 1917
Adaptive Reuse: 2005



The California Cotton Mills building opened as the largest cotton mill west of the Mississippi River and became a landmark for the city of Oakland. Prior to its redevelopment it spent twenty years as a mini-storage facility. The 117,500 square foot, four-story unreinforced masonry structure was adapted into seventy-four live-work units. Unit sizes range from 1,100 to 1,900 square feet and are all rentals. The project is in an isolated location with no access to walkable community assets.

Design features of the project include double-door access to each unit that allows large scale work, wide corridors, heavy floor loading capacity, and a freight elevator. The units with fifteen foot ceilings include mezzanines for sleeping areas, bathroom, and closet. The units with lower ceilings include both a mezzanine with low-clearance storage area below and a separate sleeping loft with five-foot eight-inch ceiling with a restroom beneath. Other than the generous lobby, the building does not include indoor community space. An outdoor area is used heavily by tenants and serves as the community area.



The work portions of the units are full height at the building periphery with ample daylight from the large industrial sash steel windows. Plumbing stacks, mezzanines and living areas are configured in the middle of the building. Every quarter, the residents hold an open-studio event where art and studios are displayed. The resident community has overcome the lack of neighborhood and internal community spaces by creating a culture centered on producing art. The project and community are thriving.

PROJECT #2

Willow Court Lofts

Location: Oakland, California

Architect: Thomas Dolan Architecture

Originally Built: 19

Adaptive Reuse: 2007



Willow Court is a high-bay, single-story concrete block warehouse in the buffer area between a residential neighborhood and an industrial area. The original building exterior lacks architectural character, primarily consisting of large blank walls with horizontal punched openings with aluminum storefront windows. The project consists of twenty live-work lofts between 750 and 1,100 square foot market-rate condominiums. One bay at the end of the building was sacrificed to create a secure area for eighteen parking spaces.

The roof structure is supported with wood bowstring trusses on twenty foot centers that span the full one hundred foot width of the building. The bottom chords of the trusses are eighteen feet above the slab and provide clearance for two levels below the trusses, and the deep trusses are tall enough for a third full height level between trusses for each unit. The live-work units are three-story townhouse style living.



The architect organized the project around two fountain courtyards that were carved from the middle of the structure. The resulting plan is in the shaped of a figure eight. A longitudinal open breezeway bisects the building and connects the two courtyards with a small parking area on one end and the street on the other. The courtyards and common building circulation create opportunities for accidental meetings and interactions between tenants.

Units with street frontage have small porches and front doors accessible from the sidewalk. All units have entry doors from the exterior breezeway, most of which directly connect to the courtyards. Most of the work areas are on the first floor around the building exterior with living spaces near the courtyards and upstairs.

PROJECT #3

Tashiro Kaplan Artist Lofts
Location: Seattle, Washington
Architect: SMR Architects
Originally Built: 1906 & 1908
Adaptive Reuse: 2004



Two turn-of-the-century unreinforced masonry buildings were adaptively reused to create affordable live-work loft-style apartments. The project is on the edge of Pioneer Square near the international district. It provides subsidized housing for an artist population that has been gentrified out of one of the hottest residential markets in the country.

The buildings are located on a hill and between four and six stories tall with large windows and two frontages on major urban streets. The 130,000 square foot building is the home to 28 commercial arts-related entities. The lower floors are house 40,000 square feet of retail space, including a coffee shop, artist-resident galleries, and a 110-person community room. Fifty single-level live-work units are located on the top three floors. Flexible floor plans accommodate a variety of artist disciplines from painters and sculptors, to musicians and digital artists. Units range in size from 800 to 1,800 square feet.



CASE STUDY SITES

As a part of this study, the City of Tacoma has requested that the following existing historic buildings – currently vacant or underutilized - be reviewed in conjunction with the proposed work-live Matrix and assessed for feasibility of future work-live projects. Each site has been analyzed according to the requirements listed in the Matrix. The three sites each highlight unique work-live strategies.

311/313 S. 7th Street

BACKGROUND/BUILDING ATTRIBUTES

This two-story unreinforced masonry building was originally built in 1900 as a warehouse. The 70-foot by 45-foot structure is on the corner of S. 7th Street and Court C. The street frontage is on a steep incline, effectively enabling direct entry to both floors. The floors (3,000 sf each) are internally separate and effectively two distinct spaces. Both floors have approximately twelve-foot ceilings. A one-story garage is connected to the rear of the building with room for at least five vehicles, the garage doors open to Court C.



The lower floor is a rough, unfinished space with raw exposed timber columns, beams and joists. The entry door is on the corner and there is a sliding garage door on the east wall. The upper floor is a more finished space but is still quite raw. The tenant is a skateboard shop, they use the front 1,000 square feet for retail sales and the rear area for a small indoor skate park and storage.

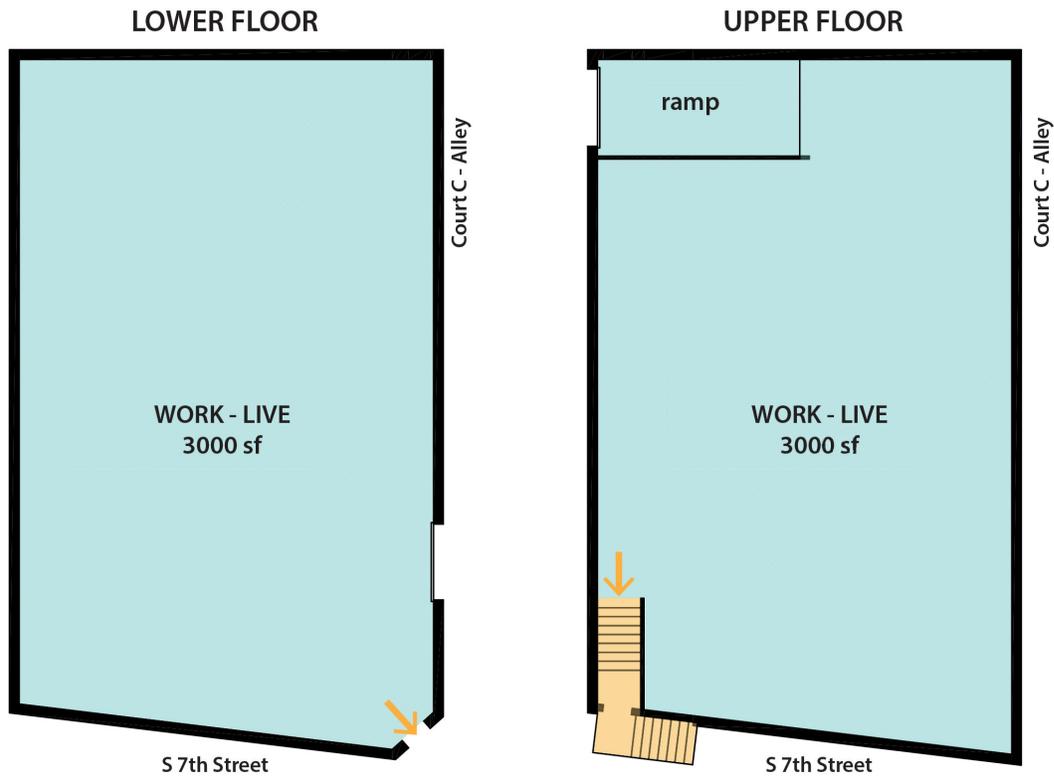
The upper floor entry is on S. 7th Street and up a short flight of stairs. The most distinctive aspect of the upper floor is a vehicle ramp on the north side that exits to a narrow driveway on the west. The tenant is a photography studio. Both tenants pay well below market value.

WORK-LIVE CODE ANALYSIS

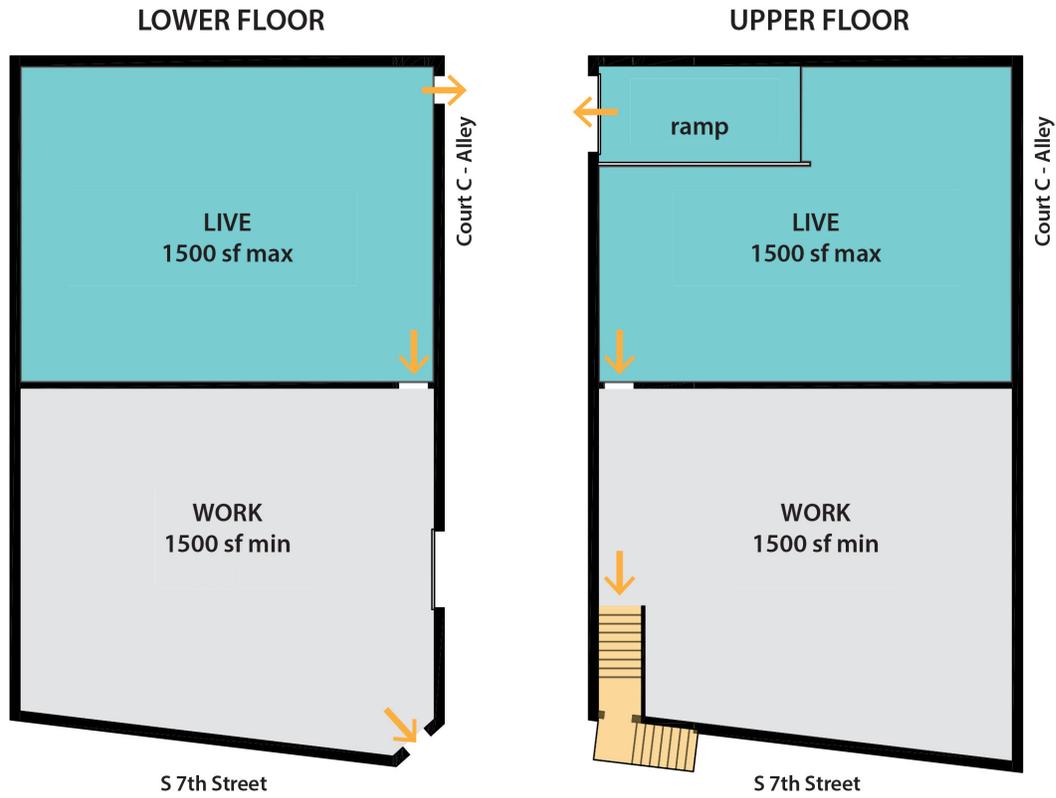
Both floors of the building are viable candidates for work-live use. They meet the requirement of "M" or "B" occupancy classification, and are large spaces that have historically been unable to obtain market rate leases. The distinct floors could be independently adapted for work-live or remodeled concurrently.

311/313 S 7th Street could be developed into multiple work-live configurations. Either floor is capable of being any combination of: a single unseparated unit, a single separated unit, or a pair of unseparated units.

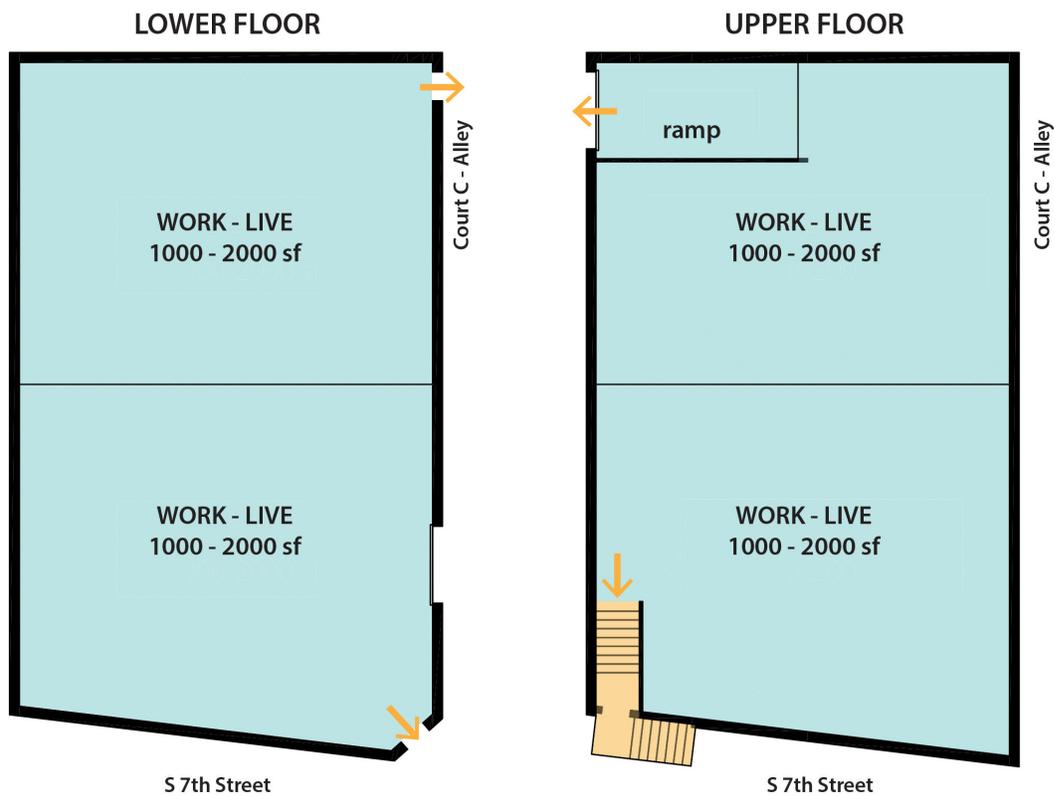
SINGLE UNSEPARATED UNIT



SINGLE SEPARATED UNIT



PAIR OF UNSEPARATED UNITS



311/313 S. 7TH STREET - WORK-LIVE MATRIX
UNSEPARATED USE

#	Issue	Work/Live Types	Comments	Existing Code Reference
		Unseparated		
1	Maximum Unit Size	3,000 sf	OK Units range from 1,000-3,000 sf	IBC 419.1.1.1
2	Maximum Residential Portion Size	50% of unit (<1,500 sf at max size)	OK Max residential portion range from 500 sf to 1,500 sf	IBC 419.1.1.2
3	Separation between Units	Separation per IBC; use most restrictive fire-rating requirements if multiple occupancies occupy same space	OK No separation required	IBC 420.1, IBC 508.3.3, IBC 708.3
4	Sprinklers	Always required for unseparated work-live units Exception 1: For up to (4) four unit projects a 13R system is allowable with additional restrictions (see also Fire Alarms and Exit/Egresses for exception)	The building is not sprinklered. Four or less units are proposed, a 13R system is allowable. If the maximum units will be one or two units a 13D system is allowed.	IBC 419.5
5	Fire Alarms	Full fire-alarm system for all new construction per IFC and IBC. Fire alarm system for renovations per IEBC	No existing fire alarm system. Meet requirements of IEBC	IBC 419.5
6	Mezzanines and Sleeping Lofts	Per IBC	OK Ceilings are too low for mezzanines or sleeping lofts	IBC 505
7	Seismic Standards	Per IBC for new construction; per IEBC for existing construction and renovations	Work restricted to a single floor will not cross the alteration level 3 threshold. No seismic upgrades would be required. Work on both floors concurrently would trigger alteration level 3 and may require seismic upgrades.	IBC 1613.1, IEBC Appendix A (for URM buildings)
8	Hazardous Materials	Per IFC	OK No hazardous occupancy anticipated	IFC
9	Noise and Sound Transmission, Sound Mitigation	Minimum: STC 50/IIC50; CNEL 45	OK New interior partitions can meet STC 50. Sound transmission through floors may require sound mitigation at the second floor.	IBC 1207
10	Employee and Public Access	<5 non-residential employees	OK No business uses expected to require >5 non-residential employees	IBC 419.1.1.4
11	Reoccurring Inspections	Frequency per City policy for entire work-live unit	OK	Tacoma Municipal Fire Code
12	Guardrails	Per IBC for entire work-live unit 42" guardrails required	OK No guardrails anticipated	IBC 1013, R312.1
13	Plumbing	Per UPC	OK Kitchen and restrooms anticipated	IBC 419.9

311/313 S. 7TH STREET - WORK-LIVE MATRIX
SEPARATED USE

#	Issue	Work/Live Types	Comments	Existing Code Reference
		Separated		
1	Maximum Unit Size	3,000 sf	OK	IBC 419.1.1.1
2	Maximum Residential Portion Size	50% of unit (<1,500 sf at max size)	OK Max residential portion is 1,500 sf	IBC 419.1.1.2
3	Separation between Units	Separation per IBC for each use type	OK No separation required between R and M or B occupancy classifications	IBC 420.1, IBC 508.3.3, IBC 708.3
4	Sprinklers	Always required for the residential portion of work-live units Exception 2: For (1-2) unit projects, may use 13D system with additional restrictions (see also <i>Fire Alarms and Exit/Egresses</i> for exception)	The building is not sprinklered. Only two units are proposed, a 13D system is allowable. Only the residential portions of units must be sprinklered.	IBC 419.5
5	Fire Alarms	Full fire-alarm system for all new construction per IFC and IBC. Fire alarm system for renovations per IEBC	No existing fire alarm system. Meet requirements of IEBC	IBC 419.5
6	Mezzanines and Sleeping Lofts	Per IBC. Residential use only permissible in residential portion of unit	OK Ceilings are too low for mezzanines or sleeping lofts	IBC 505
7	Seismic Standards	Per IBC for new construction; per IEBC for existing construction and renovations	Work restricted to a single floor will not cross the alteration level 3 threshold. No seismic upgrades would be required. Work on both floors concurrently would trigger alteration level 3 and may require seismic upgrades.	IBC 1613.1, IEBC Appendix A (for URM buildings)
8	Hazardous Materials	Per IFC	OK No hazardous occupancy anticipated	IFC
9	Noise and Sound Transmission, Sound Mitigation	Minimum: STC 50/IIC50; CNEL 45.	OK New interior partitions can meet STC 50. Sound transmission through floors may require sound mitigation at the second floor.	IBC 1207
10	Employee and Public Access	<5 non-residential employees	OK No business uses expected to require >5 non-residential employees	IBC 419.1.1.4
11	Reoccurring Inspections	Frequency per City policy for commercial portion of work-live unit	OK	Tacoma Municipal Fire Code
12	Guardrails	Per IRC in residential portion of work-live unit - 36" guardrails allowable; per IBC in commercial portion unit - 42" guardrails required	OK No guardrails anticipated	IBC 1013, R312.1
13	Plumbing	Per UPC	OK Kitchen and restrooms anticipated	IBC 419.9

OLD CITY HALL

625 Commerce Street

BACKGROUND

Old City Hall is a Tacoma landmark and one of the city's most important structures. The Italian Renaissance building was designed by E.A. Heatherton and opened in 1892-3 as the offices for the Tacoma Chamber of Commerce who later swapped properties with the municipal government. City government moved out in 1959 and the building was nearly demolished in 1973. A major renovation in the early 1980's transformed the property into retail, restaurants, and commercial office space. The vitality of the project waned by the mid-nineties eventually leading to a sale to a residential developer in 2005. The last remaining tenants moved out and interior demolition began just as the recession hit and the project stalled. The building remains vacant and has been declared a derelict property by the City of Tacoma.



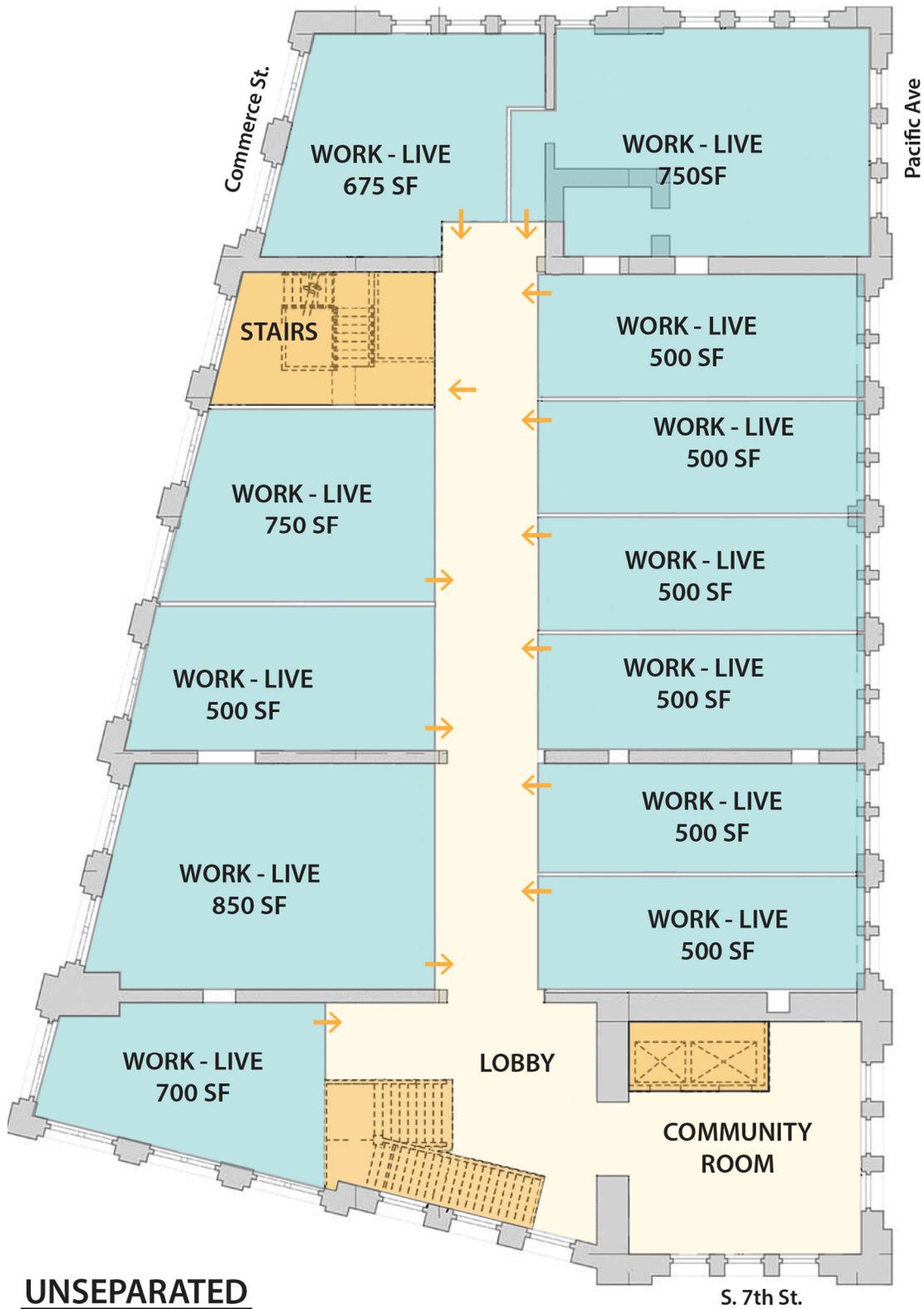
BUILDING ATTRIBUTES

Old City Hall is a five-story unreinforced masonry building with a four-story clock tower, a partial basement, and a rooftop greenhouse that was added in the renovation. Mezzanines were added during the renovation within the five high-volume spaces of each floor. As currently configured the building has interior gross area of 63,700 square feet. The interior and exterior character of the building is grand, with large expanses of buff colored brick, large windows, intricate wood window casings, and detailed main staircase.

Each 8,000 square foot floor plate has a full-height 750 square foot wide central circulation hallway and a 1,200 square foot lobby with elevators and grand staircase. The available tenant area is approximately 6,050 square feet with an additional 3,000 square feet of mezzanine above, configured in long and narrow tenant spaces in the shape of the letter "U". The floor plans are inefficient by contemporary BOMA standards; primarily due to oversized circulation and lobbies.

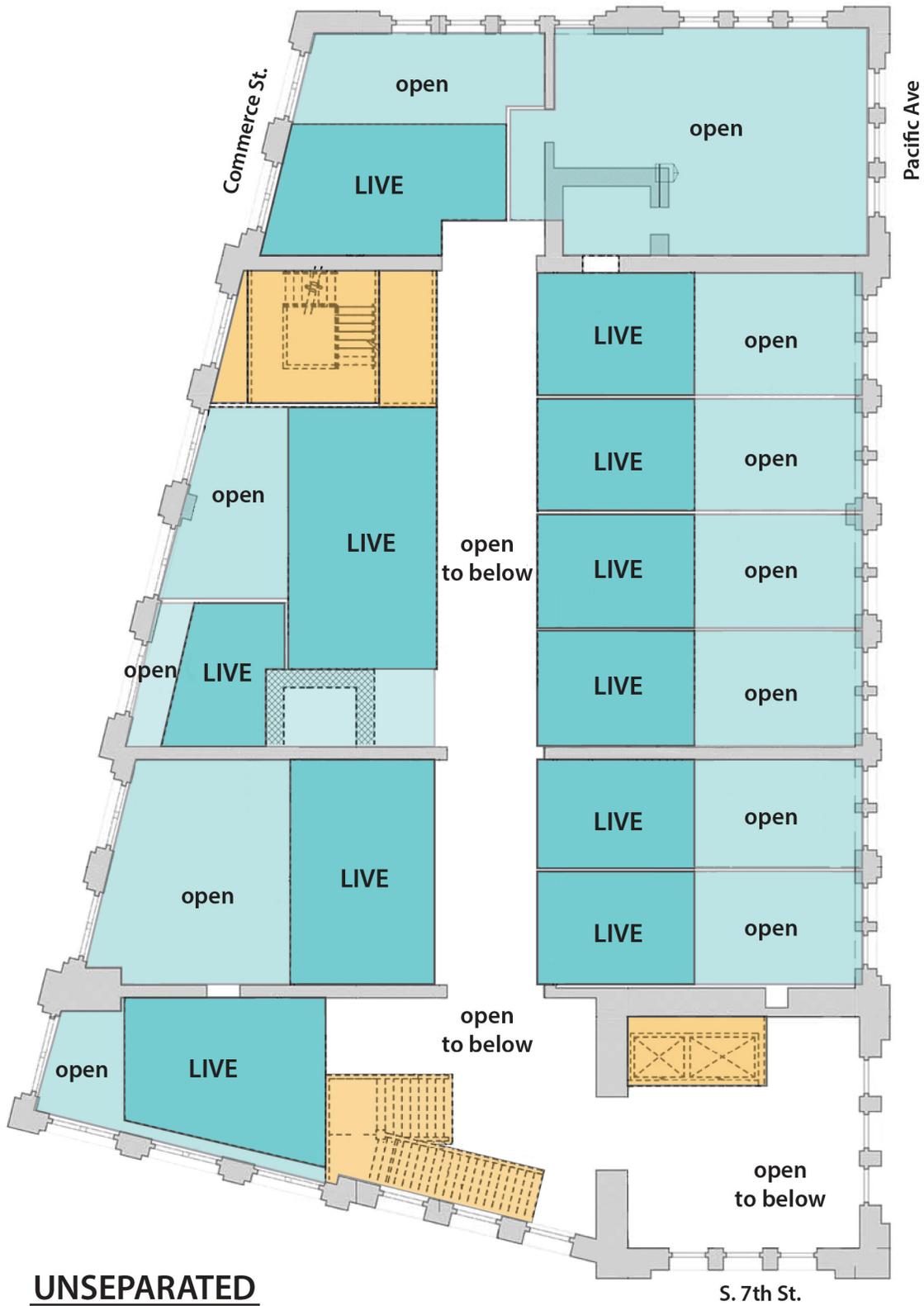
The building is an ideal candidate for work-live uses. The same attributes that are challenging for commercial use are ideal for residential spaces. Unit depths of 20-30 feet are appropriate for residential use and the long spaces are easily subdivided. High volumes are ideal for loft style units with office and entertaining functions on the main floor and bedrooms above. A typical floor could accommodate up to 12 work-live units between 500 square feet and 850 square feet. Larger units are possible if market conditions would support higher rents, with no less than six units per floor.

TYPICAL FLOOR PLAN



UNSEPARATED

TYPICAL MEZZANINE PLAN



WORK-LIVE CODE ANALYSIS

Loft style work-live units are an unseparated unit configuration with the business and residential uses sharing the same space. For the purposes of this study a typical unit would include main floor spaces of a kitchen, ½ bath, and an open area for business activities and the bedroom and full bathroom on the upper level mezzanine.

#	Issue	Work/Live Types	Comments	Existing Code Reference
		Unseparated		
1	Maximum Unit Size	3,000 sf	OK Units range from 500-1000 sf	IBC 419.1.1.1
2	Maximum Residential Portion Size	50% of unit (<1,500 sf at max size)	OK Mezzanine residential area < 50%	IBC 419.1.1.2
3	Separation between Units	Separation per IBC; use most restrictive fire-rating requirements if multiple occupancies occupy same space	OK No separation required	IBC 420.1, IBC 508.3.3, IBC 708.3
4	Sprinklers	Always required for unseparated work-live units Exception 1: For up to (4) four unit projects a 13R system is allowable with additional restrictions (see also Fire Alarms and Exit/Egresses for exception)	OK The building has a full NFPA 13 sprinkler system installed. Upgrades to egress and fire protection systems will be required for any project meeting IEBC thresholds for alteration level 3. Expected scope includes: fire enclosure of secondary stairway, standpipe upgrades to wet manual type, sprinkler freeze protection in attic, adding fire alarm and notification.	IBC 419.5
5	Fire Alarms	Full fire-alarm system for all new construction per IFC and IBC. Fire alarm system for renovations per IEBC	No existing fire alarm system. Meet requirements of IEBC	IBC 419.5
6	Mezzanines and Sleeping Lofts	Per IBC	OK Existing mezzanine floors to be reused. Some mezzanine area will be removed to increase areas of full height space.	IBC 505
7	Seismic Standards	Per IBC for new construction; per IEBC for existing construction and renovations	IEBC requires roof diaphragm to be tied to exterior walls and parapet bracing for alteration level 3 improvements. The tower may also require seismic reinforcing in any major renovation.	IBC 1613.1, IEBC Appendix A (for URM buildings)
8	Hazardous Materials	Per IFC	OK No hazardous occupancy anticipated	IFC
9	Noise and Sound Transmission, Sound Mitigation	Minimum: STC 50/IIC50; CNEL 45	OK New interior partitions can meet STC 50. Sound transmission through floors may require improvements to plank wood flooring	IBC 1207
10	Employee and Public Access	<5 non-residential employees	OK No business uses expected for >5 non-residential employees	IBC 419.1.1.4
11	Reoccurring Inspections	Frequency per City policy for entire work-live unit	OK	Tacoma Municipal Fire Code
12	Guardrails	Per IBC for entire work-live unit 42" guardrails required	OK Guardrails expected at mezzanine edges	IBC 1013, R312.1
13	Plumbing	Per UPC	OK Kitchen and restrooms anticipated	IBC 419.9

VALHALLA HALL

1216 Martin Luther King Jr. Way

BACKGROUND / BUILDING ATTRIBUTES

Valhalla Hall was built in 1906 as a Swedish-American social hall in what is now the Hilltop Business District in the MLK Mixed-Use Center. The building is a 3-story wood framed structure that fully utilizes its 50-foot by 130-foot middle-block lot (6,500 gross square feet). The building organization is typical of historic social halls and fraternal organizations with main floor retail that generates revenue to support social activities on the upper floors.



The main retail level has 18-foot ceilings and is bisected by a wall to create two retail spaces (M occupancy) that are roughly 24-feet wide by 128-feet deep (3,072 square feet). The upper floors are accessible through a street level door in the middle of the building between the retail areas and a single flight of stairs to the 2nd floor. The upper floors do not have a secondary egress route. The upper levels were dedicated to community spaces (A-3 occupancy) and are not candidates for work-live use.

The building was owned by the Swedish Order of Valhalla until 1998 when it was sold to a Tacoma non-profit organization that planned to transform the building into a student center for underprivileged youths. Funding fell through and the project stalled. The building has remained vacant since and has become a neighborhood eyesore.

WORK-LIVE CODE ANALYSIS

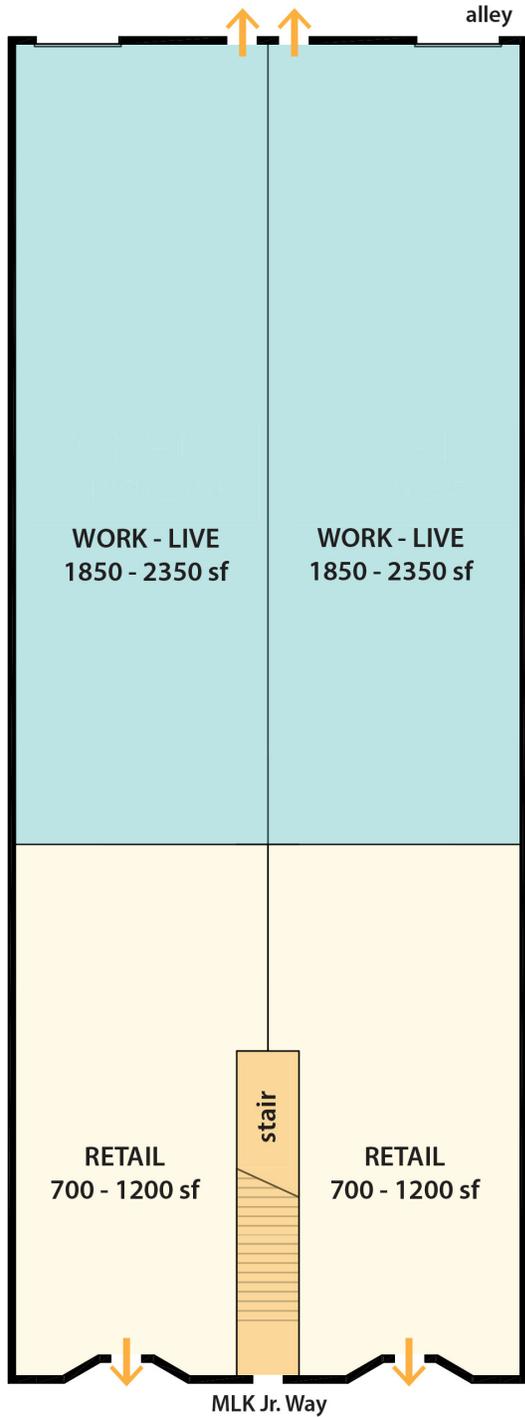
The street level of Valhalla Hall is the only portion of the building that has an occupancy classification of Mercantile "M" or Business "B" and is therefore the only floor that can become work-live units. The upper levels could also support residential uses but would require a change of use.

The retail floor of Valhalla Hall is a strong candidate for work-live use. The two 3,000 square foot retail spaces are very deep (128 feet) with windows restricted to the street and alley. The Hilltop Business District has a soft retail market and there are few, if any, retail businesses that require such large retail space. The typical size for retail is 1,000-1,200 square feet. A building owner may have to discount the lease or shorten the space to attract a tenant at a competitive price.

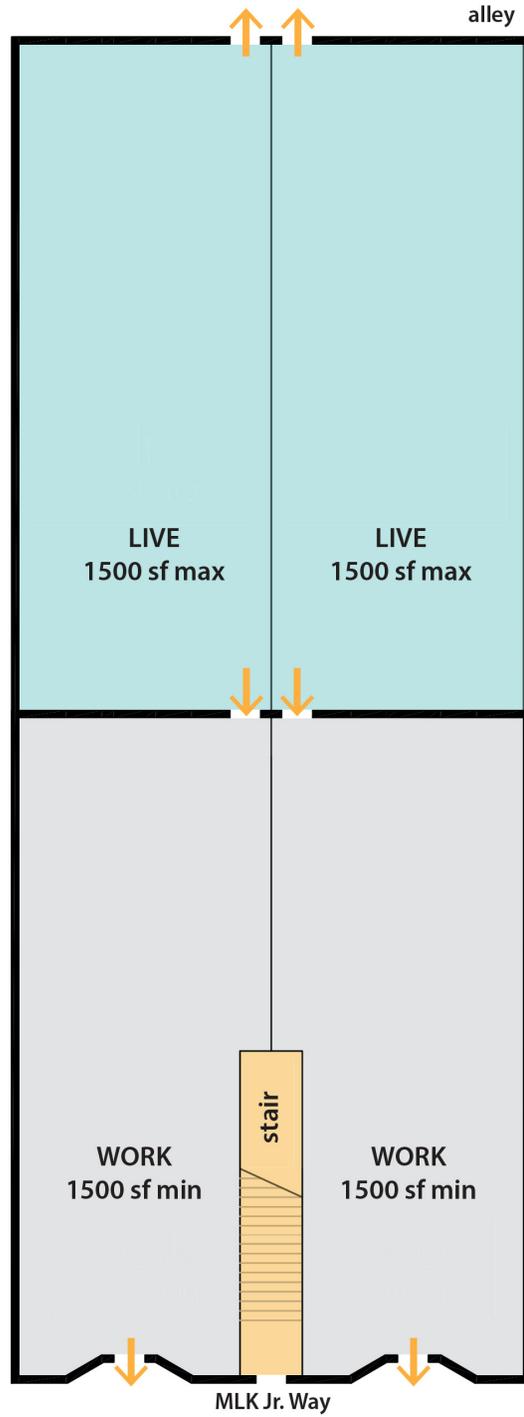
Both types of work-live are viable at Valhalla Hall. An unseparated unit configuration is possible by dividing the first floor into street and alley sides. The street side would remain retail space, each between 700-1200 square feet. The remaining alley side would be converted to large work-live units between 1850-2350 square feet each, accessible from the alley. These units would be ideal for artists or other businesses with infrequent visitors that would benefit from large studio space. The unseparated configuration would support four tenants on a single floor, each paying market rates.

The separated unit configuration is similar to the unseparated unit with the exception that the street side of the building would be the business function with the residential portion behind. In the separated configuration the retail unit would need to be at least 1,500 square feet. The units could be internally connected with a door in the dividing wall, or fully separate.

FLOOR PLANS



UNSEPARATED



SEPARATED

VALHALLA HALL - WORK-LIVE MATRIX
UNSEPARATED USE

#	Issue	Work/Live Types	Comments	Existing Code Reference
		Unseparated		
1	Maximum Unit Size	3,000 sf	OK Units range from 1,850-2,350 sf	IBC 419.1.1.1
2	Maximum Residential Portion Size	50% of unit (<1,500 sf at max size)	OK Max residential portion range from 925 sf to 1,175 sf	IBC 419.1.1.2
3	Separation between Units	Separation per IBC; use most restrictive fire-rating requirements if multiple occupancies occupy same space	OK No separation required	IBC 420.1, IBC 508.3.3, IBC 708.3
4	Sprinklers	Always required for unseparated work-live units Exception 1: For up to (4) four unit projects a 13R system is allowable with additional restrictions (see also Fire Alarms and Exit/Egresses for exception)	The building is not sprinklered. Less than four units are proposed, a 13R system is allowable. If residential or work-live units are proposed for upper floors then the sprinkler connection and riser must be sized for a full NFPA 13 system, but only the 13R sprinkler within the work-live units is required at this time.	IBC 419.5
5	Fire Alarms	Full fire-alarm system for all new construction per IFC and IBC. Fire alarm system for renovations per IEBC	No existing fire alarm system. Meet requirements of IEBC	IBC 419.5
6	Mezzanines and Sleeping Lofts	Per IBC. Residential use only permissible in residential portion of unit	OK Mezzanines are not necessary but allowable if they meet the requirements of the IBC	IBC 505
7	Seismic Standards	Per IBC for new construction; per IEBC for existing construction and renovations	Work restricted to the first floor does not cross alteration level 3 threshold. No seismic upgrades are expected for this wood frame building.	IBC 1613.1, IEBC Appendix A (for URM buildings)
8	Hazardous Materials	Per IFC	OK No hazardous materials anticipated	IFC
9	Noise and Sound Transmission, Sound Mitigation	Minimum: STC 50/IIC50; CNEL 45	OK New interior partitions can meet STC 50. Sound transmission through floors may require sound mitigation at the ceiling.	IBC 1207
10	Employee and Public Access	<5 non-residential employees	OK No business uses expected for >5 non-residential employees in work-live portion	IBC 419.1.1.4
11	Reoccurring Inspections	Frequency per City policy for entire work-live unit	OK	Tacoma Municipal Fire Code
12	Guardrails	Per IBC for entire work-live unit 42" guardrails required	OK No guardrails anticipated	IBC 1013, R312.1
13	Plumbing	Per UPC	OK Kitchen and restrooms anticipated	IBC 419.9

VALHALLA HALL - WORK-LIVE MATRIX
SEPARATED USE

#	Issue	Work/Live Types	Comments	Existing Code Reference
		Separated		
1	Maximum Unit Size	3,000 sf	Unit sizes will meet restrictions once the sprinkler riser room, electrical room, and refuse areas are included.	IBC 419.1.1.1
2	Maximum Residential Portion Size	50% of unit (<1,500 sf at max size)	OK Max residential portion is 1,500 sf	IBC 419.1.1.2
3	Separation between Units	Separation per IBC for each use type	OK No separation required between R and M or B occupancy classifications	IBC 420.1, IBC 508.3.3, IBC 708.3
4	Sprinklers	Always required for the residential portion of work-live units Exception 2: For (1-2) unit projects, may use 13D system with additional restrictions (see also <i>Fire Alarms and Exit/Egresses</i> for exception)	The building is not sprinklered. Only two units are proposed, a 13-D system is allowable. If residential or work-live units are proposed for upper floors then the sprinkler connection and riser must be sized for a full NFPA 13 system. Only the 13D sprinkler within the live portion of the units are required at this time.	IBC 419.5
5	Fire Alarms	Full fire-alarm system for all new construction per IFC and IBC. Fire alarm system for renovations per IEBC	No existing fire alarm system. Meet requirements of IEBC	IBC 419.5
6	Mezzanines and Sleeping Lofts	Per IBC. Residential use only permissible in residential portion of unit	OK Mezzanines are not necessary but allowable if they meet the requirements of the IBC. Mezzanines would increase the residential area and may require work area to be increased to maintain the <50% restriction.	IBC 505
7	Seismic Standards	Per IBC for new construction; per IEBC for existing construction and renovations	Work restricted to the first floor does not cross alteration level 3 threshold. No seismic upgrades are expected for this wood frame building.	IBC 1613.1, IEBC Appendix A (for URM buildings)
8	Hazardous Materials	Per IFC	OK No hazardous occupancy anticipated	IFC
9	Noise and Sound Transmission, Sound Mitigation	Minimum: STC 50/IIC50; CNEL 45.	OK New interior partitions can meet STC 50. Sound transmission through floors may require sound mitigation at the ceiling.	IBC 1207
10	Employee and Public Access	<5 non-residential employees	OK No business uses expected for >5 non-residential employees	IBC 419.1.1.4
11	Reoccurring Inspections	Frequency per City policy for commercial portion of work-live unit	OK	Tacoma Municipal Fire Code
12	Guardrails	Per IRC in residential portion of work-live unit - 36" guardrails allowable; per IBC in commercial portion unit - 42" guardrails required	OK No guardrails anticipated	IBC 1013, R312.1
13	Plumbing	Per UPC	OK Kitchen and restrooms anticipated	IBC 419.9

RECOMMENDATIONS FOR IMPLEMENTATION

The information in this report are observations and recommendations for the consideration of the City of Tacoma's staff. To further the Work-Live discussion within the City, and to move towards the implementation of proposals included in this report, BLRB recommends the following next steps:

1. Review proposed Work-Live Matrix with other departments within the City of Tacoma as necessary and approve contents for future use by the Building Department as a supplemental document for parties interested in work-live development within the city.
2. Draft and approve amended code language to the Tacoma Municipal Building Code to incorporate Work-Live Matrix provisions as necessary into the code. This may include amendments to IBC Section 419, the International Building Code, the International Existing Building Code, and the International Fire Code.
3. Review Tacoma Municipal Land Use Code for any revisions that may be necessary to align the Zoning Code with the Building Code, as it pertains to work-live development.
4. Review and train Planning and Development Services staff and associated departments on amendments made to the Tacoma Municipal Building and Land Use codes as they pertain to work-live projects, as well as use of the Work-Live Matrix.
5. Update the Work-Live Matrix, building code and land use code as necessary to incorporate "lessons learned" through implementation of the new work-live code. Intend for the Work-Live code and Matrix to be living documents.

It is our hope that this study becomes the stepping-stone to successful work/live development in the City of Tacoma, invigorating these existing vacant buildings once again and bringing life to the neighborhoods they live in.

APPENDIX A: TACOMA MUNICIPAL CODE - SECTION 13.06A.050.E

The text below is taken directly from the Tacoma Municipal Code, Title 13, Section 13.06.050.E. It has not been altered for this report.

E. Work-Live.

1. Purpose and Intent: The purpose of this Section is to assist with the revitalization of Downtown Tacoma and with the implementation of the City's Comprehensive Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to work-live units. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a work-live and residential community Downtown, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels and transit services near each other. Adding a minor residential component to an existing or historic building does not trigger change of use requirements under the City's Land-use codes.

a. A work-live unit is a combined living and work unit that includes a kitchen and a bathroom. The residential portion of the unit, including the sleeping area, kitchen, bathroom, and closet areas, occupies no more than 33 percent of the total floor area of the legal non-residential use, and the living space is not separated from the work space. It must be located within buildings lawfully in existence on September 25, 2012 in Downtown.

b. The requirements for the "work-live" units are as follows:

i. The residential use must be clearly incidental and subordinate to the work space.

ii. Buildings containing "work-live" units shall not generate additional impacts to any greater extent than what is usually experienced in the surrounding area.

iii. The Director may attach additional conditions to permits that are required for "work-live" units to ensure that the criteria set forth above are met.

c. For the purposes of this chapter, a historic building is defined as follows: Any building or structure that is listed in the State or National Register of Historic Places; or designated as a City Landmark under Chapter 13.07 of the Tacoma Municipal Code; or certified as a contributing resource within a National Register or Tacoma Register historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer, or with an opinion from the Tacoma Historic Preservation Officer that the property appears to meet the criteria for designation as a local landmark listed in Chapter 13.07 of the Tacoma Municipal Code.

d. No additional parking spaces are required.

e. Up to 10% of new floor area may be added, either internally or externally, for the purposes of creating living or working space without triggering a change in use.

f. External additions are exempt from all prescriptive design standards contained within TMC 13.06.300 and TMC 13.06A, but external additions shall be in conformance with the character of the existing building.

g. Non-conforming floor area, Floor Area Ratio (FAR), setbacks, height, and site landscaping are "grandparented in", meaning that a variance is not required for development that does not increase the degree of non-conformity.

h. Mezzanine spaces may be added so long as they do not exceed a 10% increase in floor area or one third the area of the floor below.

i. New roof structures shall not be considered as adding new floor area or trigger change of use requirements provided that: such structures are not used for living or working quarters; and, such structures are used solely for accessory uses or in conjunction with open space amenities.

j. Adding a "work-live" unit is not subject to density requirements in the underlying zone.

k. These provisions do not extend to adaptive reuses that involve more than 20 dwelling units or more than 12,000 square feet of commercial space in a particular building.

f. Marijuana uses (marijuana producer, marijuana processor, and marijuana retailer). Marijuana retailers shall be allowed in all downtown districts, subject to the additional requirements contained in Section 13.06.565. Marijuana producers and marijuana processors shall be prohibited in all downtown districts.

(Ord. 28230 Ex. E; passed Jul. 22, 2014: Ord. 28182 Ex. A; passed Nov. 5, 2013: Ord. 28157 Ex. G; passed Jun. 25, 2013: Ord. 28088 Ex. B; passed Sept. 25, 2012: Ord. 27539 § 21; passed Oct. 31, 2006: Ord. 27245 § 23; passed Jun. 22, 2004: Ord. 26556 § 28; passed Dec. 14, 1999)

END OF SECTION

APPENDIX B: 2012 INTERNATIONAL BUILDING CODE - SECTION 419

The text below is taken directly from the 2012 International Building Code, Section 419. It has not been altered for this report.

SECTION 419 LIVE/WORK UNITS

419.1 General.

A live/work unit shall comply with Sections 419.1 through [419.9](#).

Exception: Dwelling or sleeping units that include an office that is less than 10 percent of the area of the dwelling unit are permitted to be classified as dwelling units with accessory occupancies in accordance with [Section 508.2](#).

419.1.1 Limitations.

The following shall apply to all live/work areas:

1. The live/work unit is permitted to be not greater than 3,000 square feet (279 m²) in area;
2. The nonresidential area is permitted to be not more than 50 percent of the area of each live/work unit;
3. The nonresidential area function shall be limited to the first or main floor only of the live/work unit; and
4. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

419.2 Occupancies.

Live/work units shall be classified as a Group R-2 occupancy. Separation requirements found in [Sections 420](#) and [508](#) shall not apply within the live/work unit where the live/work unit is in compliance with [Section 419](#). Nonresidential uses which would otherwise be classified as either a Group H or S occupancy shall not be permitted in a live/work unit.

Exception: Storage shall be permitted in the live/work unit provided the aggregate area of storage in the nonresidential portion of the live/work unit shall be limited to 10 percent of the space dedicated to nonresidential activities.

419.3 Means of egress.

Except as modified by this section, the means of egress components for a live/work unit shall be designed in accordance with [Chapter 10](#) for the function served.

419.3.1 Egress capacity.

The egress capacity for each element of the live/work unit shall be based on the occupant load for the function served in accordance with Table 1004.1.1.

419.3.2 Spiral stairways.

Spiral stairways that conform to the requirements of [Section 1009.12](#) shall be permitted.

419.4 Vertical openings.

Floor openings between floor levels of a live/work unit are permitted without enclosure.

[F] 419.5 Fire protection.

The live/work unit shall be provided with a monitored fire alarm system where required by [Section 907.2.9](#) and an automatic sprinkler system in accordance with [Section 903.2.8](#).

419.6 Structural.

Floor loading for the areas within a live/work unit shall be designed to conform to Table 1607.1 based on the function within the space.

419.7 Accessibility.

Accessibility shall be designed in accordance with [Chapter 11](#) for the function served.

419.8 Ventilation.

The applicable ventilation requirements of the International Mechanical Code shall apply to each area within the live/work unit for the function within that space.

419.9 Plumbing facilities.

The nonresidential area of the live/work unit shall be provided with minimum plumbing facilities as specified by [Chapter 29](#), based on the function of the nonresidential area. Where the nonresidential area of the live/work unit is required to be accessible by [Section 1103.2.13](#), the plumbing fixtures specified by [Chapter 29](#) shall be accessible.

END OF SECTION