



AGENDA

MEETING: Regular Meeting
TIME: Wednesday, June 17, 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 June 3, 2015

D. Discussion Items

1. Sound Transit 3 – Regional Transit Long-Range Plan Update

Review and comment on the planned expansion of the regional mass transit system, focusing on the draft priority projects that will be studied as final candidates for a potential 2016 ST3 ballot measure.

(See "Agenda Item D-1"; Lihuang Wung, 591-5682, lwung@cityoftacoma.org)

2. Proposed Narrowmoor Addition Conservation District

Review Landmarks Preservation Commission's recommendation, consider modifications as appropriate, and authorize the release of the proposal for public review along with the 2015 Annual Amendment.

(See "Agenda Item D-2"; Reuben McKnight, 591-5220, reuben.mcknight@cityoftacoma.org)

3. Work-Live/Live-Work Code Amendments

Complete the review and authorize the release of the proposed code amendments for public review and set a date for a public hearing to receive public comment.

(See "Agenda Item D-3"; Elliott Fitzgerald, 591-5379, efitzgerald@cityoftacoma.org)

4. Affordable Housing Planning Work Program – Phase 3

Review proposed code changes concerning residential infill/affordable building and affordable housing incentives/upzones options.

(See "Agenda Item D-4"; Elliott Barnett, 591-5389, elliott.barnett@cityoftacoma.org)

5. Election of Officers for 2015-2016

Elect Chair and Vice-Chair for one-year term from July 2015 to June 2016.

(Lihuang Wung, 591-5682, lwung@cityoftacoma.org)

E. Communication Items & Other Business

- (1) Letter from Stewart Messman, May 21, 2015, regarding Narrowmoor Conservation District Guidelines – Garage and Accessory Building Concerns (See "Agenda Item E-1")



- (2) Letter from Dean Wilson, West Slope Neighborhood Coalition, May 25, 2015, regarding Narrowmoor Conservation District (See “Agenda Item E-2”)
- (3) The “*tacHOMEa – Infill Tools for a Happy City*” final report has been released. Prepared by graduate students from the Portland State University, the report recommends strategies to promote medium-density residential infill that is sensitive to neighborhood patterns. Some of these recommendations may guide revisions to relevant sections of Tacoma’s Comprehensive Plan. To view or download the report, please visit www.tacHOMEa.org.
- (4) Infrastructure, Planning and Sustainability Committee meeting, June 24, 2015, 4:30 p.m., Room 16; agenda includes: Planning Commission Interviews (4 vacancies).
- (5) Planning Commission Meeting, July 1, 2015, 4:00 p.m., Room 16; agenda includes: Transportation Master Plan; Affordable Housing Planning Work Program Phase 3; Code and Plan Cleanup; 2015 Comprehensive Plan Update; and Planning Commission Annual Report for 2014-2015.
- (6) Planning Commission will consider holding a Special Meeting (an additional meeting) on Wednesday, July 8, 2015, at 4:00 p.m., in Room 335, Tacoma Municipal Building, to review the 2015 Comprehensive Plan Update package.

F. Adjournment



MINUTES (Draft)

TIME: Wednesday, June 3, 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, Anna Petersen,
Erle Thompson, Stephen Wamback
ABSENT: Meredith Neal, Benjamin Fields

A. CALL TO ORDER AND QUORUM CALL

Chair Beale called the meeting to order at 4:03 p.m. A quorum was declared.

B. APPROVAL OF AGENDA

The agenda was approved.

C. APPROVAL OF MINUTES

The minutes of the regular meeting on May 20, 2015 were reviewed and approved as submitted.

D. DISCUSSION ITEMS

1. Housing Conditions and Infill Tools Report

Stephen Atkinson, Planning Services Division, introduced the student planning group from Portland State University who had been working with City staff and the local community for the past six months to produce the “tacHOMEa – Infill Tools for a Happy City” report, which explores issues of residential infill development in Tacoma.

Anais Mathez discussed the process, purpose, and objectives of the project. The project originated from needs that had been identified in the planning efforts underway to prepare anticipated growth. The purpose of the project was to identify a variety of residential infill development strategies that promote housing choice and affordability as a means to foster thriving neighborhoods and meet the diverse needs of Tacoma’s current and future residents. The project objectives included increasing access to “missing middle” housing and promoting context sensitive development. Focusing on “missing middle” housing would help provide many more opportunities to access different types of housing. Context sensitive development would aim to guide housing development so that there would be a lasting positive impact through a synergy between form and function.

The project approach was discussed. The team had first produced a report to identify pattern areas in the built environment, and then analyzed the qualities that give these pattern areas a sense of place. The community engagement had included an online survey, walking tours, and stakeholder interviews to assess different perspectives. A visual preferences survey had assessed which types of housing and design people would prefer to see in their neighborhood. The study results had identified 6 pattern areas: post-war slopes, mixed-era transition, pre-war compact, pre-war expansion, mid-century expansion, and suburban fringe. The characteristics of each of the pattern areas were briefly discussed.

Michael Cynkar discussed applying the pattern areas to a strategy for the City of Tacoma. The pattern tools were used to create example general and pattern specific recommendations. The recommendation criteria were ranked by impact assessed from environmental, economic, and social criteria. Categories of

recommendations included Accessory Dwelling Units (ADUs); lot size; building envelope; density/acre; permitted/conditional uses; economic; and environmental. The recommendations were bundled into three packages organized by level of effort involved:

- 1) Package 1: Low Hanging Fruit. Programs and partnerships focused on maintenance and improvement of existing conditions. An incentive identified was to begin developing a library of permit ready plans for middle housing. A zoning code change recommended was to promote attached ADU conversion.
- 2) Package 2: Courage Required. Programs and partnerships focused on research and development of future programs such as the parking management strategy and exploring adding a discretionary review to low density residential development. Incentives included rethinking planned residential development infrastructure and considering establishment of an impact fee system that could allow for more funding for infrastructure and other programs. Zoning code changes included allowing duplexes and triplexes as a conditional use in R1 zones.
- 3) Package 3: Aspirational. Incentives included refining ideas from Package 2 such as tailoring the impact fee system to favor missing middle housing. Zoning code changes included looking at rezoning R2-SRD to support more compact development; expanding the R3 and R2-SRD zones; and making small multifamily a conditional use in those zones.

Commissioners had the following comments and questions:

- Commissioner Petersen recommended removing the last line in the description of the Land Improvement Ratio map if there was no statistical data to support it.
- Commissioner Erickson requested additional information on the possibility of design guidelines. Mr. Cynkar reported that they had considered recommending development of a discretionary review for duplexes, triplexes, and multifamily at the city or neighborhood level.
- Vice-Chair Winship asked if the visual preference survey had identified specific reasons for preferences. Ms. Mathez responded that bulk, sizing, and prominence of garages had been the major reasons for disliking certain types of homes.
- Chair Beale asked for additional information on recommendations for planned residential developments in the Package 2 incentives section. Mr. Cynkar responded that requiring developers to do frontage improvements can be cost prohibitive. One idea was to develop the capacity for the City to pay for some of the infrastructure and linking it with an impact fee system.
- Chair Beale noted that of the six identified residential pattern areas, the more recent areas have a far different street pattern. He asked if there were any recommendations on the subdivision ordinance and retaining the permeability and the grid system.

2. 2015 Comprehensive Plan Update

Mr. Atkinson provided a review of key policy issues concerning the 2015 Comprehensive Plan Update. He reviewed that efforts to improve the usability of the document had combined like policies and examined dispersed concepts that could be brought together cohesively. The Plan Framework included framing the core policy chapters; recognizing programmatic elements; and placing more emphasis on strategy, implementation and system plans. Mr. Atkinson reviewed the previous discussions concerning the Urban Form chapter including discussions of mixed-use centers, land use designations, employment areas, transit station areas, open space corridors, and historic neighborhood pattern areas.

The chapters that had not been previously discussed were reviewed. The Design and Development chapter would focus on site considerations such as scenic resources that should be given planning consideration, public art and its role in neighborhood identity, safety by design, designing with nature, and hazard-resilient design. The Housing chapter would include the general goals of housing diversity, equitable access to housing, a healthy connected city, affordable housing, and high performance housing. The Public Facilities and Services chapter would consolidate multiple chapters including Utilities, Capital Facilities, and Community Facilities to consider and plan for the future needs of facilities like schools, parks, and libraries. The Parks and Recreation chapter would include stronger recognition of shared responsibility for meeting recreational needs; stronger focus on equitable access to parks and recreational facilities; level of service tied to proximity and density; and an updated inventory and goals for recreation to meet RCO requirements. The Economic Development chapter would consider people,

places, businesses, and key industries to attract and retain employers. Engagement, Administration and Implementation would include policy that considers how to engage with the public and how the Comprehensive Plan is used.

Mr. Atkinson noted that they would not be proposing changes for elements like the Downtown Element, the Historic Preservation Plan, the Shoreline Master Program, the Subarea Plans, and the Container Port Element. Elements that were adopted years ago that would be superseded by elements adopted since included the Neighborhood Element, Tacoma Dome Area Plan, Community Facilities Plan, Arts and Culture Element, MLK Design Plan, South 38th Street Design Plan, and Sixth Avenue Design Plan. Future discussion for 2016 and beyond would include putting in place zoning to implement land use designations; development of updates to regulation; the Mixed-Use Centers work program; and the Capital Facilities program.

Commissioners had the following comments and questions:

- Commissioners expressed concern about the Neighborhood Element components being difficult to identify as neighborhood policy by being woven throughout the document. Commissioner Wamback suggested that it could be done effectively if each element has consideration for policies and procedures that are enhancing and protecting neighborhoods.
- Vice-Chair Winship asked if there would be outreach once the plan was in place to inform the public in a manner returns to the vision that sparked the regeneration. Mr. Atkinson responded that they would be exploring the use of web based applications.
- Commissioner Wamback noted that in “Promote additional land supply for multi-family along corridors”, the word “along” might be an over simplification that would lead people to believe that only the frontage along the road was being considered.
- Commissioner Erickson suggested removing the word “consider” from “Consider an update to the Neighborhood Action Strategies”.
- Chair Beale commented that there is an opportunity to consider design review and setting the stage for policy that would move them in that direction.

3. Billboards Regulations

John Harrington, Development Services Division, reviewed the proposed sign code amendments concerning billboards. He reviewed that there were currently 311 billboard faces in the city and that they were in a standstill agreement with the current code not being enforced. As part of the standstill agreement, the City had agreed to pursue regulatory alternatives resulting in the convening of the Billboards Community Working Group. The community working group had been tasked to develop two viable alternatives to reduce the negative impacts of billboards on neighborhoods and sensitive uses in town. The composition of the community working group had included billboard owners, representatives of Clear Channel, as well as community members opposed to billboards. The work group had voted to recommend the following: broaden the locations in which billboards were allowed; loosen the size, height, and design limitations; and create an exchange mechanism. Objectives for the Commission would be incorporating the recommendations; filling in the gaps like how to handle narrow strips where billboards are allowed, but residential is in close proximity; and the development of an exchange mechanism for consolidation. The next steps for the Commission would be to review the recommendations of the Working Group, work on the exchange program, and consider conditions where they might want to retain the amortization clause.

Commissioners had the following comments and questions:

- Vice-Chair Winship asked for more information on the auto extension of the standstill agreement. Mr. Harrington clarified that it would extend for one more year automatically.
- Commissioner Erickson expressed concern that the report had not considered the possibility of companies other than Clear Channel having billboards in Tacoma in the future.
- Commissioner Erickson expressed concern that the rhetoric of reducing billboards was being contradicted by the proposal to expand the number of zones where billboards would be allowed. Mr. Harrington responded that the expansion of allowable areas was part of the exchange mechanism to move billboards away from areas where they are creating issues.

- Commissioner Thompson expressed concern regarding language that gives Clear Channel exclusive rights to new zones. He commented that any language to allow billboards in new areas should explicitly state that they would not be allowed unless they were being exchanged from other areas.
- Commissioner Erickson asked if there had been any consideration for scrolling or mechanical billboards as an alternative to digital.
- Commissioner Erickson commented that since the proposed regulations would need to be publicly acceptable, outreach would be an important part of the process.

4. Tacoma Mall Subarea Plan

Elliott Barnett, Planning Services Division, discussed items related to the Tacoma Mall Subarea Plan including the updated project schedule, staff and consultant project team, and public involvement plan. The staff core team was reviewed. The consultant team would include Three Square Blocks, Fehr and Peers, Community Attributes, and ESA. The project will follow the same approach as the three downtown subarea plans and EIS projects, but with some differences including a focus on implementation and on specific technical issues for the Tacoma Mall area including storm water and transportation. Additional key issues included the area needing to work as both a local and regional center; the need to nurture and grow the area's economy; high mobility, access, and transit readiness; the area-wide stormwater strategy; equity and environmental health; jobs and housing near transit; and opportunities for livability, place making and identity. The major project goals included an implementation-oriented plan; grant-making and implementation such as a scope of work that includes grant ready streetscape plans; clear vision and priorities; and infill and investment.

Engagement strategies were discussed. Partner agencies would include Metro Parks, the Tacoma School District, Transit Agencies, the Health Department, and Safe Streets. A stakeholder committee and a technical committee would be formed. Property owners, managers, residents, and employees would receive focused outreach. The schedule was reviewed with community engagement starting in the first week of July. Commissioners recommended including customers, restaurant associations, and retail associations in the outreach. Chair Beale suggested considering a Sunday Market booth at the Star Center.

Mr. Barnett discussed arranging a site visit for the Commission and agreed to send out possible dates for consideration.

5. Nomination of Officers for 2015-2016

Lihuang Wung, Planning Services Division, facilitated a discussion to nominate candidates for the Chair and Vice-Chair positions for a one-year term from July 2015 to June 2016. Commissioner Erickson nominated Chair Beale to continue as Chair and Commissioner Petersen seconded. Chair Beale nominated Vice-Chair Winship to continue as Vice-Chair and Commissioner Wamback seconded. The election would be held at the next meeting.

E. COMMUNICATION ITEMS & OTHER BUSINESS

No communication items were discussed.

F. ADJOURNMENT:

At 6:32 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: Lihuang Wung, Planning Services Division
Subject: **Sound Transit 3 – Sound Transit Regional Long-Range Plan Update**
Meeting Date: June 17, 2015
Memo Date: June 11, 2015

At the next meeting on June 17, 2015, Sound Transit staff will provide an update on the planned expansion of the regional mass transit system, and seek the Commission's feedback, particularly on the draft priority projects that will be studied as final candidates for a potential ST3 ballot measure that could go to voters as early as November 2016.

Attached is a brief summary of ST3 and information concerning public involvement. If you have any questions, please contact me at (253) 591-5682 or lwung@cityoftacoma.org.

Attachment

c: Peter Huffman, Director

Sound Transit 3

Where will Sound Transit take you tomorrow?

Tacoma citizens connect to multiple destinations throughout the region every day. As congestion on our roads increases, and our region's population projected to grow by nearly one million more people, how will we get around our region in the future? Sound Transit is looking at the mass transit picture with this in mind, and wants your input on which projects to study as final candidates for a potential 2016 Sound Transit 3 ballot measure. We encourage you to join the conversation. Between 2010 and 2014 congestion delays on Interstate 5 nearly doubled, and the region's population is still growing. Within 25 years 74% more people are expected to call Everett home. Tacoma's population is expected to grow by 60%, Bellevue's by 33% and Seattle's by 28%. How will we get around our region with [nearly a million new neighbors](#)?

Now is your chance to help decide which mass transit projects will be considered for a public vote as soon as November 2016. The Sound Transit Board wants your input on which projects to study as final candidates for an ST3 ballot measure. [Take the survey](#) and learn more at the soundtransit3.org.

Background

The Sound Transit Board used public input to update the Long-Range Plan in December 2014. [Sound Transit 3](#), the next step toward expanding our regional mass transit system, could be on the ballot for you to consider as soon as November 2016. To get there, the Sound Transit Board has developed a [draft list of possible transit projects](#) for the Puget Sound region. Now it's your turn to weigh in on which projects we should study for potential inclusion in a regional ballot measure. After adopting a final project list late this summer, the Board will ask staff to study each project. Next winter, the Board will use those projects to develop a draft plan for public comment.

Be involved through July 8

Take the survey: soundtransit3.org/survey

Visit the website: soundtransit3.org

Email: soundtransit3@soundtransit.org

Visit an open house

There will be six open houses where you can speak to a Sound Transit Board member. All open houses are 5:30 – 7:30 p.m. unless otherwise noted. Presentations at 6 p.m.

- **Seattle:** June 16, Union Station, 401 S. Jackson St.
- **Everett:** June 18, Everett Station, 3201 Smith Ave.
- **Redmond:** June 23, Redmond Marriot, 7401 164th Ave. N.E.
- **Tacoma:** June 24, Greater Tacoma Convention & Trade Center, 1500 Broadway
- **Seattle:** June 25, 11:30 a.m.-1:30 p.m. (daytime), Union Station, 401 S. Jackson St.
- **Federal Way:** June 25, King County Aquatic Center, 650 S.W. Campus Dr.

Questions? Call 206-903-7000 or email soundtransit3@soundtransit.org



City of Tacoma
Planning and Development Services

Agenda Item
D-2

To: Planning Commission
From: Reuben McKnight, Historic Preservation Officer
Planning Services Division
Subject: **Proposed Narrowmoor Conservation District**
Date of Meeting: June 17, 2015
Date of Memo: June 10, 2015

At the Planning Commission's meeting on June 17, 2015, staff will present the Findings and Recommendations from the Landmarks Preservation Commission regarding the proposed Narrowmoor Conservation District, which has been under review by the Landmarks Preservation Commission since May 2014. The Landmarks Commission unanimously adopted its findings and recommendations at their May 27, 2015 meeting.

The Planning Commission will be asked to authorize the documents for public distribution as a part of the 2015 Comprehensive Plan Annual Amendments package.

Attached for your information are the cover letter from the Landmarks Preservation Commission Chair, the Findings and Recommendations Report approved by the Commission, proposed code language to be incorporated into TMC 13.07 (Landmarks and Historic Special Review Districts), and draft Design Guidelines developed by the Commission and the City's consultant.

Background information, including comments received during the Landmarks Commission public comment period as well as the proposal originally submitted by the West Slope Neighborhood Coalition, has been posted at <http://www.tacomaculture.org/westslope.asp>.

For more background information about this proposal, please contact me at 591-5220 or reuben.mcknight@cityoftacoma.org.

Attachments:

Letter from Chair Chris Granfield, Landmarks Preservation Commission
Findings and Recommendations Report, Landmarks Preservation Commission
Draft Code Language
Draft Design Guidelines

c: Peter Huffman, Director



City of Tacoma
Landmarks Preservation Commission

May 27, 2015

Mr. Chris Beale, Chair
Tacoma Planning Commission
747 Market Street Room 345
Tacoma, WA 98402

Dear Mr. Beale:

On behalf of the Landmarks Preservation Commission, I am pleased to forward for the Planning Commission's formal consideration a recommendation to establish a new conservation district overlay zone in the West Slope Neighborhood of Tacoma. This would be the first standalone conservation district in the City of Tacoma.

This proposal was submitted at the end of 2013 by the West Slope Neighborhood Coalition, and has been under review by the Landmarks Preservation Commission since 2014. The district includes 298 houses, most of which were constructed between 1944 and 1969. 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.

The work on this issue began in 2009, when the City, at the request of the City Council, commissioned a study to explore the feasibility of a mid-century historic district in the West Slope Neighborhood. The report recommended revising the City's "conservation district overlay" to allow for standalone conservation districts. In 2011, with the support of the neighborhood, the City modified both the comprehensive plan and regulatory code to allow the conservation district overlay to be used as a standalone district (previously it was only used as a buffer zone around historic districts).

The discussion on this proposal has been lengthy, robust and complex. It is the belief of the members of the Landmarks Commission that this proposal represents the best balance between neighborhood desires, protection of historic character, and a predictable and fair process.

Sincerely,

Chris Granfield, Chair

ATTACHMENTS:

Findings and Recommendations Report
Narrowmoor Conservation District Ordinance
Draft Design Guidelines



NARROWMOOR CONSERVATION DISTRICT

FINDINGS AND RECOMMENDATIONS

At its meeting of May 27, 2015, the Landmarks Preservation Commission adopted the following as Findings and Recommendations, regarding the proposed Narrowmoor Conservation District Overlay Zone.

FINDINGS

1. The West Slope Neighborhood appears to meet the criteria for a conservation district, per TMC 13.07.060, as follows:
 - a. Appropriate documentation of eligibility is readily available. Survey documentation is already prepared or could be easily prepared by an outside party in a timely manner.
 - In 2009, the City contracted with a consultant to survey and make recommendations regarding a potential historic district in the West Slope Neighborhood. The resulting "Painter Study" documented the development history of the neighborhood and made a series of recommendations, including the consideration of a conservation district as a land use tool that was consistent with both the neighborhood's significance and the desires of residents. In 2012, the West Slope Neighborhood Coalition also retained the planning services of Baseline Engineering, which also completed a survey of the neighborhood.
 - b. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain.
 - Both the Painter Study and the Baseline survey indicated that there is a prevailing character, that taken as a whole, is distinctive from other areas in the city.
 - 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.
 - 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

Additions 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.

- 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.
- c. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops.
- The West Slope Neighborhood Coalition has sought feedback from residents on numerous occasions, primarily through mass mailings and public meetings and workshops, beginning in 2009. The West Slope Neighborhood Coalition voted to initiate the application for a conservation district in 2011, and mailing surveys were taken in 2012.
 - Public information meetings were held on November 18, 2014 and February 5, 2015. In both meetings, there was general public support, although no poll was taken and there were individuals present that were opposed to the district. Twenty (20) written comments were received between February 11 and April 8, 2015. Of these, (12) were in support, (4) were opposed, and (4) were written to address specific issues with the proposal and/or design guidelines. The supporting letters included a letter from the West End Neighborhood Council. Opposing letters included a letter from the Tacoma-Pierce County Master Builders Association.
 - The postcard survey was distributed with the public notice to property owners inside and within 400' of the proposed boundaries, totally 1058 individual notices. By the end of the comment period, 155 surveys had been returned, including 121 from within the proposed district boundaries. Of those from within the proposed boundaries, 82% (99 responses) were in support of the district, 14% (17 responses) were opposed, and 3% (4 responses) indicated "not enough information). One person indicated "neutral."
 - Overall, including those responses from outside the district, 76% were in favor, 15% opposed, 3% neutral and 5% indicated "not enough information."
 - Eighteen individuals testified at the hearing. Of these, 15 were generally in favor of the district, 2 were opposed, and 1 indicated that he was neutral but not opposed.
- d. Creation of the district is compatible with and supports community and neighborhood plans.

- Among other policies, the Neighborhoods Element of the Comprehensive Plan states: Explore the potential designation of two historic districts in the Ruston/Jane Clark Park and West Slope (Titlow/Day Island) areas (WE-1.4).
- e. The area abuts another area already listed as a historic district or conservation district
 - This criterion is not applicable.
 - f. The objectives of the community cannot be adequately achieved using other land use tools.
 - There has been extensive discussion on this point. Modifying the view sensitive district overlay, for example, to lower the maximum height would achieve some measure of protection for the overall scale, look and feel of the district. However, other critical character elements, such as massing, form, lot layout and siting would not be addressed by the VSD.
 - Other discussion and suggestions have included creating a new zoning district or overlay zone with development standards tailored to the neighborhood character. Currently there are no other mechanisms in the land use code for such an approach other than the conservation district, which is described in the Comprehensive Plan Historic Preservation Element. Tacoma currently does not have a design review overlay tool.
2. The proposed regulations meet the requirements of a conservation district overlay.
- a. TMC 13.07.120 requires that design guidelines be adopted and maintained for conservation districts, and that the design guidelines address height, scale, massing, exterior cladding and materials, building form and shape, fenestration pattern and window materials, architectural details, additions, parking, main entrances, rhythm of openings, accessory structures, and sustainable design.
 - b. The proposal originally submitted by the West Slope Neighborhood Coalition in 2013 to establish a conservation district did not provide a means to protect neighborhood character, and was primarily limited to height restrictions, lot size, vegetation controls and accessory buildings. Extensive discussion and input from the Commission over the course of a year has resulted in a much more robust proposal.
 - c. The Landmarks Preservation Commission, in conjunction with the West Slope Neighborhood Coalition, has reviewed and approved a draft set of neighborhood design guidelines at its public meetings that address as applicable the basic design guideline requirements.
 - d. The recommended ordinance language requires design review for new construction, additions to existing structures, and demolition that meets the demolition threshold defined in the code section.
 - e. Scale, site design, and building placement are critical to the preservation of the character of the proposed conservation district. The proposed guidelines will provide a measure of

protection, while protecting the rights of property owners to have reasonably use and enjoyment of their property.

- f. It is not the intent of the district to prohibit future development, but rather to anticipate and guide such development. Setting a large minimum lot size, as originally proposed, could effectively halt future development. However, the preservation of unique elements such as “through lots” that extend from street to street is critical to the overall character of the neighborhood.
3. During the discussion of the conservation district proposal, there were several issues that were discussed at length. While the discussion clearly demonstrated the significance of these issues, ultimately, they represent land use issues that are broader than the conservation district proposal itself.
 - a. The historical street pattern is a significant character defining element, but the present historical pattern may conflict with City street standards. Although streetscape is not proposed for regulation in the conservation district recommendation because it is beyond the typical scope of conservation district regulation, the City should explore creating a set of standard plans that both meet City requirements for infrastructure as well as preserve neighborhood character.
 - b. There is a strong desire to regulate tall trees and vegetation. It has been the City’s position, and the Landmark Preservation Commission’s direction, that regulation of trees is not something that can be addressed through the conservation district tool. However, this is an issue that is important to residents in many view areas of the City, and should be addressed on a City-wide basis. This is reflected in the Commission’s recommendations to the Planning Commission.
 - c. Issues relating to accessory structures, including maximum size, allowable number, height and placement, were all identified as important considerations. It is critical to align the regulations in the Land Use Code, existing neighborhood covenants, and preservation of neighborhood character.
 - The existing regulations for height of accessory structures in the R-1 zone appears to be compatible with neighborhood character, so no additional design controls are proposed for height of accessory buildings within the conservation district. Although public comment has suggested further restricting height, the Landmarks Commission feels that additional study is needed to evaluate this issue.
 - Size, sitting and location of accessory structures are all critical to character within the proposed conservation district and should be included in the design guidelines.
 - Although current zoning sets a maximum total square footage for all accessory buildings on a single lot, there is no maximum number of accessory buildings or garages. When combined with attached garages, this potentially could allow a proliferation of parking structures on a residential lot, harming neighborhood

character in many neighborhoods. The Landmarks Commission feels that this is an issue that warrants further exploration on a citywide basis.

4. The existing private covenants in Narrowmoor Additions 1-4 provide some measures for directing development in the proposed conservation district. It is not the intent of the conservation district regulation to replace the covenants or to assume the role of enforcing the covenants.
 - a. The conservation district is intended to protect the neighborhood character as it exists and to ensure a reasonable certainty that future development will continue to respect that character. In doing so, the proposed controls and regulations provide guidance beyond that found in the covenants or zoning, including exterior materials, form, scale and massing, and site layout.
 - b. The proposed guidelines and ordinance will conform to both the existing private covenants and land use regulations. Extensive discussion has occurred to identify and resolve conflicts between those documents, and these efforts are reflected in the recommend guideline language.
 - c. The original plat documents and covenants included racially discriminatory language. The West Slope Neighborhood Coalition states that it rejects this language and has submitted an organizational statement to demonstrate that diversity is one of their primary objectives. This language is redacted from modern recorded versions of the covenants. The Landmarks Commission acknowledges this significant and shameful history, and bases its recommendation solely on the physical characteristics of the Narrowmoor Additions and the criteria for eligibility contained in the code.

RECOMMENDATIONS TO THE PLANNING COMMISSION

1. Establish a conservation district in the West Slope Neighborhood of Tacoma, roughly bounded by the centerlines of Jackson Street to the east, South 19th Street to the south, Mountain View Avenue and South Linden Lane on the west, and Karl Johan Drive and State Highway 16 to the north (see accompanying map). The conservation district should be called the "Narrowmoor Addition Conservation District" to acknowledge the historical names of the plats.
2. The conservation district should regulate development activity subject to building permit requirements within its boundaries that includes construction of new structures, additional square footage added to existing structures, and the demolition of existing primary structures where such a demolition removes 50% or more of existing exterior walls, roof, or removes the primary elevation and lot subdivision.
3. Once established, the Landmarks Preservation Commission will formally adopt and use a set of design guidelines per TMC 13.07.120 to evaluate the appropriateness of development proposals, and will approve, modify, or deny such approvals consistent with TMC 13.05.046 prior to the issuance of building permits.
4. The siting characteristics and open space within the district are critical to its character, as is lot configuration. The Landmarks Preservation Commission therefore recommends:

- Maximum combined lot coverage for all structures on a parcel of 25% of the parcel size. The Landmarks Commission also recommends that this issue be examined on a broader basis by the Planning Commission.
 - The prevailing lot characteristic is the “through lot,” where the lot is fronted on the east and west ends by a north/south street. Where such a lot is subdivided, the new lots shall maintain this pattern. Transecting a through lot to create an “upper” and “lower” lot is contrary to the historical development pattern and should be prohibited.
 - Minimum lot frontage in the Conservation District for new lots should be 60 feet.
5. There is no maximum number of garages proposed for the conservation district, although the Design Guidelines language recommended by the Landmarks Commission sets a maximum square footage of 600 SF, with a minimum setback from the western property line of 25 feet. The Landmarks Commission received many comments on the size, location and visual impacts of garages in this neighborhood, and recommends that further examination of whether it would be warranted to consider maximums for the number of garages/accessory buildings in residential neighborhoods citywide.
 6. The Landmarks Commission also received extensive comment on the impacts of tall growing vegetation and trees on neighborhood views in this neighborhood. It is the recommendation of the Landmarks Commission to exclude regulation of trees from the Conservation District, as it is beyond the scope of conservation district jurisdiction. However, community concern with trees and views appears to be significant and is likely an issue beyond the West Slope Neighborhood. If this question is explored in the land use or another regulatory context, it should be done on a citywide basis in View Sensitive Districts.
 7. Streetscape is not recommended to be addressed in the proposed conservation district overlay or its guidelines. However, it appears that current City standard plans for sidewalk and street design may conflict with the historical development pattern. Although the historical condition may not be acceptable for modern safety and accessibility standards, the Commission recommends that the City explore the development of standard plans for Narrowmoor that meet modern requirements while also respecting or acknowledging the historical configuration.
 8. The Landmarks Commission recommends that TMC 13.06.645 (Variances) be amended to include consideration of design guidelines and historic preservation standards for any variance involving a property that is listed on the Tacoma Register of Historic Places, or is located within a historic special review or conservation district overlay zone.

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.

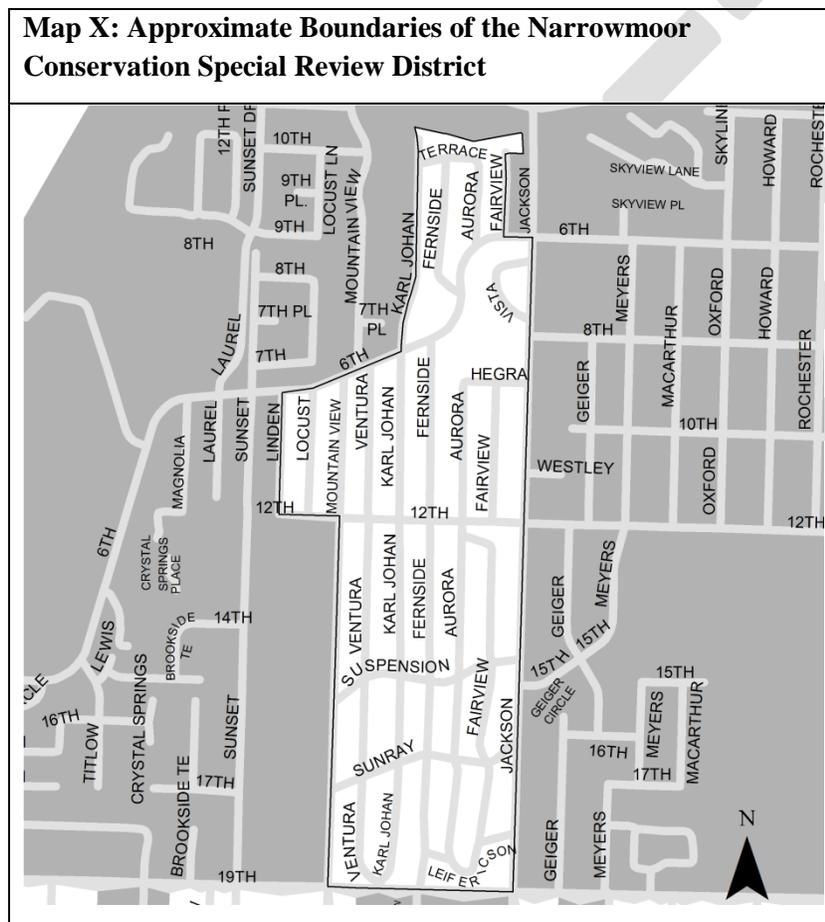
B. The primary significance of the residential architecture in the Narrowmoor Conservation District concerns the placement of individual homes, which is part of the subdivision design. The design of the entire subdivision and the design of the individual lots is distinctive and contributes to the historic 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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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;

- 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

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

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

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

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

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).

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.

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.

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.

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.

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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.

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.

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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.

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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

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

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

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

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

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

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.

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.

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.*

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

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City of Tacoma
Planning and Development Services

**Agenda Item
D-3**

To: Planning Commission
From: Elliott Fitzgerald, Planning Services Division
Subject: **Live/Work & Work/Live Code Amendments**
Meeting Date: June 17, 2015
Memo Date: June 12, 2015

At the Planning Commission's meeting on June, 17 2015, staff will review draft code amendments pertaining to live/work and work/live land use regulations. The proposal is part of a packaged code amendment project that includes revisions to the Building Code and the Land Use Regulatory Code.

The Planning Commission will consider releasing the proposed changes to the Land Use Regulatory Code for public review and setting a public hearing date of July 15, 2015. Attached are a staff analysis report and the draft proposed code language. Staff will request direction on any refinements to proposed amendments to prepare for public review.

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

Attachments

c: Peter Huffman, Director



Live/Work and Work/Live Code Amendments

Staff Analysis Report

Proposed Amendment:	Amending the Land Use Regulatory Code to facilitate the creation of live/work and work/live units, particularly within the City’s Mixed-Use Centers and Downtown, and in existing and historic buildings.
Applicant:	Planning and Development Services
Location & Size of Area:	Citywide
Current Land Use & Zoning:	Various
Neighborhood Council Area:	Citywide
Staff Contact:	Elliott Fitzgerald, Planning Services Division (253) 591-5379, efitzgerald@cityoftacoma.org
Date of Report: (Planning Commission review date; draft or final)	June 17, 2015 (draft)

I. Description of the Proposed Amendment:

1. Describe the proposed amendment, including the existing and proposed amendatory language, if applicable.

The proposal would amend Tacoma Municipal Code (TMC), Chapters 13.06 – Zoning, and 13.06A – Downtown Tacoma in which modifications would be made to the live/work and work/live provisions within Section 13.06A.050. These provisions currently limit the applicability of such uses to buildings lawfully in existence on September 25, 2012 within downtown districts and mixed-use center districts. Furthermore, the existing code provides the following development flexibilities for these uses:

- No additional parking spaces are required;
- 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; and,
- 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.

The proposal would essentially remove the section from Chapter 13.06A – Downtown, and relocate it to a newly created section within Chapter 13.06 – Zoning. The new section – 13.06.570 – would be specific to live/work and work/live uses and would include a new iteration of the existing provisions so that such uses could be applied to new construction as well as zoning districts outside of Downtown Tacoma and the Mixed-Use Centers.

The proposal would retain the development flexibilities of the existing code, but only for buildings lawfully in existence prior to December 5, 1989 or for historic buildings as defined for the purposes of section 13.06A.050. The proposed language with respect to these development flexibilities reads as follows:

3. *Exemptions from development standards.*

- a. *No additional parking shall be required for live/work or work/live developments within buildings lawfully in existence prior to December 5, 1989.*
- b. *For historic buildings, up to 10 % of new floor area may be added in which external additions are exempt from all prescriptive design standards contained within TMC 13.06.500 and TMC 13.06A, but external additions shall be in conformance with the character of the existing building as determined by the Historic Preservation Officer. For the purposes of this section, 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.*

To address the proposed expansion of applicable zoning districts in which live/work and work/live shall be permitted, the district use tables within Chapter 13.06 would be updated as part of the proposal. Additionally, the following provision would be included in the new section (13.06.570):

1. *Applicability. Live/work and work/live units shall be permitted in accordance with the district use tables in Sections 13.06.100, 13.06.200, 13.06.300, and 13.06.400, provided that the work component of the unit is a permitted use in the underlying zoning district and subject to other limitations and standards applicable to that use. Uses that are permitted conditionally in the associated underlying zoning district may be allowed in live/work and work/live units, provided that a Conditional Use Permit is authorized.*

The existing code also contains specific provisions that are generally not in the purview of the Land Use Code Regulatory Code but more typical of considerations within the Building Code (i.e., mezzanines, separation requirements, ratio of residential space to work space, scope of adaptive reuse projects). Such provisions are addressed in the proposed amendments to the Building Code, which have been developed in coordination with this proposal. To avoid unnecessary redundancies between the two codes, these provisions would be rescinded from the Land Use Regulatory Code and integrated into the Building Code as part of a packaged code amendment project.

As part of this proposal, definitions within Section 13.06.700 would be amended to define live/work as a use in order to distinguish it from a home occupation. 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.”

2. Describe the intent of the proposed amendment and/or the reason why it is needed.

Live/work and work/live units are types of mixed-use developments that eliminate the need to commute to work, provide affordable work and housing space, and support the creation of new

businesses by expanding entrepreneurial opportunities. The Planning Commission and Planning & Development Services developed live/work and work/live code amendments in 2012 to promote these community goals, with a particular emphasis on the adaptive reuse of existing buildings in Downtown Tacoma and the City's other Mixed-Use Centers. 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 these uses would be allowed.

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. Consultants produced a report that includes code precedents from other jurisdictions as well as case studies of three existing buildings within Downtown Tacoma. 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. However, the consultants have identified several existing provisions for live/work and work/live development within the Land Use Regulatory Code that should be reevaluated. The following recommendations pertain to the existing live/work and work/live provisions within the Land Use Regulatory Code:

- Allow the living space to be separated from the work space
- Remove the limitations for existing buildings
- Increase the allowable ratio of residential space to work space
- Remove the unnecessary mezzanine provision
- Eliminate the restriction on projects greater than 20 dwelling units

This proposal is part of a packaged code amendment project that includes proposed revisions to the Building Code and Land Use Regulatory Code, all of which are intended to be incremental to the amendments that were originally adopted by Council in September 2012.

3. Describe the geographical areas associated with the proposed amendment. Include such information as: location, size, parcel number(s), ownership(s), site map, site characteristics, natural features, current and proposed Comprehensive Plan land use designations, current and proposed zoning classifications, and other appropriate and applicable information for the affected area and the surrounding areas.

The existing code permits live/work and work/live uses in the downtown districts and mixed-use center districts. However, the district use tables within Chapter 13.06 list live/work as a permitted use in the M-1: Light Industrial District as well as all commercial districts except for the T: Transitional District.

The proposed amendments would allow live/work and work/live uses in these districts and in any other districts that allow for a mix of residential and commercial uses, provided that the work component of the unit is a permitted use in the underlying zoning district.

4. Provide any additional background information associated with the proposed amendment.

This proposal is part of a packaged code amendment project with the intent of streamlining live/work and work/live regulations throughout the Tacoma Municipal Code. Other titles would require amendments as part of this proposal. Therefore, Planning Services has developed the proposed amendments in close coordination with Development Services, the Fire Department, and has had discussions with the Tax & License Division to address business license concerns associated with live/work and work/live uses.

Proposed amendments to the Building Code address issues concerning occupancy designations, separation requirements, means of egress, fire alarm requirements, and include significant discussion pertaining to standards and flexibilities associated with fire sprinkler systems. In summary, the proposed Building Code amendments would:

- Create work/live as a recognized use within the Building Code
- Not require a change of occupancy of the building (this results in additional flexibilities for existing buildings, which are generally required to be brought up to full, current standards when a change of use is proposed)
- Provide options for requirements pertaining to separation of space
- Provide development flexibilities for live/work and work/live uses in buildings lawfully in existence prior to December 5, 1989 (these flexibilities pertain to fire sprinkler standards and off-site improvements)

Aside from addressing separation requirements, the draft Building Code amendments include other provisions related to size and site configuration, some of which would be rescinded from the existing provisions within the Land Use Regulatory Code:

Live/work units

- Shall not be greater than 3,000 sq. ft. in area
- The nonresidential area shall not be more than 50 percent of the area of each unit
- The nonresidential area shall be limited to the first or main floor

Work/live units

- Shall not be greater than 3,000 sq. ft. in area
 - They shall not be limited in size if an approved automatic sprinkler system is installed throughout and where the work space is separated from the live space
- The residential area shall not be more than 50 percent of the area of each unit and shall not exceed 1,500 sq. ft.
- The nonresidential area shall be limited to the first or main floor

Furthermore, a special business license would be developed as part of the proposal. The license would require applicants to reaffirm that no more than one family will inhabit the residential area of a live/work or work/live unit and that the family will not inhabit the non-residential area for living purposes.

II. Analysis of the Proposed Amendment:

1. How does the proposed amendment conform to applicable provisions of State statutes, case law, regional policies, the Comprehensive Plan, and development regulations?

The following policies of the Generalized Land Use and Environmental Policy elements of the Comprehensive Plan provide general support for appropriately regulated live/work and work/live uses within the City of Tacoma:

Generalized Land Use Element:

Mixed-use Centers Goal

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.

Policy LU-MU-3 Mixed-use Development

Encourage integration of different land uses within the same building or site in order to maximize efficient land use, foster a variety of developments, and support multimodal mobility.

Policy LU-MU-4 Development Bonuses and Incentives

Provide a range of development incentives and bonuses in order to encourage specific types of development as well as public benefits. Incentives may include reduced parking requirements, fee waivers, height increases, density bonuses, property tax exemptions, capital improvements, and other techniques.

Policy LU-MUD-8 Housing

Recognize the necessity of and provide for quality affordable housing and innovative building types to use land more efficiently while also providing for greater densities.

Policy LU-MUDTC-2 Preservation of Historical, Cultural and Scenic Resources

Recognize the abundance and prominence of historical, cultural, and scenic resources within downtown and preserve these unique assets.

Residential Development Goal:

To provide fair and equitable distribution of a variety of housing types and living areas as well as protect and enhance already established neighborhoods.

Policy LU-RDG-3 Housing Opportunities

Encourage the development of residential areas that offer a variety of housing opportunities for all segments of the population within all areas of the city.

Commercial Development Goal:

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.

Housing Element:**Overall Housing Goal:**

To maintain and support vibrant and stable residential neighborhoods while promoting a variety of housing opportunities to meet the needs of all residents.

H-NQ-3 Historic/Cultural Amenities

Identify, protect and enhance cultural, architectural, historic and scenic resources within residential areas. Support the rehabilitation of architecturally or historically significant homes as well as other landmark residential and mixed-use buildings while maintaining public safety and historic character.

H-HC-4 Adaptive Reuse for Housing

Support the conversion of nonresidential buildings (e.g. schools, hotels, storage buildings) to residential uses.

2. **Would the proposed amendment achieve any of the following objectives?**
 - **Address inconsistencies or errors in the Comprehensive Plan or development regulations;**
 - **Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City’s capacity to provide adequate services;**
 - **Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or**
 - **Enhance the quality of the neighborhood.**

The proposal would address inconsistencies within the Land Use Regulatory Code and compliment draft amendments to the Building Code.

3. **Assess the proposed amendment with the following measures: economic impact assessment, sustainability impact assessment, health impact assessment, environmental determination, wetland delineation study, traffic study, visual analysis, and other applicable analytical data, research and studies.**

Allowing residents to live and work on a single premise will reduce the number and length of work-related vehicle trips that contribute to traffic congestion, generate greenhouse gas emissions, and degrade air quality. The flexibilities proposed, which largely apply to existing and/or historic structures, will also facilitate the renovation, reactivation and incremental improvement of the many underutilized existing buildings within Tacoma.

4. **Describe the community outreach efforts conducted for the proposed amendment, and the public comments, concerns and suggestions received.**

The proposed amendments are intended to be incremental to the live/work and work/live code amendments that were originally adopted in 2012, in which public hearings were held to receive public testimony. Planning Commission will also hold a public hearing in order to receive input on these draft amendments before making a recommendation to City Council.

The draft amendments were formulated after reviewing a study on code compatibility, in which consultants referenced code precedents from other jurisdictions and conducted case studies of existing buildings within Downtown Tacoma. The consultants also incorporated feedback and suggestions from subject matter experts within the architectural and planning profession.

Furthermore, the packaged code amendment project will also be reviewed by the Board of Building Appeals and the Infrastructure, Planning and Sustainability Committee before the City Council study session in September of this year.

One issue that has been raised in our outreach, and by the Planning Commission, is a concern that the original code amendments were designed to promote the adaptive reuse of existing and historic buildings and the proposal to expand these allowances to new buildings may dilute that intent. Staff recognizes and agrees that this type of use is something that could be used to help reactive existing buildings if there can be some appropriate flexibilities/incentives provided. The proposed amendments will further these goals by supporting and ensuring consistency with the critical Building Code amendments needed and improving the specific incentives for this type of use in existing and historic buildings. The provisions that were adopted in 2012 offer some development flexibilities for these uses (i.e. not requiring additional parking, exempting minor exterior additions from design standards, exemptions from off-site improvements, etc.). The current proposal would retain most of

these flexibilities, and add new ones related to “change of use” and fire sprinklers that in many cases would apply only to existing and/or historic structures.

However, staff also believes that it is not necessary to prevent this type of use in new buildings in order to achieve the basic goals, and would actually be a position inconsistent with the City’s overall policy direction and existing code allowances. The City is promoting mixed-use construction generally, and particularly in certain areas such as the Mixed-Use Centers and Downtown. At their core, live/work and work/live uses are simply that, mixed-uses, they just happen to be provided in one combined unit instead of provided in separate residential and commercial/industrial units within one building. It would be inconsistent with our general policy direction to prevent the construction of mixed-use units in districts that allow new mixed-use buildings. Under this proposal, work/live and live/work units could be built in new buildings; they just wouldn’t get the same incentives/flexibilities that will apply only to existing and historic structures.

5. Will the proposed amendment benefit the City as a whole? Will it adversely affect the City’s public facilities and services? Does it bear a reasonable relationship to the public health, safety, and welfare?

These amendments are intended to incentivize the creation of these types of mixed-uses while enhancing the City’s capacity to appropriately regulate live/work and work/live uses in a manner that is consistent with our community’s priorities and expectations.

III. Staff Recommendation:

Staff recommends that the Planning Commission conduct a public hearing on July 15, 2015 to receive public testimony on the draft amendments to the Land Use Regulatory Code, and keep the public hearing record open through July 22, 2015 to accept written comments.

IV. Exhibits:

A. Draft Land Use Regulatory Code Amendments



Live/Work and Work/Live Code Amendments

DRAFT LAND USE REGULATORY CODE AMENDMENTS

June 9, 2015

These proposed amendments include modifications to the following Sections of TMC Title 13, the Land Use Regulatory Code:

13.06 – Zoning

13.06.100 – Residential Districts.

13.06.200 – Commercial Districts.

13.06.300 – Mixed-Use Center Districts.

13.06.400 – Industrial Districts.

13.06.570 – Live/Work and Work/Live. (new section)

13.06.700 – Definitions and illustrations.

13.06A – Downtown Tacoma

13.06A.050 – Additional use regulations.

*Note – These amendments show all of the changes to the *existing* land use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~.

Chapter 13.06
ZONING

13.06.100 Residential Districts.

3. Use table abbreviations.

P = Permitted use in this district.
TU = Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.
CU = Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
N = Prohibited use in this district.

4. District use table.

Uses	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ¹
Home occupation	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.100.E.
Hospital	N	N	N	N	N	CU	CU	CU	
Hotel/motel	N	N	N	N	N	N	N	N	
Industry, heavy	N	N	N	N	N	N	N	N	
Industry, light	N	N	N	N	N	N	N	N	
Intermediate care facility	N	N	N	N	P	P	P	P	Subject to additional requirements contained in Section 13.06.535.
Juvenile community facility	CU	Subject to additional requirements contained in Section 13.06.530.							
<u>Live/Work</u>	<u>N</u>								

<u>Work/Live</u>	<u>N</u>								

Uses	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ¹
Work release center	N	N	N	N	N	N	N	N	Subject to additional requirements contained in Section 13.06.550.
Uses not prohibited by City Charter and not prohibited herein	N	N	N	N	N	N	N	N	
Footnotes:									
¹ For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.06.640.F for additional details, limitations and requirements.									

13.06.200 Commercial Districts.

3. Use table abbreviations.

P = Permitted use in this district.
CU = Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
TU = Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.
N = Prohibited use in this district.

4. District use table.

Uses	T	C-1	C-2 ¹	HM	PDB	Additional Regulations ^{2,3} (also see footnotes at bottom of table)

Home occupation	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.100.E
Hospital	N	CU	CU	P	N	
Hotel/motel	N	N	P	P	P	
Industry, heavy	N	N	N	N	N	
Industry, light	N	N	N	N	N	
Intermediate care facility	P	P	P	P	P	See Section 13.06.535.
Juvenile community facility	N	N	N	N	N	Prohibited except as provided for in Section 13.06.530.
Live- Work-unit	NP	P	P	P	P	See Section 13.06.570

Uses	T	C-1	C-2 ¹	HM	PDB	Additional Regulations ^{2, 3} (also see footnotes at bottom of table)
<u>Work/Live</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 13.06.570</u>
Work release center	N	N	N	N	N	Prohibited except as provided for in Section 13.06.550.
Uses not prohibited by City Charter and not prohibited herein	N	N	N	N	N	

13.06.300 Mixed-Use Center Districts.

2. Use table abbreviations.

P = Permitted use in this district.
CU = Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
TU = Temporary use consistent with Section 13.06.635.
N = Prohibited use in this district.

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)

Home occupation	P	P	P	P	P	P	P	P	Home occupations shall be allowed in all X-Districts pursuant to the standards found in Sections 13.06.100.E and 13.06A.050
Hospital	N	CU	CU	N	P	P	N	N	
Hotel/motel	P	P	P	N	P	P	N	N	
Industry, heavy	N	N	N	N	N	N	N	N	
Industry, light	N	N	N	N	P	N	N	N	
Intermediate care facility	P	P	P	P	P	P	P	P	See Section 13.06.535. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ²

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Juvenile community facility	P	P	P	P/CU	P	N	P/CU	CU	In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.530 for additional information about size limitations and permitting requirements.
<u>Live/Work</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 13.06.570.</u>

Wholesale or distribution	N	N	N	N	P	N	N	N	
<u>Work-Live</u>	P	P	P	P	P	P	P	NP	<u>See Section 13.06.570. Not subject to minimum density requirements.</u>

13.06.400 Industrial Districts.

3. Use table abbreviations.

P	=	Permitted use in this district.
CU	=	Conditional use in this district. Requires conditional use permit consistent with the criteria and procedures of Section 13.06.640.
TU	=	Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.
N	=	Prohibited use in this district.

4. District use table.

Uses	M-1	M-2	PMI	Additional Regulations ¹

Home occupation	P	P	P	Subject to additional requirements contained in Section 13.06.100.E
Hospital	P/CU*	P/N~	N	*Conditional use within the South Tacoma M/IC Overlay District. ~Not permitted within the South Tacoma M/IC Overlay District.
Hotel/motel	P/N*	N	N	*Not permitted within the South Tacoma M/IC Overlay District.
Industry, heavy	N	P	P	Animal slaughter, fat rendering, acid manufacture, smelters, and blast furnaces allowed in the PMI District only.
Industry, light	P	P	P	

Uses	M-1	M-2	PMI	Additional Regulations ¹
Intermediate care facility	P/N*	N	N	In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District. See Section 13.06.535.
Juvenile community facility	P/N*	P/N*	P	See Section 13.06.530 for resident limits and additional regulations. *Not permitted within the South Tacoma M/IC Overlay District.
Live- Work-unit	P	N	N	See Section 13.06.570

Work/Live	P	N	N	See Section 13.06.570
Work release center	CU	CU	P	Subject to development standards contained in Section 13.06.550.
Uses not prohibited by City Charter and not prohibited herein	N	N	P	

13.06.500 Requirements in all preceding districts.

13.06.570 Live/Work and Work/Live

A. Purpose and Intent: Live/work and work/live units are types of mixed-use development that eliminate the need to commute to work, provide affordable work and housing space, and support the creation of new businesses by expanding entrepreneurial opportunities. The purpose of this section is to recognize live/work and work/live as uses that promote these community goals by facilitating economic activity in conjunction with residential uses. Furthermore, this section provides certain flexibilities to development standards in order to incentivize the development of these mixed-use units in the context of adaptive reuse of older, economically distressed, or historically significant buildings. These provisions are intended to promote live/work and work/live development as means to conserve and reuse such buildings to their highest and best use.

B. Live/Work

1. Applicability. Live/work units shall be permitted in accordance with Section 13.06A.050 as well as the district use tables in Sections 13.06.100, 13.06.200, 13.06.300, and 13.06.400, provided that the work component of the unit is a permitted use in the underlying zoning district and subject to other limitations and standards applicable to that use. Uses that are permitted conditionally in the associated underlying zoning district may be allowed in live/work units, provided that a Conditional Use Permit is authorized.

2. Requirements. The following requirements shall apply to live/work units:

a. The commercial or manufacturing activity taking place is subject to a valid business license associated with the premises;

b. The residential portion of the unit shall be inhabited by the operator or employee of the commercial or manufacturing activities performed. The work portion shall not be leased separately from the live portion; conversely, the live portion shall not be leased separately from the work portion;

c. The residential portion of the unit shall be limited in occupancy to one family;

d. The Director may attach additional conditions to permits that are required for live/work units to ensure that the intent and standards are met as outlined above.

e. The live/work use shall be subject to any additional requirements within the Building Code.

3. Exemptions from development standards.

a. No additional parking shall be required for live/work developments within buildings lawfully in existence prior to December 5, 1989.

b. For historic buildings, up to 10 % of new floor area may be added in which external additions are exempt from all prescriptive design standards contained within TMC 13.06.500 and TMC 13.06A, but external additions shall be in conformance with the character of the existing building as determined by the Historic Preservation Officer. For the purposes of this section, 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.

C. Work/Live

1. Applicability. Work/live units shall be permitted in accordance with Section 13.06A.050 as well as the district use tables in Sections 13.06.100, 13.06.200, 13.06.300, and 13.06.400, provided that the work component of the unit is a permitted use in the underlying zoning district and subject to other limitations and standards applicable to that use. Uses that are permitted conditionally in the associated underlying zoning district may be allowed in work/live units, provided that a Conditional Use Permit is authorized.

2. Requirements. The following requirements shall apply to work/live units:

a. The commercial or manufacturing activity taking place is subject to a valid business license associated with the premises;

b. The residential portion of the unit shall be inhabited by the operator or employee of the commercial or manufacturing activities performed. The work portion shall not be leased separately from the live portion; conversely, the live portion shall not be leased separately from the work portion;

c. The residential portion of the unit shall be limited in occupancy to one family.

d. The Director may attach additional conditions to permits that are required for live/work units to ensure that the intent and standards are met as outlined above.

e. The work/live use shall be subject to any additional requirements within the Building Code.

3. Exemptions from development standards.

a. No additional parking shall be required for work/live developments within buildings lawfully in existence prior to December 5, 1989.

b. For historic buildings, up to 10 % of new floor area may be added in which external additions are exempt from all prescriptive design standards contained within TMC 13.06.500 and TMC 13.06A, but external additions shall be in conformance with the character of the existing building as determined by the Historic Preservation Officer. 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.

13.06.700 Definitions and illustrations.

Light rail street. A street either containing public light rail transportation or planned for such transportation as evidenced by a public transportation agency.

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

Work release center. An alternative to imprisonment, including work and/or training release programs which are under the supervision of a court or a federal, state, or local agency. This definition excludes at-home electronic surveillance.

Work-/live. A non-residential use that includes a subordinate residential component consisting of at least a kitchen, bathroom and sleeping quarters.

Chapter 13.06A
DOWNTOWN TACOMA

13.06A.050 Additional use regulations.

~~D. Live Work. Live/work and work/live uses shall be allowed in all downtown districts, subject to the requirements contained in Section 13.06.570.~~

~~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.~~

~~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.~~

~~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.~~
- FE**. 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.



City of Tacoma
Planning and Development Services

Agenda Item
D-4

To: Planning Commission
From: Elliott Barnett, Planning Services Division
Subject: **Affordable Housing Planning Work Program (Phase 3)**
Meeting Date: June 17, 2015
Memo Date: June 12, 2015

At the June 17th meeting, the Planning Commission will consider draft code language for the full package of proposals contained in the Affordable Housing Planning Work Program, Phase 3. The proposal includes the creation of several new sections and significant changes to several existing sections of the Tacoma Municipal Code relating to residential development.

This discussion fits within a multi-year, interdepartmental effort to evaluate a broad range of recommendations made by the Affordable Housing Policy Advisory Group (AHPAG), through their 2010 report to the City Council. In 2012, the Council referred the planning-related items to the Planning Commission for analysis. This year the Commission is considering the third and final phase of these planning recommendations, which fit generally into two categories: 1. Residential infill/affordable building proposals which seek to promote affordability by allowing a broader range of housing types and higher densities, and by promoting housing development generally. 2. Proposals to incentivize the inclusion of affordable housing in developments through offering height, density or other bonuses, and to require the inclusion of affordable units in association with residential upzones. Background is available at www.cityoftacoma.org/planning, **Current Initiatives**.

At this meeting, staff will seek the Planning Commission's guidance pursuant to finalizing a public review draft of the code for the Commission's consideration at the July 1, 2015 meeting. Attached please find the proposed code changes.

Staff will also summarize discussions with the AHPAG and community stakeholders over the past month. There has been considerable interest in the proposals. It is worth noting that the AHPAG is currently developing recommendations regarding the proposed Affordable Housing Incentives and Bonuses Administrative Code which will likely result in some changes to the current draft.

Finally, staff will discuss concepts for an images/good examples gallery which would support the proposed new residential infill options. This document would serve as a communication tool to help the community to understand infill housing types, and also would support the City's review process as part of the proposed Residential Infill Pilot Program.

If you have any questions, please contact me at 591-5389 or elliott.barnett@cityoftacoma.org.

c: Peter Huffman, Director

Attachment (1)



**2014 Annual Amendment Application No. 2014-6
Affordable Housing Regulations**

DISCUSSION DRAFT LAND USE REGULATORY CODE CHANGES
June 17, 2015

Title 1 – Administration and Personnel

Chapter 1.39 – Affordable Housing Incentives and Bonuses Administrative Code (*proposed new chapter*)

Title 13 – Land Use Regulatory Code

Chapter 13.04 Platting and Subdivisions

13.04.240 – Plats within Planned Residential Development Districts (PRD Districts)

Chapter 13.05 Land Use Permit Procedures

13.05.080 – Modifications/revision to permits

13.05.115 – Residential Infill Pilot Program (*proposed new section*)

Chapter 13.06 - Zoning

13.06.100 – Residential Districts

13.06.140 – PRD Planned Residential Development District

13.06.145 – Small-lot single-family residential development

13.06.150 – Accessory Dwelling Units

13.06.160 – Cottage Housing (*proposed new section*)

13.06.300 – Mixed-use Center Districts

13.06.501 – Building design Standards

13.06.510 – Off-Street Parking and Storage Areas

13.06.640 – Conditional use permit

13.06.650 – Application for rezone of property

13.06.700 – Definitions and illustrations.

Chapter 13.06A – Downtown

13.06A.080 – Design Standards for Increasing Allowable FAR

Chapter 13.11 – Critical Areas Preservation

13.11.260 – Residential Density Credits

Note: These amendments show proposed changes to existing Land Use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that has been deleted is shown as ~~strikethrough~~.

Chapter 1.39

AFFORDABLE HOUSING INCENTIVES AND BONUSES ADMINISTRATIVE CODE

Sections:

<u>1.39.010</u>	<u>Purpose.</u>
<u>1.39.020</u>	<u>Applicability.</u>
<u>1.39.030</u>	<u>Definitions.</u>
<u>1.39.040</u>	<u>Program Requirements.</u>
<u>1.39.050</u>	<u>Financial Incentives.</u>
<u>1.39.060</u>	<u>Development Incentives.</u>
<u>1.39.070</u>	<u>Residential Upzones.</u>
<u>1.39.080</u>	<u>Incorporation of Affordable Housing Units.</u>
<u>1.39.090</u>	<u>Procedures.</u>

1.39.010 Purpose.

The purpose of this section is to encourage the development of affordable housing for households earning 80 percent or less than Tacoma median household income, pursuant to the provisions of RCW 36.70A.540. The Growth Management Act (GMA) requires Tacoma to make adequate provisions for existing and projected housing needs of all economic segments of the community. The City recognizes that the real estate market provides adequate housing for those households in the upper economic segments; however, a combination of financial and regulatory incentives will be necessary to adequately provide for the needs of households whose incomes are at or below the City's median household income. The City recognizes the public benefits affordable housing contributes to local communities and businesses.

1.39.020 Applicability.

The affordable housing incentives for low-income households may be utilized within a range of zoning designations throughout the City, as specified in Section 13.06 and 13.06A. The incentives and bonuses offered through the provisions of this section may be utilized to gain an increase in height or density pursuant to the provisions and ratios of the applicable sections of TMC Title 13. Additional permitting incentives, including fee reductions and expedited City review, are also authorized through this section. Finally, this section lays out requirements to incorporate housing affordability with the grant of residential upzone requests.

1.39.030 Definitions.

UNDER DEVELOPMENT

1.39.040 Program Requirements.

A. Duration of Affordability. Affordable housing units created as a result of the provisions of this section shall remain affordable for 50 years, unless an in lieu fee is paid pursuant to the requirements of this section. A recorded agreement, lien and covenant running with the land, binding all the assigns, heirs and successors of the applicant shall secure the affordability requirements. The recorded covenant must provide that if the property is converted to a use other than for low-income affordable housing as defined under this Section within the required affordability duration, the property owner must pay the applicable Affordable Housing in-lieu fees in effect at the time of conversion.

B. Number of units. A minimum of 20 units shall be included in a project in order to qualify to enter the program.

C. Affordable Housing units shall be rented or sold to income-qualified households. To qualify, rental households shall earn no more than 50 percent of Area Median Income (AMI). To qualify, owner households shall earn no more than 80 percent of AMI. The establishment of rental levels and housing prices will be updated as needed to reflect changing household affordability needs in the community.

D. Maximum rent and purchase price for designated units.

1. The maximum cost of rent and utilities which may be charged for designated affordable units shall not exceed 30 percent of the tenant's annual income.

2. The maximum Principal, Interest, Taxes and Insurance (PITI) for purchase of for-sale units shall be 45 percent of the back-end ratio of the home buyer.

E. Construction of Affordable Housing Units. If affordable housing units are constructed in phases or over a period of more than 12 months, a proportional amount of affordable housing units must be completed at or prior to the completion of related market rate housing units.

F. Size/Location/Appearance of Affordable Housing Units. The affordable housing units shall be provided in a range of sizes comparable to those units that are available to other residents. To the extent practicable, the number of bedrooms in low income units must be in the same proportion as the number of bedrooms in units throughout the entire development. Affordable housing units shall generally be distributed throughout the development and have substantially the same functionality as the market rate units in the development. The exterior appearance of the affordable housing units shall be indistinguishable from the market rate housing units within the project in terms of finish materials and design vocabulary. Interior finish materials and content of affordable units may vary from market rate housing units within the project. Affordable units shall have substantially the same amenities as other units.

G. Affordable Housing Incentives Program Agreement. An application for a proposed project that incorporates any of the incentives in this Section shall not be deemed completed until the applicant has submitted a signed Affordable Housing Incentives Program Agreement as a component of the application package. The agreement shall include, but not be limited to:

1. Identification of all the incentives, monetary and non-financial, that the project proposes to incorporate;

2. Identification of the minimum number of affordable housing units required to be provided in the project to qualify for use of these provisions;

3. Binding language that protects the City's interests in the event that a developer obtains affordable housing incentives through the platting or building phases but fails to provide low-income affordable housing;

4. Language that requires documentation of recording the required low-income affordability provisions prior to the approval of a final plat, multi-family or mixed use building permit, or other development approval;

5. Language that recognizes the potential need to modify the agreement if the submitted project requires alteration through the review and approval process; and

6. Language that stipulates the conditions of a breach of contract action if the applicant fails to provide the required number of affordable housing units as stipulated under the agreement. If a breach of contract is determined, the City shall place a lien against all properties associated with the project.

H. Monitoring Continued Affordability. The Housing Development Division of the Community and Economic Development Department shall be the responsible party to monitor the continued affordability of both rental and owner-occupied housing units. The City reserves the right to establish in the Affordable Housing Incentives Program Agreement monitoring fees for the affordable housing units, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the Affordable Housing Incentives Program Agreement.

I. Resale of Affordable Homeownership Units. Affordable Housing units provided for under this Section may be sold or resold only to eligible low-income households or a nonprofit organization through the end of the required affordability duration.

1.39.050 Financial Incentives.

A. Financial incentives are intended to reduce the financial burden of carrying a loan through the review process and alleviate up-front financial costs to developers and builders associated with review and impact fees to reduce costs in exchange for providing affordable housing units.

B. Expedited Permit Processing. This section authorizes the City Planning and Development Services Department and Community and Economic Development Department to seek opportunities to expedite the review of development proposals incorporating affordable housing under the provisions of this section. Actions to implement this shall be resource dependent.

C. Fee Reductions. Permit fees applicable to development proposals which commit to incorporating affordable housing units under the provisions of this section may be fully or partially paid by City funding allocated for the purpose of promoting affordable housing. Such action will be resource dependent.

1.39.060 Development Incentives.

A. Development incentives are voluntary options intended to promote the incorporation of affordable housing units within private developments by offering sufficient value to offset the cost of the reduced revenue from rents or purchase prices. They

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also seek to promote a range of housing unit costs integrated within for-profit housing developments and thus promote a distribution of affordable housing throughout the neighborhoods of the City.

B. Planned Residential Districts. Per the provisions of TMC 13.06.140, PRDs offer a zoning mechanism to develop a site specific proposal on larger sites that can incorporate additional density in exchange for the provision of affordable housing units pursuant to the requirements of this section. PRDs may allow up to 2.0 times the number of dwelling units permitted in the underlying residential district. Fifty percent of this bonus development capacity is reserved for the incorporation of affordable units.

C. Downtown Tacoma. Per the provisions of TMC 13.06A.080, development proposals within Downtown zoning districts seeking to gain additional Floor Area Ratio may choose from a list of public benefit features including the provision of affordable units pursuant to the requirements of this section.

1.39.070 Residential Upzones.

A. The grant of a change in zoning designation to a zone that allows higher development capacity increases the value of the land. This provision creates the mechanism for some of that increase in value to be allocated to the provision of affordable housing units. Zoning changes are governed by the provisions of TMC 13.06.650.

B. Per TMC 13.06.650, private initiated upzone requests shall be conditioned to provide for the incorporation of affordable housing units per the provisions of this section. City-initiated upzones shall also be evaluated for housing affordability needs and may also result in a determination that housing units shall be incorporated under the provisions of this section.

1.39.080 Incorporation of Affordable Housing Units.

A. To obtain the Financial and Development Incentives offered, or to gain approval of a residential upzone, the following provisions must be met. These include the incorporation of affordable housing units within the project or the payment of an in-lieu fee to the City to be utilized for the creation of housing affordability.

B. Incorporation of Affordable Units. To satisfy the provisions of this section the following is required:

1. A minimum of 10 percent of the total number of dwelling units in the project shall be affordable to rental households earning up to 50 percent of the Pierce County Area Median Income (AMI); or,

2. A minimum of 10 percent of the total number of dwelling units in the project shall be affordable to ownership households earning 80 percent of AMI.

3. A combination of rental and ownership households is acceptable at the same affordability rates.

C. In-lieu Fee option. As an alternative to incorporation of affordable housing units within the development, the project proponent may choose to pay an in-lieu fee. This fee shall be equivalent in value to the additional affordability that would have been offered through the incorporation of affordable housing units, with an additional 15 percent processing fee paid to the City to be utilized for monitoring, staff time, legal and accounting fees associated with development of affordable housing at another location.

1. Calculation. The in-lieu fee shall be the Net Present Value differential between the Fair Market Rent and the rent to be charged (less utility allowance) for a rental household earning 50 percent of AMI, or for an ownership household earning 80 percent of AMI over a 50 year period.

2. The project proponent can choose to pay the in-lieu fee at any point during the 50 year required period of affordability. The fee would be calculated in the same manner at a date later than the point of application, but for the number of years that remain within the original 50 year period.

1.39.090 Procedures.

A. Predevelopment Meeting. A meeting shall be required for any land application that incorporates any of the provisions of this Section.

B. Affordable Housing Incentives Program Agreement. An application for a proposed project that incorporates any of the provisions of this Section shall not be deemed completed until the applicant has submitted a signed Affordable Housing Incentives Program Agreement stipulated in this section, as a component of the application package.

C. Development Review. The Planning and Development Services Department shall integrate additional density or other bonuses resulting from the incorporation of affordable housing units into a development proposal under the provisions of this section into their review and approvals for the proposal.

D. Required Documentation. Prior to the final approval of any land use application or building permit that incorporates any incentives provided for within this Section, the owner of the property shall provide a recorded agreement, lien and covenant

running with the land, binding all the assigns, heirs and successors of the applicant shall secure the affordability requirements as stated under this Section. The recorded covenant must provide that if the property is converted to a use other than for low-income affordable housing as defined under this Section within the required affordability duration, the property owner must pay the applicable impact fees in effect at the time of conversion.

Chapter 13.04

PLATTING AND SUBDIVISIONS

13.04.240 Plats within Planned Residential Development Districts (PRD Districts).

A. Intent. The PRD District is intended to: provide for greater flexibility in large-scale residential developments; promote a more desirable living environment than would be possible through the strict regulations of conventional zoning districts and of the subdivision ordinance of the City of Tacoma; encourage developers to use a more creative approach in land development; provide a means for reducing the improvements required in development through better design and land planning; conserve natural features and ecological systems of the physical environment; reflect a high quality of site and urban design; and facilitate more desirable, aesthetic and efficient use of open space. The PRD District is also intended to provide for density increases in association with the provision of public benefits including sustainability features and affordable housing.

In order to facilitate development within PRD Districts, these regulations may, if necessary, be modified as they apply to residential access streets, blocks, lots and building lines when the plan for such PRD District provides: adequate access to arterial streets and adequate circulation, recreation areas, and area per family as required by the zoning ordinances; light and air for the needs of the tract when fully developed and populated; and such legal restrictions or other legal status as will assure the carrying out of the plan.

B. Procedures.

1. All preliminary plats within PRD Districts shall be considered by the Hearing Examiner, except for preliminary short plats considered by the Director subsequent to approval of a reclassification to a PRD District. The final plat/short plat shall be considered by the Director. The preliminary plat/short plat for a planned residential development may be submitted with the application for reclassification to a PRD District, and will then be processed concurrently with the reclassification application.

2. The final plat for a PRD District may be considered as a final site plan for that portion of the PRD District to which it pertains.

3. When the preliminary plat of a proposed subdivision in a PRD District is processed as the preliminary plan for the reclassification request, and/or the final plat is processed as the final site plan, the processing procedures for plats contained in this chapter shall be followed.

4. All preliminary plats within PRD Districts shall demonstrate consistency with the requirements of TMC 13.06.140, with TMC 1.39 when density bonuses are sought pursuant to the provision of affordable housing, as well as with other applicable sections of the TMC.

C. General Requirements.

1. Lot Area. Lot sizes required for plats within PRD Districts ~~shall~~ may be the same as for the residential district with which the PRD District is combined; ~~alternatively provided, however, that~~ the Hearing Examiner or the Director may modify said lot sizes where the following factors have been considered:

a. Type of dwelling structures involved;

b. Amount of common and private open space to be provided and the location of such open space in relation to the dwelling structures involved;

c. The street pattern and street design within the PRD District; ~~and~~

d. The landscaping plan concept to be utilized around such dwellings. All modifications shall be made strictly within the spirit, intent, and purposes of this section and the PRD District section of the zoning ordinances.

e. The provision of public benefits including sustainability features and affordable housing as part of a density bonus, when applicable.

f. The intent of the PRD District, including the pursuit of urban design excellence, creation of a livable and attractive neighborhood, and place-making.

2. Transfer of ownership of lots within PRD Districts shall be made in such a manner as to not increase the total number of lots in the PRD District, and in no event shall any ownership be less than the dimensions of the minimum size lot within the PRD District.

3. Streets and Roadways Within PRD Districts.

a. Standards of design and construction for roadways, both public and private, within PRDs may be modified as is deemed appropriate by the Hearing Examiner.

b. Right-of-way widths and street roadway widths may be reduced where it is found that the plan for the PRD District provides for the separation of vehicular and pedestrian circulation patterns, accommodates bicycle circulation, and provides for adequate off-street parking facilities.

c. Preliminary plats within PRD Districts shall connect with and continue the abutting street network, to provide for a continuous connection with the neighborhood pedestrian, bicycle and vehicular pathways, unless specifically exempted by the City Engineer.

d. Transportation infrastructure within PRD Districts shall be designed to complete streets principles including emphasizing the pedestrian environment and providing for safe and comfortable bicycle travel.

4. All land within the Planned Residential Development District shall be subject to contractual agreements with the City of Tacoma and to recorded covenants approved by the City of Tacoma providing for compliance with the regulations and provisions of the district and the site plan or plat as approved.

LAND USE PERMIT PROCEDURES

13.05.080 Modification/revision to permits.

A. Purpose. The purpose of this section is to define types of modifications to permits and to identify procedures for those actions.

F. PRD District Modifications.

1. Proposed modifications to development approved in a PRD District rezone and/or site approval shall, in addition to the above criteria, be deemed minor only if all the following criteria are satisfied:

- a. No new land use is proposed;
- b. No increase in density, number of dwelling units, or lots is proposed; ~~and~~
- c. No reduction in the amount of approved open space is proposed, excluding reductions in private yards; ~~and-~~
- d. No reduction in the amount, quality or condition of sustainability features and, when applicable, affordable housing units required as part of the PRD decision pursuant to a density increase per the provisions of TMC 13.06.140.

Examples of minor modifications could include, but are not limited to, lot line adjustments, minor relocations of buildings or landscaped areas, minor additions to existing buildings, the construction of accessory buildings, and minor changes in phasing and timing.

2. In addition to the standard criteria applicable to major modifications to a PRD District rezone and/or site approval, such major modifications to fully or partially developed PRD Districts shall only be approved if found to be consistent with the following additional decision criteria:

- a. The proposed modification shall be designed to be compatible with the overall site design concept of the originally approved site plan. In determining compatibility, the decision maker may consider factors such as the design, configuration and layout of infrastructure and community amenities, the arrangement and orientation of lots, the layout of different uses, and the bulk and scale of buildings, if applicable, with a particular focus on transition areas between existing and proposed development.
- b. The proposed modification shall be generally consistent with the findings and conclusions of the original PRD rezone decision.
- c. If the existing PRD District is nonconforming to the current development standards for PRD District, the proposed modification does not increase the district's level of nonconformity to those standards.

G. Other permits. Any modification, whether considered minor or major, may still require approvals other than the type granted for the original development. For example, an existing, permitted conditional use seeking a modification that qualifies as a minor modification to their existing conditional use permit but that also necessitates a variance to a development standard, would not be required to obtain approval of a major modification to their existing conditional use permit or a new conditional use permit but would need to receive a variance permit for the project.

13.05.115 Residential Infill Pilot Program

A. Purpose. To promote innovative residential infill development types, while ensuring that such development demonstrates excellent building and site design that is responsive to and harmonious with neighborhood patterns and character. In addition, the Pilot Program is intended to develop a body of successful, well-regarded examples of innovative residential infill which inform a Council decision whether at some future point to finalize development regulations and design standards for some or all of these infill housing types.

B. Applicability. The provisions of this section apply to the following categories of residential infill:

1. Detached Accessory Dwelling Units within the R-1, R-2, R-2SRD and HMR-SRD Districts
2. Two-family or townhouse development within the R-2 District
3. Multifamily development within the R-3 District, and
4. Cottage Housing development within any residential district.

The pertinent provisions of TMC 13.06 regarding residential districts, the development and permitting requirements described therein, as well as any other pertinent section of the TMC shall apply.

C. Term. The Pilot Program will be reassessed as directed by the City Council or by the Director, after projects have been completed in three or more of the permitted categories, or after three or more of any single category has been completed—whichever comes first.

D. Submittals. Proponents of any of the above innovative residential infill development types shall submit the following:

1. A site plan and massing study
2. Building elevations from all four sides
3. A narrative and any supporting exhibits demonstrating how the project will be consistent with the Pilot Program intent and the provisions of this section.
4. Demonstrate that the proposal would meet all pertinent TMC requirements, including those contained in TMC 13.06.100.
5. A complete application, along with applicable fees, for any required land use permits, including conditional use and Accessory Dwelling Unit permits. Such processes may require public notification or meetings.
6. The Director reserves the right to request additional information and documentation prior to beginning the City’s review.

E. Review process. The Director will convene a special administrative review body.

1. This body will include the following representatives:

- a. The Director or designee;
- b. The Long Range Planning Manager or designee;
- c. A City staff member with residential building and site development expertise;
- d. A designee representing the area Neighborhood Council;
- e. An architect or urban design professional; and,
- f. A representative of the Landmarks Preservation Commission, if applicable.

2. The special administrative review body will conduct a consensus-based design review process and shall make a determination regarding the consistency of the proposal with the following criteria. The body reserves the right to require modifications or to deny the proposal if it is found inconsistent with the review criteria of this program.

3. All proposals submitted under the provisions of this section must demonstrate the following.

- a. Responsiveness to the following basic neighborhood patterns established by existing development in the area.
 - (1.) Street frontage characteristics
 - (2.) Rhythm of development along the street
 - (3.) Building orientation on the site and in relation to the street
 - (4.) Front setback patterns

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(5.) Landscaping and trees

(6.) Backyard patterns and topography

(7.) Architectural features

(8.) Historic character, if located within a designated Historic District.

b. Pedestrian-friendly design. The proposal must provide direct and convenient pedestrian access from each dwelling to abutting sidewalks and public pathways, and must emphasize pedestrian connectivity and the quality of the pedestrian experience within the site and in the abutting public right-of-way.

c. De-emphasize parking. The proposal must meet the parking requirements of TMC 13.06.510 in a manner that de-emphasizes parking in terms of its prominence on the site and its visibility from the public right-of-way.

d. Minimize scale contrasts and privacy impacts. The proposal must demonstrate that it will limit scale contrasts and privacy impacts on existing adjacent parcels and buildings to a reasonable extent.

f. Create usable outdoor (or yard) spaces. The proposal must provide usable and functional outdoor or yard space that will be an amenity to its residents.

g. Sustainable features. The proposal must provide documentation of the incorporation of one of the following green building and site features as follows:

1. Built Green or LEED Bronze; or,

2. Greenroads Bronze rating;

3. This provision does not apply to Detached Accessory Dwelling Units.

h. Consistency with code requirements. The proposal must be consistent with the applicable provisions of TMC 13.06 and to other pertinent TMC requirements.

F. Approval. Any conditions required by the special review administrative body, or by the Director through permitting authority, shall be incorporated into the land use and building permit approvals as conditions.

Chapter 13.06

ZONING¹

13.06.100 Residential Districts.

The 100 series will contain regulations for all residential classifications, including the following:

R-1	Single-Family Dwelling District
R-2	Single-Family Dwelling District
R-2SRD	Residential Special Review District
HMR-SRD	Historic Mixed Residential Special Review District
R-3	Two-Family Dwelling District
R-4	Multiple-Family Dwelling District
R-4-L	Low-Density Multiple-Family Dwelling District
R-5	Multiple-Family Dwelling District
PRD	Planned Residential Development District (see Section 13.06.140)

A. District purposes. The specific purposes of the Residential Districts are to:

1. Implement the goals and policies of the City's Comprehensive Plan.
2. Implement the Growth Management Act's goals and county-wide and multi-county planning policies.
3. Provide a fair and equitable distribution of a variety of housing types and living areas throughout the City's neighborhoods.
4. Protect and enhance established neighborhoods, and ensure that new development is in harmony with neighborhood scale and character.
5. Provide for predictability in expectations for development projects.
6. Allow for creative designs while ensuring desired community design objectives are met.
7. Strengthen the viability of residential areas by eliminating incompatible land uses, protecting natural physical features, promoting quality design, and encouraging repair and rehabilitation of existing residential structures.
8. Allow for the enhancement of residential neighborhoods with parks, open space, schools, religious institutions and other uses as deemed compatible with the overall residential character.

B. Districts established.

1. The following districts are intended primarily for residential land uses, as well as other uses such as daycares, parks, schools, churches and other uses which serve the neighborhood and have been deemed compatible with residential character.

2. R-1 Single-Family Dwelling District. This district is intended for low-density, single-family detached housing. Other compatible uses such as residential care homes and shelters are also appropriate. The district is characterized by low residential traffic volumes and properties located within the View Sensitive Overlay district. It is most appropriate in established-areas with ~~steep topography a relatively quiet and stable neighborhood environment~~ or an established pattern of larger lots.

23. R-2 Single-Family Dwelling District. This district is intended primarily for ~~low-density~~, single-family detached housing but, in addition to the uses listed above, may also allow a limited number of compatible uses including ~~limited~~ lodging uses, and uses such as ~~limited~~ holiday sales for Christmas and Halloween, and two-family dwellings in certain circumstances. The district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.

34. R-2SRD Residential Special Review District. This district is intended primarily for ~~low-density~~, single-family detached housing, but in addition to the uses listed above, it also may allow a limited number of two- and three-family dwellings by conditional use permit where the location, amount, and quality of such development would be compatible with the single-family character of the area ~~and enhance the area's overall quality~~.

¹ Rezone ordinances are on file in the office of the City Clerk.

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54. HMR-SRD Historic Mixed Residential Special Review District. This district is designed to apply to existing neighborhood areas or portions of existing neighborhood areas which have been designated as an historic special review district because the buildings within reflect significant aspects of Tacoma’s early history, architecture, and culture as set forth and according to the procedures in Chapter 13.07, and which are characterized by a mix of residential buildings, including single family residential dwellings and multiple family dwellings, and where it is desirable to protect, preserve, and maintain the historic buildings. Single-family dwellings will continue to be the predominant land use within the HMR-SRD district. Infill development shall be consistent with historic character of the district and shall be predominantly single-family. A limited number of two- and three-family dwellings may be permitted by conditional use permit provided they do not involve substantial alterations to the exterior appearance of historically contributing structures that are inconsistent with historic district character. Conversion of existing multiple family uses to single family uses will be encouraged, but not required.

56. R-3 Two-Family Dwelling District. This district is intended primarily for two-family housing development. Uses such as single-family dwellings, three-family dwellings, and some lodging and boarding homes may also be appropriate, in addition to the uses listed above. The district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.

67. R-4-L Low-Density Multiple-Family Dwelling District. This district is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. It is similar to the R-4 Multiple-Family Dwelling District, but more restrictive site development standards are intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The district is characterized by amenities and services associated with single- and two-family residential districts, and it is located generally along major transportation corridors and between higher and lower intensity uses.

87. R-4 Multiple-Family Dwelling District. This district is intended primarily for medium density multiple-family housing. In addition to uses permitted in less dense zones. Other appropriate uses may include day care centers, and certain types of special needs housing. The district is characterized by a more active living environment and is located generally along major transportation corridors and between higher and lower intensity uses.

98. R-5 Multiple-Family Dwelling District. This district is intended for high-density multiple family housing, as well as residential hotels, retirement homes, and limited mixed-use buildings, in addition to uses permitted in less dense zones. The district is generally located in the center of the city in close proximity to employment centers, conveniences, services, major transportation corridors, and public transportation facilities.

C. Land use requirements.

1. Applicability. The following tables compose the land use regulations for all districts of Section 13.06.100. All portions of 13.06.100 and applicable portions of 13.06.500 apply to all new development of any land use variety, including additions, and remodels, in all districts in Section 13.06.100, unless explicit exceptions or modifications are noted. The requirements of Section 13.06.100.A through Section 13.06.100.C are not eligible for variances. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply. For individually designated properties listed on the Tacoma Register of Historic Places, and for contributing buildings within Historic Special Review Districts, where there is a conflict between the regulations of this chapter and historic guidelines and standards, the historic guidelines and standards shall prevail pursuant to TMC 13.05.046.

2. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E.

3. Use table abbreviations.

P = Permitted use in this district.
TU = Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.
CU = Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
N = Prohibited use in this district.

4. District use table. (see next page for table)

Uses	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ¹
Drive-through with any use	N	N	N	N	N	N	N	N	
Dwelling, single-family detached	P	P	P	P	P	P	P	P	No lot shall contain more than one dwelling <u>unless specifically approved to do so through a Planned Residential District, Cottage Housing or other City review process.</u> unless each dwelling complies with the use regulations, height regulations, area regulations, and parking regulations of the district.
Dwelling, two-family	N	NCU ²	P/CU	P/CU	P	P	P	P	In the R-2SRD and HMR-SRD districts, two-family dwellings are permitted if lawfully in existence at the time of reclassification to R-2SRD/HMR-SRD or only upon issuance of a conditional use permit (see Section 13.06.640). <u>In R-2 Districts two-family development may be considered under the Residential Infill Pilot Program (see Section 13.05.115), and requires issuance of a conditional use permit (see Section 13.06.640).</u> Subject to additional requirements contained in Section 13.06.501.N.
Dwelling, three-family	N	N	P/CU	P/CU	P	P	P	P	In the R-2SRD and HMR-SRD districts, three-family dwellings are permitted if lawfully in existence at the time of reclassification to R-2SRD or HMR-SRD. New three-family dwellings are permitted only upon issuance of a conditional use permit. See Section 13.06.640. For R-3, three-family dwellings are permitted, provided existing single- or two-family dwellings shall not be enlarged, altered, extended, or occupied as a three-family dwelling, unless the entire building is made to comply with all zoning standards applicable to new buildings; and, further provided such existing structures shall not be enlarged or extended, unless such enlargement, extension, or alteration is made to conform to the height, area, and parking regulations of this district. Subject to additional requirements contained in Section 13.06.501.N.

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Uses	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ¹
Dwelling, multiple-family	N	N	N	P/N	NP ²	P	P	P	In the HMR-SRD district, only multiple-family dwellings lawfully in existence on December 31, 2005 are permitted. Such multiple-family dwellings may continue and may be changed, repaired, and replaced, or otherwise modified, provided, however, that the use may not be expanded beyond property boundaries owned, leased, or operated as a multiple-family dwelling on December 31, 2005. <u>In R-3 Districts multiple-family development may be considered under the Residential Infill Pilot Program (see Section 13.05.115), and requires issuance of a conditional use permit (see Section 13.06.640).</u>
Dwelling, townhouse	N	N CU ²	CU	N	P	P	P	P	Subject to additional requirements contained in Section 13.06.100.G. <u>In R-2, R-2SRD and HMR-SRD Districts townhouse development requires issuance of a conditional use permit. See Section 13.06.640. In R-2, townhouses also require review under the Residential Infill Pilot Program (see Section 13.05.115).</u>
Dwelling, accessory (ADU)	P N ²	P N ²	P N ²	P N ²	P	P	P	P	<u>Subject to additional requirements contained in Section 13.06.150. In all residential districts ADUs require the issuance of an ADU permit.</u> <u>In the R-1, R-2, R-2SRD and HMR-SRD districts, detached ADUs are subject to the provisions of the Residential Infill Pilot Program (Section 13.06.115).</u> <u>are prohibited while attached ADUs are permitted.</u> <u>Subject to additional requirements contained in 13.06.150.</u>
<u>Dwelling, Cottage Housing</u>	<u>CU</u> ²	<u>CU</u> ²	<u>CU</u> ²	<u>CU</u> ²	<u>CU</u> ²	<u>CU</u> ²	<u>CU</u> ²	<u>CU</u> ²	<u>Cottage Housing developments require the issuance of a Conditional Use Permit (see Section 13.06.640) and are subject to the provisions of the Residential Infill Pilot Program. See Section 13.06.115.</u>

Footnotes:

¹ _____ For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.06.640.F for additional details, limitations and requirements.

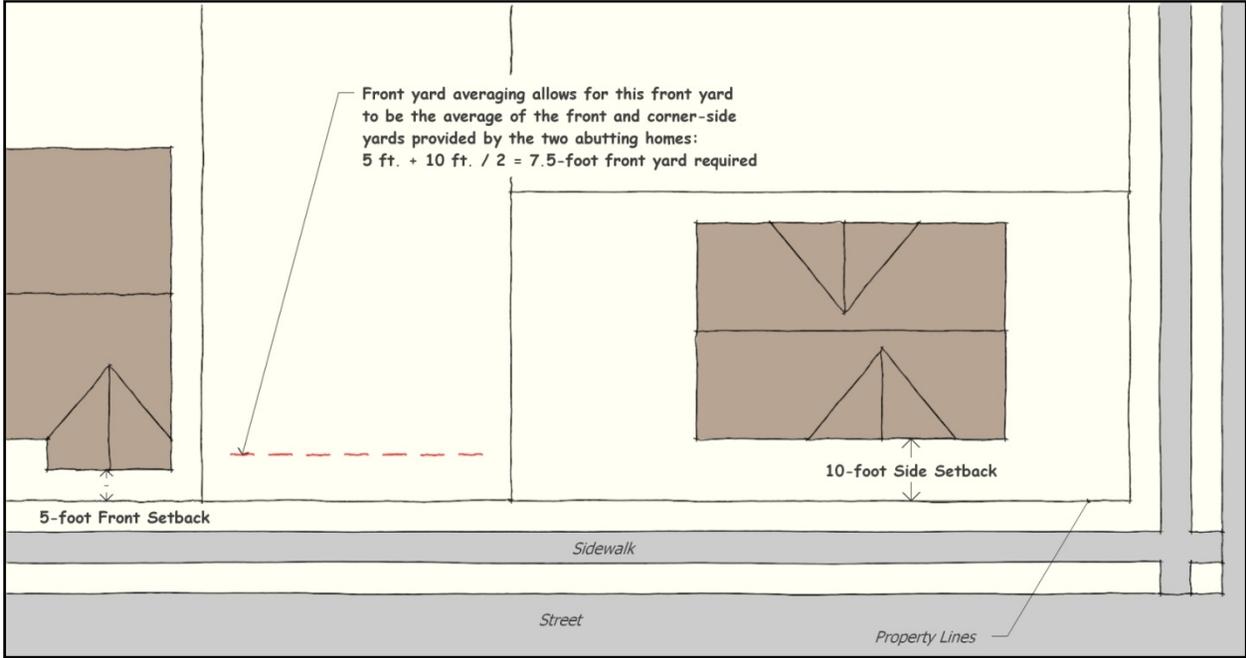
² Certain land uses, including two-family, townhouse, cottage housing, and Detached Accessory Dwelling Units in the R-1, R-2, R-2SRD and HMR-SRD Districts, are subject to the provisions of the Residential Infill Pilot Program. See Section 13.06.115 for the procedures and requirements of this program.

D. Lot size and building envelope standards.

	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5
Minimum Lot Area (in square feet, unless otherwise noted)								
Single-family detached dwellings – Standard Lots	7,500	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Single-family detached dwellings – Small Lots	6,750	4,500	4,500 <u>3,500</u>	4,500 <u>3,500</u>	3,500 <u>2,500</u>	3,000 <u>2,500</u>	2,500	2,500
Two-family dwellings			6,000	6,000	6,000	4,250	3,750	3,500
Three-family dwellings			9,000	9,000	9,000	5,500	5,000	4,500
Multiple-family dwellings					<u>9,000</u>	6,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of four	6,000	6,000
Townhouse dwellings	-	-	3,000	-	3,000	1,500	1,000	1,000
Mobile home/trailer court						3.5 acres, provided at least 3,500 sq. ft. is provided for each mobile home		
Pre-existing lots	A lot which was a single unified parcel of land as indicated by the records of the Pierce County Auditor as of May 18, 1953 or a lot which was configured legally to conform to the applicable requirements but which became nonconforming as a result of subsequent changes to this chapter or other official action by the City, and which has been maintained in that configuration since, having an average width, frontage, or area that is smaller than the applicable minimum requirements may be occupied by a single-family dwelling; provided all other applicable requirements are complied with, including required setbacks, yards and design standards (see Sections 13.06.145 and 13.06.630).							
<u>Lot Size Averaging</u>	<p><u>Lot Size Averaging – Infill: To provide for consistency with pre-existing development patterns, the average size of lots along the street frontage and block (excluding the site) may be substituted for the zoning district minimum lot size.</u></p> <p><u>Lot Size Averaging – Subdivisions: Within proposed Short and Full Plats, lots are permitted to a minimum size of 3,000 square feet, provided that the overall average lot size within the Short or Full Plat meets the Standard Lots minimum lot size of the zoning district. NOTE: In higher density districts with minimum lot sizes less than 3,000 this provision does not apply.</u></p> <p><u>Lots less than the standard lot size must meet the Small Lot Standards of Section 13.06.145.</u></p>							
Single-family Small Lots – Exceptions to Standard Minimum Lot Area Requirements	<p>Reductions to minimum detached single-family dwelling lot area requirements, as shown above, may be allowed pursuant to Section 13.06.145.</p> <p>Single-family Small lot development must be oriented such that the lot frontage and the front façade of the house face the street.</p> <p>Small lot exceptions are not applicable to pipestem lots.</p>							

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	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5
<u>Other exceptions</u>	<p><u>Planned Residential Districts: Exceptions to the standard and small lot provisions of this section may be permitted through the provisions of Section 13.06.140.</u></p> <p><u>Critical Areas Protection Ordinance Residential Density Bonus: Per Section 13.11.260, in order to provide flexibility to avoid critical area impacts, minimum lot sizes and setbacks may be reduced in association with Critical Areas approvals.</u></p>							
Lot Measurements (in feet)								
Minimum Average Lot Width – Standard Lots	50	50	50	50	50	50	50	50
						16 for townhouse dwellings; 32 for two-family dwellings		
Single-family Small Lots – Minimum Average Lot Width	45	35	35	35	30	25	25	25
Minimum Lot Frontage	25	25	25	25	25	25	25	25
	<p>The minimum lot frontage requirement does not apply to townhouse dwellings. Pipestem lots which only serve one single-family dwelling are not required to meet the minimum lot frontage requirements, provided the access easement or lot extension to such pipestem lot has a minimum width of 10 feet.</p>							
Small Lots – Exceptions to Minimum Average Lot Width	<p>Reductions to minimum lot width, as shown above, may be allowed pursuant to Section 13.06.145. Small lot exceptions are not applicable to pipestem lots.</p>							
Lot Coverage (percentage)								
Maximum lot coverage	-	-	-	-	-	35	-	-
Max. Height Limits (in feet)								
Main Buildings	35	35	35	35	35	35	60	150
Accessory Buildings	15-feet							

	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5
	<p>(1) Where a side property line abuts the rear property line of an adjacent corner lot (see example below), the front yard setback for the main building shall be either the average of the adjacent side and front setbacks provided by the structures on either side, or the minimum front yard setback required for the zoning district in which it is located, whichever is less.</p>  <p>(2) For properties where one side abuts an undeveloped lot, a street or an alley, the setback shall be equal to that provided by the one abutting house. averaging shall be calculated by adding the setback provided on the adjacent developed lot and the minimum setback of the district in which it is located and dividing by two.</p> <p>(3) In no case shall averaging be construed to require a greater setback than the standard minimum setback required by the regulations of the district.</p>							
<p>***</p>								

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	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5
Vehicular Access and Parking	All on-site parking for dwellings and buildings other than dwellings shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed. If access is not practicably available to the rear yard or not practicably limited only to the rear and sides (such as for institutional and other large uses), subject to determination by the City Engineer, then vehicular access to the front may be developed. However, in all cases such access and parking shall be limited to the minimum necessary and in no case shall driveway and/or parking areas exceed a total of 50 percent of the front yard or 50 percent of a corner street side yard. In the case of Small Lots, see the additional provisions of Section 13.06.145.							
Main Building Orientation	All dwellings shall maintain primary orientation to the adjacent street or right-of-way and not toward the alley or rear of the site, unless otherwise determined by the Director. The building elevation facing the street or right-of-way shall not contain elements commonly associated with a rear elevation appearance.							

13.06.140 PRD Planned Residential Development District.

A. Intent. The PRD Planned Residential Development District is intended to: provide for greater flexibility in large scale residential developments; promote a more desirable living environment than would be possible through the strict regulations of conventional zoning districts; encourage developers to use a more creative approach in land development and stormwater management; provide a means for reducing the improvements required in development through better design and land planning; conserve natural features and retain native vegetation; provide a high quality of urban design pursuant to creating a livable and attractive neighborhood and place-making; and facilitate more desirable, aesthetic, and efficient use of open space; promote sustainable building and site design practices; and, promote the voluntary provision of affordable housing through provision of voluntary density bonuses.

The PRD District is intended to be located in areas possessing the amenities and services generally associated with residential dwelling districts, and in locations which will not produce an adverse influence upon adjacent properties.

Land classified as a PRD District shall also be classified as one or more of the regular residential zoning districts and shall be designated by a combination of symbols (e.g., R-3-PRD planned residential development district). B. Procedures. Application for reclassification to a PRD District shall be made in accordance with the provisions of Chapter 13.05 and Section 13.06.650. Applications for reclassification to a PRD District shall bear the written consent of the owners of all property within the proposed PRD. Applications for a major modification to an existing PRD District shall bear the written consent of the owners of the specific properties proposed to be modified.

An application for site approval shall accompany a request for reclassification to a PRD District. Applications filed subsequent to such a reclassification shall be considered by the Director. Where only a portion of the development is submitted for site approval, a preliminary plan for the remainder of the development shall also be submitted, indicating the intended layout for the remainder of the development.

The Hearing Examiner shall conduct a public hearing on all applications for site approval which accompany a reclassification request. In acting upon a request for site approval, the Hearing Examiner or Director shall consider, but not be limited to, the following criteria:

1. The site development plan shall be consistent with the goals and policies of the Comprehensive Plan.
2. The plan shall be consistent with the intent and regulations of the PRD District and any other applicable statutes and ordinances.
3. The proposed development plan for the PRD District is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community. The findings of the Hearing Examiner or Director shall be concerned with, but not limited to, the following:
 - a. The generation of noise or other nuisances which may be injurious or to the detriment of a significant portion of the community.
 - b. Availability and/or adequacy of public services which may be necessary or desirable for the support of the development. These may include, but shall not be limited to, availability of utilities; transportation systems, including vehicular, pedestrian, and public transportation systems; and education, police, and fire services, and social and health services.
 - c. Adequacy of landscaping, recreation facilities, screening, yards, setbacks, open spaces, or other development characteristics necessary to provide a sound and healthful living environment and mitigate the impact of the development upon neighboring properties and the community.
 - d. The compliance of the site development plan with any conditions to development stipulated by the City Council at the time of the establishment of the PRD District.
 - e. The demonstration of urban design excellence in site and building design through establishing Basic Neighborhood Patterns, pedestrian-friendly design, de-emphasized parking, minimized scale contrasts and privacy impacts, usable outdoor spaces, sustainability features and connectivity as appropriate to the site, context and proposed development type and density.

An application for site approval shall include:

4. A plan or plans at a scale of not less than one inch equals 200 feet for the proposed development showing:
 - a. Proposed name of the development, north point, scale, date, legal description, and names and addresses of the developer, engineer, surveyor, land planner, and landscape architect.
 - b. The basic layout of the site or portion thereof, including lot design, if any, building locations, street layout, and roadway widths.
 - c. Horizontal alignment data for all streets and vehicular accessways.

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- d. Any areas proposed to be dedicated or reserved for public parks, schools, or playgrounds, or otherwise dedicated or reserved for public purposes.
 - e. Other undedicated open space set aside for the use of the residents of the development in common.
 - f. A general land use plan for the proposed district indicating the areas to be used for the various purposes.
 - g. Types of dwellings and site locations thereof.
 - h. Proposed locations of off-street parking areas with dimensions.
 - i. Pedestrian walks, malls, and other trails, both public and private.
 - j. A circulation plan indicating the proposed movement of vehicles, goods, and pedestrians within the district, and to and from adjacent public thoroughfares, routes and pathways. Any special engineering features and traffic regulation devices needed to facilitate or insure the safety of this circulation shall be shown.
 - k. The stages to be built in progression, if any.
 - l. Finished contours at a five-foot interval.
 - m. The location of adjacent utilities intended to serve the development and a layout of the utilities within the development.
 - n. Land within the tract not to be developed as a part of the PRD District, with indication of existing and/or intended use or uses.
 - o. Necessary building setback lines, including those required for sight distance purposes.
 - p. Existing zoning boundaries.
5. The intended time schedule for development.
 6. Tables showing the density and lot coverage of the overall development and of each zoning district within the development.
- C. General requirements.

1. This Section was substantially updated on DATE. PRD Districts approved prior to that date are subject to the provisions of their approvals, including the amount and designation of required open space. PRD applications submitted after that date shall meet the following standards and requirements.

2. PRDs are permitted as an overlay in all residential districts, with the exception that PRDs are not permitted in the HMR-SRD District.

3. The site approval shall be binding upon the development and substantial variations from the plan shall be subject to approval by the Director.

4. No building permit shall be issued without a site approval.

5. The site approval shall expire as provided in Chapter 13.05.

6. In granting site approval, the Hearing Examiner and/or the Director may attach conditions as authorized in Chapter 1.23, or, in the case of approval by the Director, Chapter 13.05, and unless other arrangements are agreed to by the City, the owner and/or developers shall be responsible for paying the cost of construction and/or installation of all required on- and off-site improvements. This responsibility shall be the subject of a contractual agreement between the owner and/or developer and the City. Such contract shall require that, in lieu of the actual construction of the required improvements, the owner and/or developer shall deposit a performance bond or cash deposit with Planning and Development Services, in an amount not less than the estimate of the City Engineer for the required improvements, and provide security satisfactory to the Department of Public Utilities, guaranteeing that the required improvements shall be completed in accordance with the requirements of the City of Tacoma and within the time specified in the contractual agreement. Also, such contract and recorded covenants, governing all land within the PRD District, shall provide for compliance with the regulations and provisions of the district and the site plan as approved.

7. PRDs are subject to the provisions of the underlying zoning district and other pertinent sections of the TMC, unless specifically addressed in this section or through the conditions of the PRD decision or site approval.

8. Urban design, sustainability and connectivity: the PRD site design shall demonstrate the following:

a. Establishment of high quality and context-appropriate Basic Neighborhood Patterns, including the following:

(1.) Street frontage characteristics

(2.) Rhythm of development along the street

(3.) Building orientation on the site and in relation to the street

(4.) Front setback patterns

(5.) Landscaping and trees

(6.) Backyard patterns and topography

(7.) Architectural features

b. Pedestrian-friendly design. The proposal must provide direct and convenient pedestrian access from each dwelling to abutting sidewalks and public pathways, and must emphasize pedestrian connectivity and the quality of the pedestrian experience within the site and in the abutting public right-of-way. Transportation infrastructure within PRD Districts shall implement complete streets principles including emphasizing the pedestrian environment and providing for safe and comfortable bicycle travel.

c. De-emphasize parking. The proposal must meet the parking requirements of TMC 13.06.510 in a manner that de-emphasizes parking in terms of its prominence on the site and its visibility from the public right-of-way.

d. Minimize scale contrasts and privacy impacts. The proposal must demonstrate that it will limit scale contrasts and privacy impacts on existing adjacent parcels and buildings to a reasonable extent.

e. Create usable outdoor (or yard) spaces. The proposal must provide usable and functional outdoor or yard space that will be an amenity to its residents. These outdoor spaces shall be provided per the open space requirements of this section.

f. Sustainable features. The proposal must provide documentation of the incorporation of both green building and site features as follows:

(1.) LEED Certified rating for Building Design and Construction, or equivalent; and,

(2.) Greenroads Bronze rating.

g. Connectivity. Proposed PRD Districts shall connect with and continue the abutting street network, to provide for a continuous connection with the neighborhood pedestrian, bicycle and vehicular pathways, to the maximum extent feasible.

59. Not more than one-third of the gross area of the site shall have a finished grade exceeding 20 percent, consist of bodies of water, or consist of tidelands, unless otherwise permitted by the decision.

610. The development of the property in the manner proposed will not be detrimental to the public welfare, will be in keeping with the general intent and spirit of the zoning regulations and Comprehensive Plan of the City of Tacoma, and will not impose an abnormal burden upon the public for improvements occasioned by the proposed development.

711. The plan for the proposed development shall present a unified and organized arrangement of buildings and service facilities which are compatible with the properties adjacent to the proposed development.

812. The PRD District shall be located on property which has an acceptable relationship to major transportation facilities ~~thoroughfares~~, and those ~~thoroughfares~~ facilities within the vicinity of the PRD District shall be adequate to carry the additional bicycle, pedestrian and vehicular traffic generated by the development.

913. A PRD District shall make provisions for existing and future streets, pathways and undeveloped areas adjacent to the development to allow for the proper and logical development of such areas.

1014. The internal circulation system within the PRD District shall be designed and constructed to insure the safety and convenience of pedestrian and vehicular traffic by providing proper horizontal and vertical alignments, widths, physical improvements, parking provisions (on- and/or off-street), pedestrian facilities, sight distances, necessary traffic control regulations and signs, and necessary directional and identification signs.

Placement and maintenance of traffic, directional, and identification signs for private vehicular accessways shall be the responsibility of the developer.

Preliminary plats within PRD Districts shall connect with and continue the abutting street network, to provide for a continuous connection with the neighborhood pedestrian, bicycle and vehicular pathways, unless specifically exempted by the City Engineer.

Transportation infrastructure within PRD Districts shall be designed to complete streets principles including emphasizing the pedestrian environment and providing for safe and comfortable bicycle travel.

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- ~~415~~. The grades and alignments and other construction details for all vehicular accessways and utilities, both public and private, shall be established and approval granted by the City of Tacoma prior to commencement of any construction within the area for which site approval was granted.
- ~~4216~~. Subject to width variations, all vehicular accessways within the PRD District, both public and private, shall be constructed and improved to meet or exceed minimum City of Tacoma standards; except that all public and private vehicular accessways shall be paved with a hard surface with necessary base preparations, in accordance with City of Tacoma standards.
- ~~4317~~. The developer shall guarantee, to the satisfaction of the Building Official, the improvement of all streets and accessways, both public and private, to minimum City of Tacoma standards prior to the occupancy of any dwelling units served by such streets and accessways.
- ~~4418~~. The internal circulation within the PRD District shall permit vehicular access to each building for fire protection and such other purposes as may be necessary.
- ~~4519~~. Fire hydrants and facilities shall be provided in accordance with the standards of the National Board of Fire Underwriters.
- ~~4620~~. All utilities, including storm drainage, within the PRD District shall be provided as set forth by the City of Tacoma.
- ~~4721~~. Due consideration shall be given by the developer or subdivider to the allocation of suitable areas for schools, parks, playgrounds, and other necessary facilities to be dedicated for public use or purposes.
- ~~4822~~. The initial stage of development shall be of sufficient size and dimension to produce the intended environment of a PRD District, and shall provide an equitable amount of open space, off-street parking, and other amenities commensurate with the zoning and density of said initial stage. The requirements of any subsequent stage may be determined in conjunction with the approved standards of all previous stages in order to determine its conformance to the overall requirements of this district.
- ~~4923~~. All nonconforming uses within a PRD District shall be removed or provisions made for their removal prior to the issuance of a building permit.
- ~~2024~~. There shall be adequate provisions to insure the perpetual maintenance of all non-dedicated accessways and all other areas used, or available for use, in common by the occupants of the PRD District.

D. Use regulations. A building, structure, or land, and a building or structure hereafter built, altered, or enlarged, shall be used for only the following permitted uses:

1. The uses of property permitted in the regular zoning district with which the PRD District is combined.
2. Townhouses in all PRD Districts.
3. Multi-family dwellings in R-3-PRD Districts.
4. Indoor and outdoor recreational facilities and structures for the exclusive use of the residents of the PRD District.
5. Day care centers with an enrollment of 50 or fewer children or adults.
6. Special needs housing, in accordance with the provisions of Section 13.06.535.

7. Limited non-residential uses in R-3-PRD and denser Districts. Such uses shall be small in size, internally oriented within the PRD District, and are prohibited from producing noise, traffic, or signage impacts incompatible with the surrounding area. Such uses shall otherwise meet the pertinent requirements of the TMC with the exception that parking requirements may be reduced or eliminated to reflect the intent of serving the immediate neighborhood. Potential examples include small cafes, live-work spaces, artist lofts, and small offices.

E. Height regulations. The height of buildings, structures, or portions thereof, shall be the same as the residential district with which the PRD District is combined.

F. Area regulations.

1. Setback regulations. A minimum 20-foot building setback shall be maintained from the district property line on the perimeter of the PRD District. Setbacks from dedicated arterial streets within the PRD District shall be maintained in accordance with the requirements of the residential district with which it is combined.

The distance separating buildings, exclusive of accessory buildings, shall be adequate to provide for fire safety, emergency access, maintenance and, where appropriate, pedestrian passage~~not less than twice the standard side yard setback for the applicable base zoning district~~, except that a building on a platted lot may be attached to any building or buildings on any adjoining platted lot or lots, ~~or, if unattached, a building setback equal to that required in the base zoning district shall be maintained from such adjoining lot line or lines~~. Accessory buildings shall not be permitted within required setback areas.

Building setbacks from the PRD District boundary, from dedicated streets adjacent to and within the PRD District, and from other buildings shall be increased by one-half foot for each one foot the height of such a building or structure exceeds 35 feet.

2. Site area. The minimum gross site area for a PRD District shall be one acre of net site area, not including abutting public rights-of-way, as follows:

~~R-1 PRD District ten acres~~

~~R-2 PRD District five acres~~

~~R-3 PRD District two acres~~

~~R-4 L PRD District — three and one-half acres~~

~~R-4 PRD District five acres~~

~~R-5 PRD District ten acres~~

~~except, PRD Districts with lesser site area may be permitted when contiguous to, and planned simultaneously with, another PRD District; provided, the total of all such PRD Districts has an area of not less than that required by the included District having the largest site requirements (e.g., a combination of an R-3 PRD District and an R-5 PRD District) shall have a site area of not less than ten acres (the area required for an R-5 PRD District), and a combination of an R-2 PRD District, R-3 PRD District, and an R-4 L PRD District shall have a site area of not less than five acres (the area required for an R-2 PRD District).~~

~~One-half of the area of public street right-of-way on the perimeter of the site and all of the area of street right-of-way entirely within the boundaries of the sites may be included in determining the gross area of the district for minimum site area and density purposes; provided, limited access freeways may not be so included in determining gross area for site and density purposes.~~

3. Density.

~~a. PRD Base Density. The maximum-permitted density of dwelling units within a PRD District shall be approximately 1.25 times the densities permitted in the base district, as described below as follows. (the gross area of the PRD District may be considered for computing density, and rRetirement home guest rooms and/or guest suites shall be construed as dwelling units for purposes of computing density):~~

~~b. Density bonuses~~

~~(1.) An additional 0.50 times the underlying district density is permitted through the provision of affordable housing units pursuant to TMC 1.39. To obtain this additional density, a minimum of 10 percent of the total units within the PRD District must be affordable per the provisions of TMC 1.39.~~

~~(2.) Once the density available for the provision of affordable housing units has been utilized, an additional 0.25 times the underlying district density is permitted through the provision of both of the following features:~~

~~(a.) LEED Gold for Building Design and Construction, or equivalent; and,~~

~~(b.) Greenroads Silver rating.~~

~~The following table summarizes the density available in the underlying zoning districts, and the three tiers of density available through the provisions of the PRD program, provided in gross density of the site:~~

	<u>Underlying Zoning Density</u>	<u>Tier 1: PRD Base Density</u>	<u>Tier 2: PRD Affordable Housing</u>	<u>Tier 3: PRD Sustainability features</u>
<u>R-1</u>	<u>5.8</u>	<u>7</u>	<u>10</u>	<u>12</u>
<u>R-2</u>	<u>8.7</u>	<u>11</u>	<u>15</u>	<u>17.5</u>
<u>R2-SRD</u>	<u>8.7</u>	<u>11</u>	<u>15</u>	<u>17.5</u>
<u>R-3</u>	<u>14.5</u>	<u>18</u>	<u>25</u>	<u>29</u>
<u>R-4L</u>	<u>29.0</u>	<u>36</u>	<u>51</u>	<u>58</u>
<u>R-4</u>	<u>43.6</u>	<u>55</u>	<u>76</u>	<u>87</u>
<u>R-5</u>	<u>58.1</u>	<u>73</u>	<u>102</u>	<u>116</u>

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~~These dwelling units may be any combination of residential land uses permitted in the PRD District.~~

~~R-1 PRD District—7,500 square feet of gross site area per dwelling unit.~~

~~R-2 PRD District—5,000 square feet of gross site area per dwelling unit.~~

~~R-3 PRD District—3,000 square feet of gross site area per dwelling unit.~~

~~R-3 PRD District Retirement Homes—The Hearing Examiner shall determine the minimum lot area per dwelling unit, guest room, or guest suite; provided, the lot area so determined shall not be less than 1,500 square feet nor more than 3,000 square feet.~~

~~R-4 L PRD District—1,500 square feet of gross site area per dwelling unit.~~

~~R-4 PRD District—1,500 square feet of gross site area per dwelling unit.~~

~~R-5 PRD District—1,500 square feet of gross site area per dwelling unit.~~

~~R-4 L PRD, R-4 PRD and R-5 PRD District retirement homes—the Hearing Examiner or the Director shall determine the minimum lot area per dwelling unit, guest room, or guest suite; provided, the lot area so determined shall not be less than 750 square feet nor more than 1,500 square feet.~~

4. Minimum dimensions. The minimum average width and depth of any PRD District shall not be less than 120 feet, except that the minimum average width and depth of an R-5-PRD District shall not be less than 200 feet.

5. Site coverage. Buildings and structures shall not occupy more than one ~~half~~^{third} of the ~~gross~~ area of the PRD District.

6. Common Open Space. A minimum of ~~one-third~~^{one-third-fifteen percent} of the ~~gross~~ site area of the PRD District shall be provided as common open space. For the purpose of this section, common open space shall be defined as land which is provided or maintained for the general enjoyment of the residents of the PRD District or the general public and not used for buildings, dedicated public rights-of-way, private access/road easements, driveways, traffic circulation and roads, private yards, required sidewalks, utility areas, storm water facilities (unless also developed as a recreational area), parking areas, or any kind of storage. Common open space includes, but is not limited to woodlands, open fields, streams, wetlands, other water bodies, habitat areas, steep slope areas, landscaped areas, parks, beaches, community gardens, courtyards, or recreation areas.

a. A minimum of one ~~third~~^{half} of this required common open space shall be devoted to recreation area for use by the residents of the PRD District or the general public. For the purpose of this section, recreation area includes, but is not limited to trails, athletic fields and courts, playgrounds, swimming pools, picnic areas or similar facilities. Such recreation area(s) shall be located in a central area of the district or spread throughout the district to provide convenient access to all residents. The recreation area(s) shall be of a size, topography and configuration so as to accommodate a variety of recreational functions for residents, with the overall intent of consolidating amenity areas to avoid fragmented areas of marginal utility. Said recreation areas shall not entirely consist of concrete or other hardscape.

b. Common open space areas shall be located and configured to protect mature trees and critical areas, provide for recreational opportunities, and create open space corridors, green belts and connections between existing or planned parks, trails or open space.

c. Such common open space shall be available for use or enjoyment by all of the residents of the PRD District or the general public. The common open space shall be dedicated, reserved or otherwise held in common by a homeowners association or by a proportional ownership interest shared among all of the property owners within the PRD, or alternatively, and only if acceptable to the receiving public agency, dedicated to the public.

d. Permanent provisions for the maintenance and management of open space, private trails, private parks and recreation areas, and other common areas shall also be provided. These provisions shall run with the land and be recorded.

G. Parking regulations. Off-street parking space shall be provided in accordance with Section 13.06.510. Required off-street parking for dwellings shall not be located more than 100 feet from the dwelling or dwellings it is intended to serve unless otherwise permitted by the Hearing Examiner or the Director.

Required parking spaces shall be surfaced with a hard surface.

H. Modifications. Modifications to existing PRDs shall be subject to further review and approval, in accordance with the criteria and standards contained in Section 13.05.080, including the additional provisions in subsection 13.05.080.F., and the expanded notice provisions in Sections 13.05.020.C.2 and 13.05.020.D.2.

13.06.145 Small-lot single-family residential development.

A. Purpose. These regulations are intended to supplement and amend the regulations pertaining to single-family detached residential development by providing criteria for small-lot single-family detached development in the R-1, R-2, R-2SRD, HMR-SRD, R-3, R-4, R-4-L and R-5 Districts. These regulations are intended primarily to promote residential infill development within the City to be consistent with the mandate of the State Growth Management Act and the City's Comprehensive Plan, to encourage growth within urban areas, and to minimize sprawl. Residential infill within already urbanized areas is increasingly recognized as a regional stormwater best management practice by encouraging a more compact urban form that reduces the development footprint within sensitive watersheds and greenfield areas. These provisions are designed to provide a mechanism to create new lots and develop existing lots that have a smaller area and/or width than the standard lot size requirements in the R Districts. However, in allowing for the creation of and development on these smaller lots, additional design standards are applied to better ensure that new single-family development on such lots is compatible with the desired character of the City's residential areas.

B. Lot size standards.

1. New Small Lots that are smaller than the applicable standard minimum lot dimensions in Section 13.06.100.D, shall be allowed, without variance, in the R-1, R-2, R-2SRD, HMR-SRD, R-3, R-4, R-4-L and R-5 Districts, subject to the Small Lot standards of that section, and provided that all new dwellings meet the design standards in Section 13.06.145.E.
2. New lots that are smaller than the applicable Small Lot minimum lot dimensions in Section 13.06.100.D shall only be allowed with approval of a variance (see Section 13.06.645), and provided that all new dwellings meet the design standards in Section 13.06.145.E and F.
3. New small lot development must be oriented such that the lot frontage and the front façade of the house face the street.
4. The provisions of this section are not applicable to pipestem lots, which are required to meet the applicable Standard Lot dimensions specified in Section 13.06.100.D, and any other applicable provisions.

C. Building envelope standards. New single-family detached dwellings on small lots shall be subject to the standard building envelope requirements for single-family dwellings in the applicable zoning district (see Section 13.06.100.D).

D. Design standards - Applicability.

1. New single-family dwellings on new lots that are ~~less than the Standard Lot dimensions, up to and no less than the minimum Small Lot 10% smaller than applicable standard minimum lot~~ dimensions in Section 13.06.100.D (for example, ~~in the R-2 District Small Lots are between 5,000 and 4,500 square feet and/or between 50 and 35 feet in width~~) ~~10% is 4,500 square feet and 45 feet average width in most zones~~) shall be subject to the design requirements found in Section 13.06.145.E.
2. New single-family dwellings on new lots that are ~~more than 10% smaller or narrower than~~ the applicable Small Lot standards - minimum lot dimensions in Section 13.06.100.D (where ~~greater reductions are permitted, or~~ a variance has been approved) shall be subject to the design requirements found in Sections 13.06.145.E and 13.06.145.F.
3. New single-family dwellings on pre-existing lots that are smaller than applicable standard minimum lot dimensions shall be subject to the design requirements found in Section 13.06.145.E.

4. Proponents of new Small Lots located within designated Historic Districts shall provide a site plan and massing study demonstrating consistency with the provisions of this section and with the pertinent historic design standards.

E. Design Standards – Level 1. The following design standards shall be met for all new single-family dwellings on new Small Lots ~~that are up to 10% smaller than the applicable minimum lot size and/or width requirements in Section 13.06.100.D~~, and on all pre-existing lots that are smaller than the current, applicable minimum lot size and/or width requirements in Section 13.06.100.D:

1. Floor Area Ratio. Houses developed on Small Lots shall not exceed a Floor Area Ratio of 0.6. This shall be calculated by dividing the total habitable square footage of the house, excluding the basement, divided by the square footage of the lot.
2. Clear building entries. Dwellings shall provide a clearly defined building entrance that faces the street and provides weather protection that is at least 4 feet deep along the width of the building entry. A porch may serve to comply with this provision.

(a.) Within designated Historic Districts, covered porches (projecting or alcove) a minimum of 60 square feet and no dimension less than 6 feet, with decorative piers, columns, railings or other architectural features are required.

2. Garages:

- a. The garage shall be located in the rear with rear access if suitable access is available, such as abutting right-of-way that is or can be practicably developed.

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b. Where vehicular access is not available from an alley or side street, garages or carports shall be setback at least 5 feet behind the front façade of the house or the front of a covered porch (where the porch is at least 48 square feet and contains no dimension less than 6 feet). In addition, vehicular doors and carports (measurement based on width of canopy) shall not occupy more than 50% of the width of the front façade. For narrower lots, this maximum may necessitate a recessed garage, a garage accessed from the front but located behind the house, or it may preclude development of a garage or carport.

c. Within Designated Historic Districts, garages located in the rear yard shall be detached from the house.

3. Façade transparency. At least 15% of any façade (excluding exposed foundations and unfinished attic space) facing a street shall be transparent. The façade shall include all vertical surfaces of the façade of the dwelling.



4. Rooflines. For two-story houses with peaked roofs, primary roofline(s) shall be oriented towards the front of the lot, running perpendicular to the street or front property line to minimize shade and shadow impacts to adjacent properties. Exceptions to this standard are allowed for projects involving multiple, adjacent single-family dwellings on small lots where alternating roofline orientation is being used to meet the Housing Style Variety requirement in Subsection 7, below, or for lots that measure less than 80 feet in depth. Roof pitches shall be designed to achieve architectural balance with the scale of the house. Two story houses shall provide a minimum roof pitch of 6:12, excluding dormers. Eave overhangs a minimum of 2 feet shall be provided.

5. All windows and doors shall be trimmed.

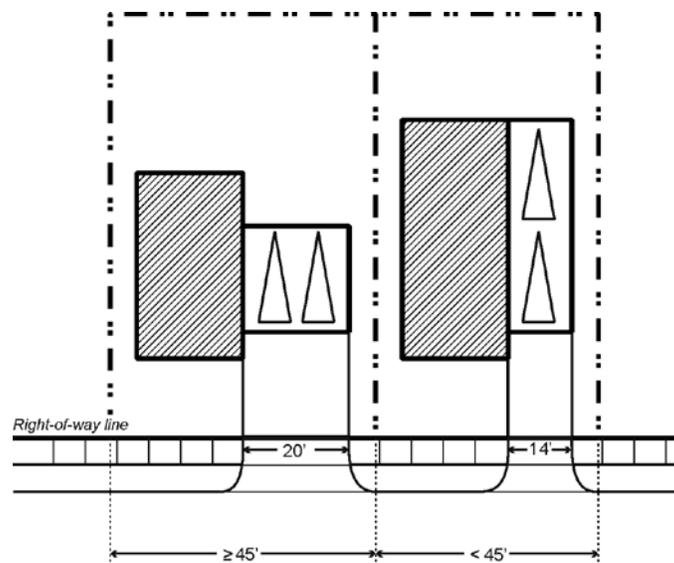
56. Driveways.

a. Vehicular access shall be from the rear of the site when feasible access is available.

b. For driveways accessing the street, the maximum width of driveway approaches shall be 20 feet.

bc. Driveway approach widths for lots less than 45 feet wide shall be no greater than 14 feet.

c. In no case shall a driveway approach occupy more than 50% of any lot frontage.



67. Functional yard space. All lots shall provide at least one contiguous yard space equivalent to at least 10 % of the lot size. (See examples below) This usable yard space shall:

a. Feature minimum dimensions of 15 feet on all sides, except for lots that are less than 3,500 SF, where the minimum dimensions shall be no less than 12 feet.

b. Not include alleys or driveway space.

c. Not be located within the required front yard.

b. Be directly connected to and accessible from the house.

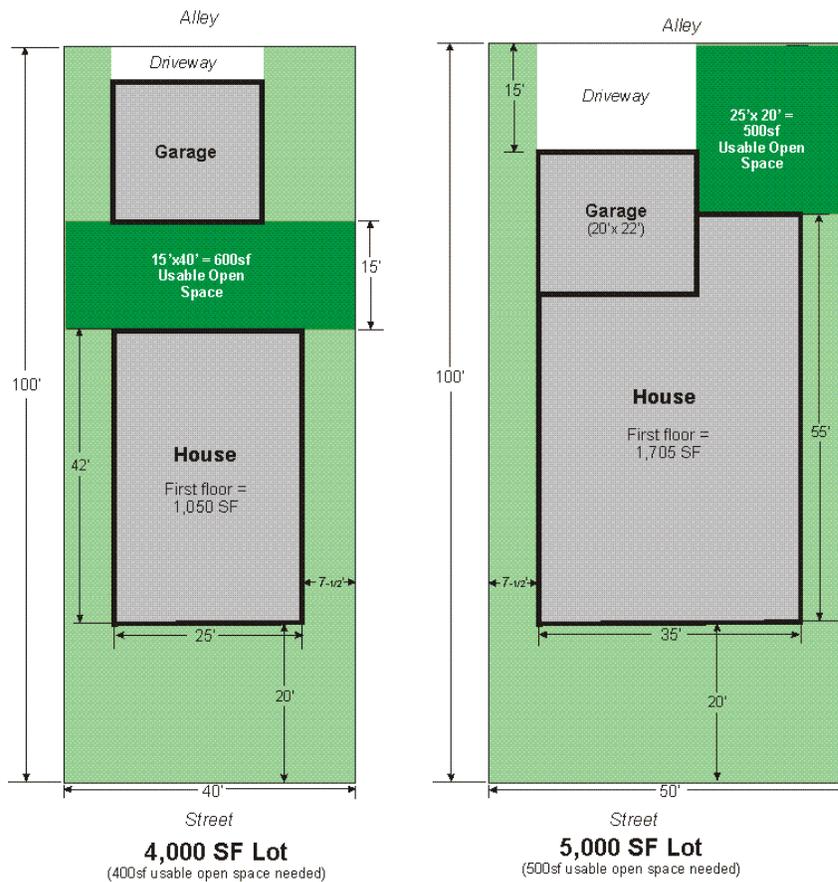
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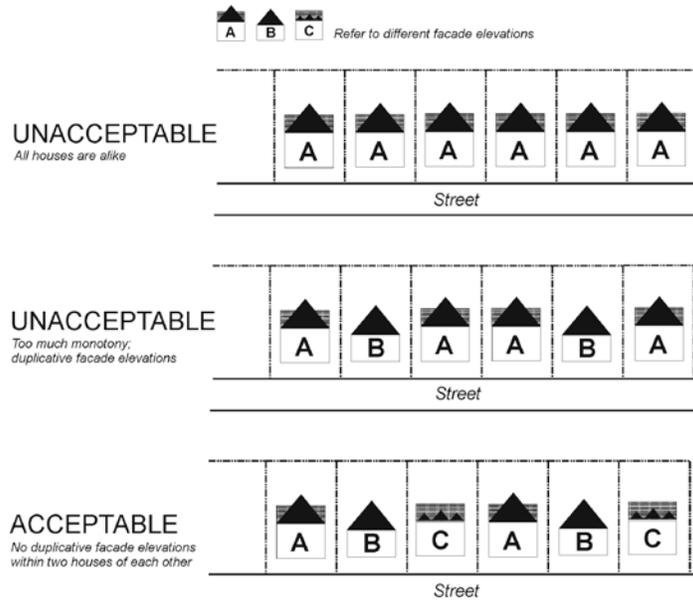
78. Housing style variety. Duplicative front façade elevations adjacent to each other are prohibited. In order to qualify as a different façade elevation, dwellings shall have different roofline configurations and different entry/porch designs. Simple reverse configurations of the same façade elevation on adjacent lots are not sufficient to meet this requirement. In addition, a minimum of two of the following alternatives shall be utilized:

- a. Different window opening locations and designs,
- b. One and two –story dwellings,
- c. Different exterior finish materials and finishes, or
- d. Different garage location, configuration and design.

Example Layouts:

These single-family dwellings employ different rooflines, material treatments, porch design, windows, and details to add visual interest and differentiate the dwellings from each other.





89. Prohibited materials. Vinyl, aluminum, plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used for front façades and façades facing streets, except that board and batten siding shall be allowed for façade variation up to 40 percent of the front façade facing the street.

910. Street tree. One street tree shall be installed per small lot, per the provisions of TMC 13.06.502.

11. Within designated Historic Districts, whenever the applicable historic design standards conflict with the provisions of this section, the historic design standards shall control. The Landmarks Preservation Commission has the authority to provide direction in such cases.

F. Design Requirements – Level 2. In addition to meeting all the design requirements listed in subsection E, above, all new single-family dwellings on new lots that are ~~more than 10%~~ smaller than the applicable standard minimum lot size and/or width requirements in Section 13.06.100.D (where ~~greater reductions are permitted, or~~ a variance has been approved), shall meet the following design standards:

1. Architectural details. At least three of the following architectural details shall be incorporated into the street-facing façades of the dwelling:
 - a. Decorative porch or entry design, including decorative columns or railings,
 - b. Bay windows or balconies,
 - c. Decorative molding / framing details around all front façade windows and doors,
 - d. Decorative door design including transom and/or side lights or other distinctive feature,
 - e. Decorative roofline elements, such as brackets, multiple dormers, and chimneys,

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- f. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities,
 - g. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry, or
 - h. Other decorative façade elements or details that meet the intent of the criteria
2. At least one of the following must be provided:
- a. Dwelling(s) shall meet Built Green or other equivalent environmental certification for new construction, or
 - b. Dwelling(s) shall include a porch with a minimum area of 60 square feet and no dimension less than 6 feet.

(Ord. 28230 Ex. D; passed Jul. 22, 2014; Ord. 28077 Ex. C; passed Jun. 12, 2012; Ord. 27995 Ex. D; passed Jun. 14, 2011; Ord. 27893 Ex. A; passed Jun. 15, 2010; Ord. 27771 Ex. C; passed Dec. 9, 2008; Ord. 27432 § 5; passed Nov. 15, 2005; Ord. 27296 § 9; passed Nov. 16, 2004; Ord. 27079 § 19; passed Apr. 29, 2003; Ord. 26933 § 1; passed Mar. 5, 2002)

13.06.150 Accessory dwelling units.

A. Intent. Accessory dwelling units (hereinafter referred to as “ADUs”) are intended to:

- 1. Provide homeowners with a means of providing for companionship and security.
- 2. Add affordable units to the existing housing supply.
- 3. Make housing units within the City available to moderate income people.
- 4. Provide an increased choice of housing that responds to changing needs, lifestyles (e.g., young families, retired), and modern development technology.
- 5. Protect neighborhood stability, property values, and the single-family residential appearance by ensuring that ADUs are installed in a compatible manner under the conditions of this section.
- 6. Increase density in order to better utilize existing infrastructure and community resources and to support public transit and neighborhood retail and commercial services.

B. Procedures. Any property owner seeking to establish an ADU in the City of Tacoma shall apply for approval in accordance with the following procedures:

- 1. Application. Prior to installation of an ADU, the property owner shall apply for an ADU permit with Planning and Development Services. A complete application shall include a properly completed application form, floor and structural plans for modification, and fees as prescribed in subsection B.2 below.
- 2. Fees. Fees shall be required in accordance with Section 2.09.020. Upon sale of the property, a new owner shall be required to sign a new affidavit and to register the ADU, paying the applicable fee in accordance with Section 2.09.020.
- 3. Notice on title. The owner of any property containing an ADU shall record with the Pierce County Auditor a notice on title of the ADU. Such notice shall be in a form as specified by Planning and Development Services, and shall include as a minimum: (a) the legal description of the property which has been permitted for the ADU; (b) affirmation that the owner shall occupy either the main building or the ADU, and agrees to all requirements provided in subsection C.; and (c) the conditions necessary to apply the restrictions and limitations contained in this section. The property owner shall submit proof that the notice on title has been recorded prior to issuance of an ADU permit by Planning and Development Services. The notice on title shall run with the land as long as the ADU is maintained on the property. The property owner may, at any time, apply to Planning and Development Services for a termination of the notice on title. Such termination shall be granted upon proof that the ADU no longer exists on the property.
- 4. Permit. Upon receipt of a complete application, application fees, proof of recorded notice on title, and approval of any necessary building or other construction permits, an ADU permit shall be issued.
- 5. Inspection. The City shall inspect the property to confirm that minimum and maximum size limits, required parking and design standards, and all applicable building, health, safety, energy, and electrical code standards are met.
- 6. Violations. A violation of this section regarding provision of ownership shall be governed by subsection C.4, and a violation of provision of legalization of nonconforming ADUs shall be governed by subsection C.7. Violations of any other provisions shall be governed by Section 13.05.100.

[7. Detached ADUs in the R-1, R-2, R2-SRD and HMR-SRD Districts are reviewed under the provisions of the Residential Infill Pilot Program per TMC 13.05.115.](#)

C. Requirements. The creation of an ADU shall be subject to the following requirements, which shall not be subject to variance.

1. Number. One ADU shall be allowed per residential lot as a subordinate use in conjunction with any new or existing single-family detached dwelling in the City of Tacoma.
2. Occupancy. The maximum number of occupants in an ADU shall be 4 persons. Maximum occupancy may be further limited by the Minimum Building and Structures Code in Title 2.
3. Composition. The ADU shall include facilities for cooking, living, sanitation, and sleeping.
4. Ownership. The property owner (i.e., title holder or contract purchaser) must maintain his or her occupancy in the main building or the ADU. Owners shall record a notice on title which attests to their occupancy and attests that, at no time, shall they receive rent for the owner-occupied unit. Falsely attesting owner-residency shall be a misdemeanor subject to a fine not to exceed \$5,000, including all statutory costs, assessments, and fees. In addition, ADUs shall not be subdivided or otherwise segregated in ownership from the main building.
5. Parking. No off-street parking is required for the ADU. If additional ADU parking is provided, such parking shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed. If access is not practicably available to the rear yard, subject to determination by the City Engineer, then vehicular access to the front may be developed subject to the limitations in Section 13.06.510.A.6.
6. Home occupations. Home occupations shall be allowed, subject to existing regulations. However, if both the main building and the ADU contain home occupations, only one of the two is permitted to receive customers on the premises.
7. Legalization of Nonconforming ADUs. Nonconforming ADUs existing prior to the enactment of these requirements may be found to be legal if the property owner applied for an ADU permit prior to December 31, 1995, and brings the unit up to Minimum Housing Code standards. After January 1, 1996, owners of illegal ADUs shall be guilty of a misdemeanor and, upon conviction thereof, subject to a fine not to exceed \$1,000, including all statutory costs, assessments, and fees, plus \$75 per day after notice of the violation has been made. All owners of illegal ADUs shall also be required to either legalize the unit or remove it.

D. Bulk, Location and Design Requirements. The creation of an ADU shall be subject to the following requirements:

1. The lot must meet the standard minimum lot size requirement for single-family detached dwellings in the applicable zoning district (for example, in the R-2 zoning district a single-family lot must be at least 5,000 square feet, or 4,500 with Small Lot Design Standards, to be eligible to have an ADU). Attached ADUs that do not increase the building envelope of the existing structure are exempt from this requirement. Detached ADUs are not permitted on lots less than 7,500 square feet in size in the R-1 District, or less than 5,000 square feet in all other residential districts.
2. Size. The ADU, excluding any garage area and other non-living areas, such as workshops or greenhouses, shall not exceed 40 percent of the total square footage of the main building and the ADU combined, after modification or construction. An ADU shall not contain less than 200 square feet or more than 1,000 square feet. In addition, detached ADUs shall meet the standards of 13.06.100.F. Accessory building standards.
3. Height. The maximum height limit for detached ADUs varies by zoning district. In the R-1, R-2, R2-SRD and HMR-SRD Districts, the maximum height shall be the same as for other detached accessory structures (see Section 13.06.100.D). In the R-3 District, the maximum height may be as high as 25 feet with an approved Conditional Use Permit. In the R-4L, R-4 and R-5 Districts-Alternatively, two-story detached ADUs may be allowed up to 25 feet in height provided the following: The structure shall not intercept a 45-degree daylight plane inclined into the ADU site from a height of 15 feet above existing grade, measured from the required 5 foot setback line; and, second story windows facing abutting properties, and within 10 feet of the property line, shall be constructed in a manner to prevent direct views into the neighboring property, through such methods as clerestory windows, or semi-translucent glass.
4. Location. The ADU shall be permitted as a second dwelling unit added to or created within the main building or, when allowed, permitted as a detached structure located in the rear yard.
5. Setbacks. Detached ADUs shall be setback a minimum of 5 feet from the side and rear property lines, excepting that no setback from the alley shall be required.
6. Design - Attached ADUs. An attached ADU shall be designed to maintain the architectural design, style, appearance, and character of the main building as a single-family residence. If an attached ADU extends beyond the current footprint or existing height of the main building, such an addition must be consistent with the existing façade, roof pitch, siding, and windows. Only one entrance is permitted to be located in the front façade of the dwelling. If a separate outside entrance is necessary for an attached ADU, it must be located either off the rear or side of the main building. Such entrance must not be

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visible from the same view of the building which encompasses the main entrance to the building and must provide a measure of visual privacy.

7. Design - Detached ADUs. A detached ADU shall be designed to complement the architectural design, style, appearance, and character of the main building by utilizing complementary colors and finish materials, window styles, and roof design to the main building. The entrance door to a detached ADU shall not face the same property line as the entrance door to the main building except when the entrance door to the ADU is located behind the rear wall of the main building.

8. Walkways. For ADUs with a separate exterior entrance, a pedestrian walkway shall be provided between the ADU and the nearest public sidewalk, or where no sidewalk exists, the nearest public street right-of-way. The walkway shall be at least 4 feet wide and composed of materials that are distinct from any adjacent vehicle driving or parking surfaces. The walkway may function as a shared pedestrian/vehicle space provided that it is constructed of distinct materials, is located along an exterior edge of a driving surface, and vehicles are not permitted to park on the walkway.

(Ord. 28230 Ex. D; passed Jul. 22, 2014; Ord. 28109 Ex. O; passed Dec. 4, 2012; Ord. 28077 Ex. C; passed Jun. 12, 2012; Ord. 27995 Ex. D; passed Jun. 14, 2011; Ord. 27912 Ex. A; passed Aug. 10, 2010; Ord. 27893 Ex. A; passed Jun. 15, 2010; Ord. 27813 Ex. D; passed Jun. 30, 2009; Ord. 27771 Ex. C; passed Dec. 9, 2008; Ord. 27245 § 8; passed Jun. 22, 2004; Ord. 26933 § 1; passed Mar. 5, 2002)

13.06.155 Cottage Housing.

A. Intent. Cottage housing developments are intended to:

1. Add affordable units to the existing housing supply.
2. Provide an increased choice of housing that responds to changing needs, lifestyles (e.g., young families, retired).
3. Protect neighborhood stability, property values, and the single-family residential appearance by ensuring that cottage housing developments are designed in a compatible manner under the conditions of this section.
4. Increase density in order to better utilize existing infrastructure and community resources and to support public transit and neighborhood retail and commercial services.

B. Applicability. Cottage housing developments may be proposed in all residential districts.

C. Procedures. Cottage housing developments require the following applications:

1. A complete Conditional Use Permit application, pursuant to TMC 13.06.640
2. Submittal requirements under the provisions of the Residential Infill Pilot Program, pursuant to TMC 13.06.115.
3. A completed Preliminary Plat application, if applicable.
4. A completed environmental checklist, if applicable.
5. A completed application for a site plan approval.
6. Documentation of the proposed ownership and property management approach, such as condominium or homeowners association.

D. Application. Proponents shall submit all required complete applications, including applicable fees. However, project proponents may choose to stage their applications by initially applying for the Conditional Use Permit and for approval under the Residential Infill Pilot Program.

E. Development standards.

1. Minimum site size. Cottage housing developments require a minimum net site size of 10,000 square feet.
2. Number of units. Cottage housing developments may contain from four to twenty-four cottage dwellings, with a maximum of twelve cottages per cluster.
3. Cottage housing types:
 - (a.) Cottage – A detached, single-family dwelling unit containing no more than 1,200 square feet of gross floor area with no more than 800 ground floor square feet.

(b.) Carriage – A single-family dwelling unit, not to exceed 800 square feet in gross floor area, located above a garage structure in a cottage housing development.

(c.) Two/Three-dwelling Buildings – A structure containing two dwelling units or three dwelling units, not to exceed 1,000 square feet per unit on average, designed to look like a detached single-family house. Two/three-dwelling cottage buildings are not permitted in the R-1 or R-2 Districts.

4. Maximum density. Cottage housing developments are permitted 1.5 times the maximum number of dwelling units in the applicable zoning district. For example, in the R-2 District a 20,000 square foot site is permitted four 5,000 square foot lots, or six cottage housing units.

5. Parking. Each cottage unit is required to have one off-street parking space. Parking may be contained in detached garages adjacent to dwelling units no larger than 250 square feet floor area; in shared garages no larger than 1,200 square feet maximum floor area; or, in clustered parking areas with no more than four spaces per cluster.

7. Vehicular access. Vehicular access shall be from the rear of the site whenever suitable access is available or feasibly can be developed. If such access is not feasible, then driveway or private roads shall be minimized to the maximum extent feasible. Driveways to individual units shall consist of paved runner strips or pervious surfacing.

6. Setbacks. External setbacks of the underlying zoning district shall apply.

7. Separation between units. A minimum of 8 feet shall be provided between structures containing dwelling units.

8. Common open space. A minimum of 400 square feet of common open space shall be required per unit. Each area of common open space shall be in one contiguous and central location with no dimension less than 20 feet. Common open space shall be located in a central area, that is easily accessible and visible to all dwellings within the cottage cluster. No sight-obscuring fences are permitted within common open spaces. The common open space shall be surrounded by cottage or common buildings on at least three sides, unless topography precludes this. Common open space shall be attractively landscaped and improved with gathering space, gardening, walkways or recreational features.

9. Private open space/yard. A minimum of 300 square feet of private open space shall also be required per unit.

10. Maximum height for dwellings: Dwellings maximum height is 18 feet, or up to 25 feet with a minimum of 6:12 sloped roof.

11. Design Standards.

(a.) Each cottage building is required to have an attached covered porch a minimum of 60 square feet in size with no dimension less than 6 feet

(b.) Each carriage unit shall have a deck or balcony, oriented toward the common open space.

(c.) Buildings adjacent to the public right-of-way must orient entrances toward the public right-of-way, provide a minimum of 15 percent façade transparency, and provide an inviting façade through façade modulation, roofline variation or other design features.

(d.) Cottage projects shall establish building and site design that is attractive and promotes visual interest. All structures shall be designed according to a coherent design concept that allows for variation in style, features, materials and colors.

(e.) Cottage developments shall provide for variation in unit sizes, building and site design. A variety of building styles, features, colors and site design elements are required within a cottage housing development.

(f.) Cottage developments shall be stick-built.

12. Community buildings. Community buildings in common ownership are permitted within cottage housing developments, and shall be incidental in use and size to the cottage dwellings.

13. Connectivity. All dwelling units shall be directly connected to the public sidewalk.

14. Landscaping. Street trees are required per the provisions of 13.06.502. Parking areas shall be softened or screened with landscaping. Internal landscaping shall be determined through the Residential Infill Pilot Program review process.

15. Accessory Dwelling Units. Not permitted.

16. Floor Area Ratio. A maximum of 0.5 FAR is required for the overall site.

17. Residential Infill Pilot Program. Cottage housing developments shall comply with the sustainability, connectivity and any other design requirements identified through review under the Residential Infill Pilot Program as described in TMC 13.06.115.

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13.06.300 Mixed-Use Center Districts.

6. NRX Neighborhood Residential Mixed-Use District. To provide for a predominantly residential neighborhood, to discourage removal of existing single-family residential structures; and to encourage in-fill residential development of appropriate size and design. This district is designed for areas characterized by an established mix of housing types and limited neighborhood commercial uses, in areas which were formerly zoned to permit residential development at densities greater than single-family, where redevelopment removed many existing single-dwelling structures and where there is continued development pressure that threatens single-family dwellings. Adaptive reuse of existing single-family detached structures as duplexes or triplexes is permitted with special review. Multiple-family dwellings in existence at the time of reclassification to NRX are conforming uses.

E. Building envelope standards.

1. The following table contains the primary building envelope requirements. See Section 13.06.501 for additional requirements:

	NCX	CCX	UCX	RCX	CIX	HMX	URX	NRX	Additional Requirements
Minimum lot area	0 square feet	3,750 3,500 square feet for single-family dwellings; 2,500 square feet per unit for duplexes; 6,000 square feet for triplexes and multi-family dwellings; 5,000 square feet total per townhouse development							

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13.06.501 Building design standards.

A. General applicability. The design standards of this section are required to implement the urban design goals of the Comprehensive Plan of the City of Tacoma. The building design standards apply to all new development in C-1, C-2, HM, T, PDB, and Mixed-Use Center Districts and alterations, as outlined below, as well as to townhouses in R-districts, except as follows:

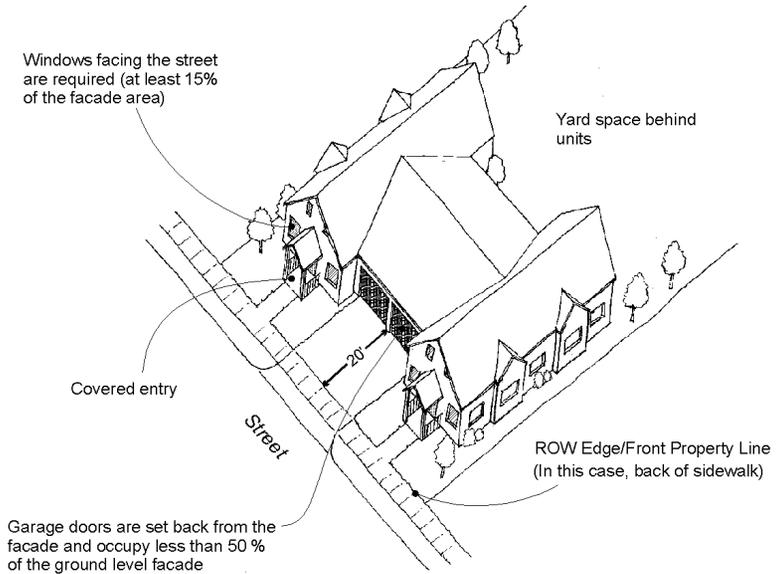
N. Single, Two, and Three-Family Dwelling Standards. The following requirements apply to all single, two, and three-family dwellings in X-Districts, and to all two and three-family dwellings in all districts. They are intended to emphasize pedestrian access, compatibility with residential neighborhoods, building orientation to the street, and to minimize impacts of vehicular access.

1. Covered entries are required for each common entry or individual dwelling unit entry with minimum dimensions of 4 feet by 6 feet.

2. Windows on the street. At least 15 percent of the street-facing façades (all vertical surfaces facing the street) shall be comprised of transparent windows and/or doors. Rough openings are used to calculate this requirement.

3. Garage design standards.

- a. Vehicular access and garages for all units shall be placed off of the alley, where suitable access, such as an abutting right-of-way that is or can be developed, is available.
- b. For garages that include vehicular doors facing the front property line, the building or portion of the building with such doors shall be setback at least 20 feet from the property line or private road easement.
- c. The garage face or side wall shall occupy no more than 50 percent of the length of a ground-level façade facing a street.
- d. Where the garage faces the side, but is visible from the frontage, the garage shall incorporate a window on the front-facing façade so that it appears to be a habitable portion of the building. The window size and design must be compatible with the windows on habitable portions of the dwelling.
- e. Driveway approaches shall also be consistent with the standards in Section 13.06.510.



4. Corner duplexes. Duplexes located on corner lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling from each street, or with a single shared entrance that presents the appearance of one single-family house. Where no alley is available for vehicular access, separate driveways for each unit may be placed on opposite streets.

Tacoma Municipal Code

13.06.510 Off-street parking and storage areas.

A. Purpose. To ensure the safe and adequate flow of traffic in public right-of-way, it is deemed in the interest of the public health, safety, and general welfare that off-street parking areas be required as a necessary part of the development and use of land, and to ensure that required parking areas are designed to perform in a safe and efficient manner. Additionally, to minimize impacts to adjacent uses from areas used for storage of vehicles and other materials, specific design and development standards for such areas are provided in Subsection D.

TABLE 1 – Required Off-Street Parking Spaces ^{9, 14}		
Use	Unit	Required parking spaces
		Min.
Residential		
Single-family detached dwelling, Adult family home, Staffed residential home ^{1, 2, 12}	Dwelling.	2.00
<u>Single-family detached dwelling, Small Lots and Cottage Housing</u>	<u>Dwelling.</u>	<u>1.00</u>
Two-family dwelling in all districts ^{1, 2, 12}	Dwelling.	2.00
Townhouse dwelling in R-2SRD, R-3, R-4L and R-4 Districts.	Dwelling	1.00
Three-family in R-2SRD, HMR-SRD and R-3 ^{1, 2, 12}	Dwelling.	2.00

13.06.640 Conditional use permit.

A. Purpose. In many zones there are uses that may be compatible but because of their size, operating characteristics, potential off-site impacts and/or other similar reasons warrant special review on a case-by-case basis. The purpose of the conditional use permit review process is to determine if such a use is appropriate at the proposed location and, if appropriate, to identify any additional conditions of approval necessary to mitigate potential adverse impacts and ensure compatibility between the conditional use and other existing and allowed uses in the same zoning district and in the vicinity of the subject property. The zoning district use tables identify which uses require a conditional use permit (see Sections 13.06.100, -.200, -.300, and -.400). These uses may be authorized by the Director or Hearing Examiner in accordance with the procedures established in TMC 13.05 and the applicable criteria outlined below.

C. Criteria. A conditional use permit shall be subject to the following criteria:

1. There shall be a demonstrated need for the use within the community at large which shall not be contrary to the public interest.
2. The use shall be consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plan, and applicable ordinances of the City of Tacoma.
3. The use shall be located, planned, and developed in such a manner that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community. The following shall be considered in making a decision on a conditional property use:
 - a. The generation of noise, noxious or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.
 - b. Availability of public services which may be necessary or desirable for the support of the use. These may include, but shall not be limited to, availability of utilities, transportation systems (including vehicular, pedestrian, and public transportation systems), education, police and fire facilities, and social and health services.
 - c. The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties.
4. An application for a conditional use permit shall be processed in accordance with the provisions of Chapter 13.05.

E. Two- and three-family and townhouse dwellings, where allowed by conditional use permit in Special Review Districts (R-2SRD and HMR-SRD). A conditional use permit for a two- or three- family or townhouse dwelling unit in a Special Review District shall only be approved upon a finding that such use is consistent with all of the following criteria:

- a. The use is consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plans, and applicable ordinances of the City of Tacoma.
- b. The use is consistent with the intent and regulations of the R-2SRD and HMR-SRD Districts.
- c. Special circumstances exist on the site which present an opportunity to evaluate the potential integration of two or three-family or townhouse development into the predominately single-family neighborhood~~make development or continuation of a single family dwelling difficult~~. Special circumstances may include, but shall not be limited to, the following:
 - (1) Location on an arterial street;
 - (2) Location in close proximity to a more intensive zoning district or to transit service;
 - (3) Unusually large lot for a single-family dwelling which, because of its shape, topography, lack of suitable access or other factors affecting the lot, could not be subdivided and developed in conformance with the regulations of the district; and
 - (4) The existence on the site of a single-family dwelling with an above-grade floor area of more than 2,400 square feet, exclusive of garage area, in the case of an application for conversion to a two-family dwelling, or 3,200 square feet in the case of a conversion to a three-family dwelling.

Tacoma Municipal Code

d. The proposed use and development shall be compatible with the quality and character of surrounding residential development and shall not be materially detrimental to the overall single-family dwelling environment and character of the general area, and in the case of conversion of an existing single-family dwelling to a two- or three-family dwelling, the existing architectural features shall be maintained to the extent practicable.

e. Within designated Historic Districts, new two or three-family development shall be consistent with the district's historic design guidelines. For conversions of single-family dwellings to two- or three-family dwellings, exterior changes which would be detrimental to the historic character of the property shall be minimal. Substantially detrimental exterior changes are grounds for denial of the proposed conversion.

Applications for two- and three-family and townhouse dwelling units in special review districts shall be processed in accordance with the provisions of Chapter 13.05. In addition to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, a landscape plan, and complete information indicating why the property is inappropriate for single-family development. The purpose of these plans and information shall be to show consistency with the required criteria.

F. Two-family development on corner lots in may be allowed by conditional use permit in R-2 Districts. A conditional use permit for a two-family or townhouse dwelling unit in R-2 Districts shall only be approved upon a finding that such use is consistent with all of the following criteria:

a. The proposed lot is a corner lot with a minimum lot size of 5,000 square feet. Corner lots provide an opportunity for two-family or townhouse development to be integrated in the neighborhood in a context-responsive manner that is consistent with the single-family detached character of the district.

b. The proposal is consistent with the Residential Infill Pilot Program criteria contained in TMC 13.06.115, and has been evaluated, conditioned and approved accordingly.

c. The proposed two-family or townhouse development is designed to generally appear similar to a detached single-family dwelling through one of two design approaches. Each unit is oriented onto a different street frontage designed in a similar manner to the street fronting façade of a detached single-family house, or each unit is accessed through a shared entrance.

d. The proposed structure is designed in a manner similar to a detached single-family house in terms architecture, bulk, front and rear setbacks, and location of parking in a designated rear yard. The site shall provide the required rear yard of the R-2 District on one side of the structure. Each unit shall provide no more than one off-street parking space.

Applications for two-family and townhouse dwelling units in R-2 Districts shall be processed in accordance with the provisions of Chapter 13.05 and the Residential Infill Pilot Program provisions of TMC 13.06.115. Pursuant to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, and complete information indicating how the property will meet the above criteria.

G. Multi-family development up to a maximum of six dwelling units may be allowed by conditional use permit in the R-3 District. A conditional use permit for a multi-family dwelling unit in R-2 Districts shall only be approved upon a finding that such use is consistent with all of the following criteria:

a. The proposed lot is a minimum of 9,000 square feet.

b. The proposal is consistent with the Residential Infill Pilot Program criteria contained in TMC 13.06.115, and has been evaluated, conditioned and approved accordingly.

c. The proposed multi-family structure is designed to generally appear similar to a large detached single-family, two-family or three-family dwelling structure. Access to dwellings shall be through a smaller number entrances or shared entrances. Parking shall be limited to one space per unit, and shall be located to the rear of the site in a manner that obscures it from view from the street frontage. The site shall be developed in a manner that is consistent with neighborhood patterns of front and rear yards.

Applications for multi-family dwellings in R-3 Districts shall be processed in accordance with the provisions of Chapter 13.05 and the Residential Infill Pilot Program provisions of TMC 13.06.115. Pursuant to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, and complete information indicating how the property will meet the above criteria.

13.06.650 Application for rezone of property.

A. Application submittal. Application for rezone of property shall be submitted to Planning and Development Services. The application shall be processed in accordance with the provisions of Chapter 13.05. Final action on the application shall take place within 180 days of submission.

B. Criteria for rezone of property. An applicant seeking a change in zoning classification must demonstrate consistency with all of the following criteria:

1. That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.
2. That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the Comprehensive Plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.
3. That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.
4. That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner’s hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.
5. That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.

H. Affordable housing – privately initiated upzones. Privately initiated residential upzones shall be required to provide for inclusion of affordable housing. For development proposals meeting the thresholds and criteria of TMC 1.39, a certain number of the dwelling units shall be entered by the project proponent into the City’s Affordable Housing Incentives Program. That number may be designated at the time of the upzone, or alternatively the upzone shall be conditioned to provide that designated percentage of affordable units at such time as a specific residential development proposal is submitted to the City. Per TMC 1.39, a minimum of 10 percent of the total residential units proposed shall be provided at rental or sale prices affordable to households earning 80 percent of Area Median Income; or, a minimum of 5 percent of the total units shall be affordable to households earning 50 percent of Area Median Income. Certain bonuses may be available to the project proponent, pursuant to TMC. 1.39.

I. Affordable housing – City-initiated upzones. As part of the analysis of proposed City-initiated residential upzones, the City shall evaluate housing affordability needs and available supply in the vicinity. Should a need for affordable housing be identified, the City will then evaluate methods to address that need. Such methods may include conditioning the upzone with the inclusion of affordable units per the provisions of TMC. 1.39, allocating City funding to provide for increased affordability in the vicinity, or other methods.

13.06.700 Definitions and illustrations.

For the purposes of this chapter, certain words and terms are defined as follows: words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word “building” includes the word “structure”; the word “shall” is mandatory and not directory. For words that are not defined in this chapter, or that do not incorporate a definition by reference, refer to a Webster’s Dictionary published within the last ten years.

STAFF ARE DEVELOPING NEW DEFINITIONS.

**Chapter 13.06A
DOWNTOWN TACOMA**

13.06A.060 Development Standards.

A. Buildings lawfully in existence on January 10, 2000, or August 1, 2014, depending on the location within the Downtown Zoning District, do not need to conform to these standards; however, additions will need to conform. No addition can increase nonconformity to these standards or create new nonconformity. Please see Figure 1 in Section 13.06A.055.B for specific locations within the Downtown related to legal non-conforming status to these standards.

B. Development Standards Table.

District	Residential FAR			Non Residential FAR			Height Limits
	“As-of-right”	Maximum with Design Standards	Maximum with TDR	“As-of-right”	Maximum with Design Standards	Maximum with TDR	
DMU	3	5	7	2	4	6	100’
WR	4	5	7	3	4	6	100’
DR	2	4	6	1	2	4	90’
DCC	3	6	12	3	6	12	400’

C. Floor Area Ratio – Additional Standards.

1. The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded. For example, in the DCC, an “as-of-right” development may have a total FAR of 6, with a FAR of 3 in non-residential use and a FAR of 3 in residential use in a single development.
2. For the purposes of calculating maximum allowable FAR, hotels shall be considered a residential use.
3. A minimum FAR of 1 shall be achieved for structures within the Downtown Commercial Core district. The gross floor area shall be used to calculate the minimum FAR.
4. The maximum allowable Floor Area Ratio may be exceeded as provided for in Section 13.06A.080.
5. Floor area is determined pursuant to the definition provided in Section 13.06.700.

D. Building Height – Additional Standards.

1. Building Height will be measured consistent with the applicable Building Code, Height of Building and excludes parapets, mechanical penthouses, elevator overruns and machine rooms, and decorative architectural features (e.g., spires, towers, pergolas, pyramids, pitched roofs) not intended for residential, office or retail space.
2. Maximum Building Height within 150’ east of the centerline of the right-of-way of Yakima Avenue shall be 60 feet, in order to create a transition to lower-rise residential development to the west.

13.06A.080 Design Standards for Increasing Allowable FAR.

A. For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 0.5, up to the Maximum with Design Standards.

No variances shall be granted to the following:

1. Enhanced pedestrian elements at the sidewalk level including decorative lighting (free-standing or building-mounted), seating or low sitting walls, planters, or unit paving in sidewalks.
2. Exterior public space equivalent to at least 5 percent of the site area and including the following attributes:

- a. Seating in the amount of one sitting space for each 100 sf of area.
- b. Trees and other plantings.
- c. Solar exposure during the summer.
- d. Visibility from the nearest sidewalk.
- e. Within 3' of the level of the nearest sidewalk.
3. Incorporation of works of art into the public spaces, exterior façade, or entrance lobby.
4. Landscaping covering at least 15 percent of the surface of the roof and/or the use of “green roofs” which reduce storm water runoff. Access by building occupants is encouraged.
5. Including a Public Benefit Use within the development.
6. Within the Downtown Commercial Core, at least 60 percent of the linear frontage along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall be occupied by retail, restaurants, cultural or entertainment uses, hotel lobbies, or Public Benefit Uses.
7. Retention and renovation of any designated or listed historic structure(s) located on the site.

B. For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 2, up to the Maximum with Design Standards.

No variances shall be granted to the following:

1. Provide a “hill climb assist” in the form either of a landscaped public plaza or an interior public lobby with an escalator or elevator. Such space shall be open to the public during daylight hours or shall be open during the times detailed in a management plan approved by the City of Tacoma, Building and Land Use Services Department.
2. Provide works of art or water features equivalent in value to at least 1 percent of construction costs within publicly accessible spaces on site or off site within the downtown zoning district where the development is located.
3. Provision of public rest rooms, open to the public at least 12 hours each weekday.
4. Contribution to a cultural, arts organization or to the Municipal Art Fund for a specific development or renovation project located downtown, in an amount equal to at least 1 percent of the construction cost of the development.
5. Parking contained entirely within structures or structures on site.

[6. Incorporation of affordable housing units pursuant to the provisions of TMC 1.39. See TMC 1.39 for the requirements and process of this program.](#)

13.06A.090 Transfer of Development Rights for Increasing Allowable Floor Area Ratio.

Development projects can incorporate Transfer of Development Rights, in compliance with Chapter 1.37 Transfer of Development Rights Administrative Code, to increase the as-of-right allowable FAR up to the “Maximum for TDR.”

Chapter 13.11
CRITICAL AREAS PRESERVATION

13.11.260 Residential Density Credits.

A. For residential development proposals on lands containing fish and wildlife habitat conservation areas (FWHCAs), erosion hazard areas, landslide hazard areas or steep slopes, the density that would have been allowed in the critical area and buffer but for the provisions of this chapter is generally transferred to the remainder of the site not in the critical area or buffer. For residential development proposals on lands containing wetland or stream buffers, the density that would have been allowed in the buffer but for the provisions of this chapter is generally transferred to the remainder of the site not in the critical area or buffer. For wetlands and streams, density credits do not apply to the portion of the site occupied by the critical area. The allowable number of dwelling units shall be determined using the following formula, table, 125 percent maximum density rule and setback provisions.

B. The formula for determining the number of dwelling units allowed after the application of density credits is as follows:

Dwelling units allowed on site = $(CA \times DC + DA) / \text{MLS}$, where:

CA = Critical acreage: The amount of land on the project site which is located in the critical area and required buffer and in which no regulated activity is allowed. For wetlands, streams, and FWHCAs the critical acreage only includes the amount of land which is located in the required buffer and in which no regulated activity is allowed.

DC = Density credit: The percentage of the density that would have been allowed in the critical area and/or required buffer but for the provisions of this chapter that is allowed to be transferred to the remainder of the site. The density credit is based on the percentage of the site in the critical area and/or buffer and is determined using the table in subsection C below.

DA = Developable acreage: The amount of land on the project site which is not located in the critical area or the required critical area buffer.

MLS = Minimum lot size: The minimum amount of land required for a dwelling unit in a specific zoning district.

C. Table of density credits.

**Percentage of Site in Density
Critical Area and/or Buffer Credit**

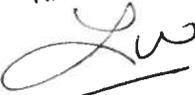
1 – 10%	100%
11 – 20%	90%
21 – 30%	80%
31 – 40%	70%
41 – 50%	60%
51 – 60%	50%
61 – 70%	40%
71 – 80%	30%
81 – 90%	20%
91 – 99%	10%

D. The 125 percent maximum density rule provides that the maximum number of dwelling units cannot exceed 125 percent of the allowed number of dwelling units without a density credit on the developable acreage of the site.

E. ~~The minimum lot size under this provision shall be 3,000 square feet. Front and Rear setbacks may be reduced by 50 percent. The Small Lot standards of Section 13.06.145 shall apply. The setback requirements shall be the same as the setback requirements for Planned Residential Developments as provided in Section 13.06.140.~~

F. The density credits can only be transferred within the same development proposal site.

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

MAY 21 2015


May 21, 2015

Lihuang Wung, Senior Planner

RE: NARROWMOOR CONSERVATION DISTRICT GUIDELINES
GARAGE AND ACCESSORY BUILDING CONCERNS

Dear Mr. Wung:

I am a resident of the Narrowmoor neighborhood and I attended the City of Tacoma Planning Commission meeting yesterday afternoon, Wednesday, May 20, 2015.

I understand that you are the Staff Liaison to the Planning Commission. I wanted to let you know that I have had lively and detailed discussions with a number of my neighbors in the last several months, regarding the design, approval and construction of overly large garages and accessory buildings out of character with the neighborhood. We all are concerned about these structures and their detrimental impacts on the streetscape and openness of this residential area.

I have enclosed with this letter a set of pages and pictures highlighting many of those concerns, some possible solutions, and examples of both preferred and objectionable garage construction.

I hope you and the Planning Commission will be able to consider this information as a part of your decision process. Please give me a call if you have any questions.

Sincerely,



Stewart Messman

1536 S. Fernside Drive

Enclosures: 6 pgs.

Tacoma, WA 98465

Ph. 253 761-2663

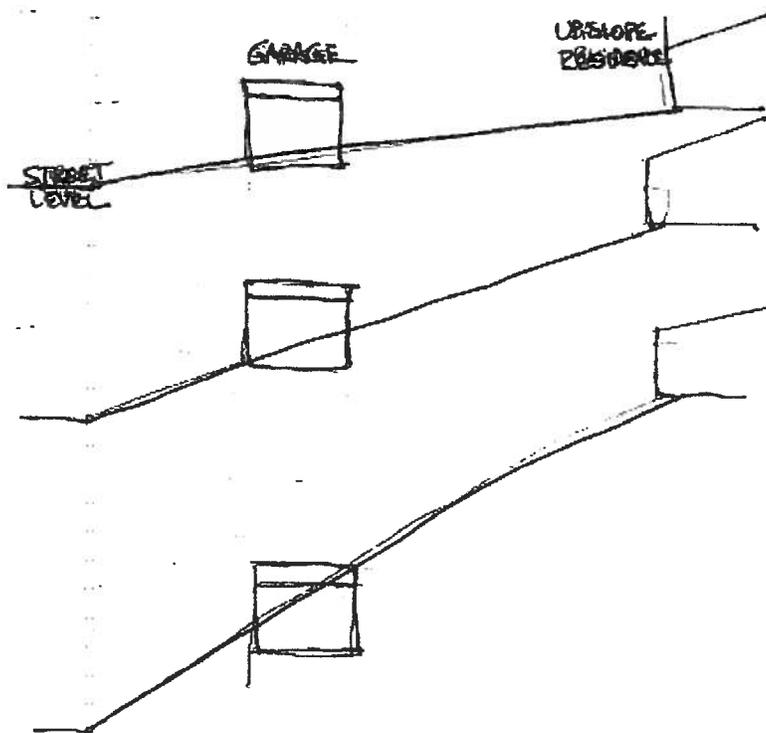
Cc: Reuben McKnight, Historic Preservation Officer, LPC
Dean Wilson, Chair, WSNC

There has been much discussion on this subject. In the end, 12 ft height prevailed rather than 15 ft. That discussion continues.

In considering neighborhood character, and what was originally intended for Narrowmoor, it is felt that large and high garages/accessory buildings are intrusions and neighborhood character damaging. Also, with large and high accessory buildings, the streetscape is detrimentally altered forever.

In short, the issues and impacts are:

1. Streetscape detrimentally affected
2. There is a loss of openness
3. Bulk and scale usually out of proportion to the overall site and neighborhood
4. Out of character building designs and relationships.
5. 12 ft height rather than 15 ft is more in keeping with neighborhood character
6. The Building Code may actually allow a 15 ft high building to be constructed to 18 ft



Issues in addressing detached garage/accessory building design and size and placement (siting) on the lot:

Street-Scape Alteration

Change from one of desirable suburban residential character to one of an unpleasing commercial area with warehouse-style storage frontage & alley-type access.

Loss of Openness

Resulting from the 'canyon effect', 1) both along the lower fronting street with the high building front wall and roll-up garage door(s) and, also, 2) from backyards & decks of buildings on adjacent properties losing peripheral cross-slope panoramas.

Incompatible Design

Out of character designs with existing home structures, which are mainly low-pitch ridgeline, or hip-style roofs, are resulting in 'block-shaped', flat-roofed structures at the maximum allowed height over the entire foot print of the garage.

Proportionately out of scale

The over-all size of these garage structures appear to the viewers' eyes to be almost as large, if not larger than, the associated nearby/adjacent homes. This perspective happens when viewing up the slope from the street below, past the garage and, including the same lot (owners) home, or conversely, viewing down the lot from an above home, towards the garage structure, and through to the neighboring homes across the street below the garage.

Solutions to all these issues to minimize adverse impacts can be addressed by:

Limiting maximum height of the garage structure to 12 feet at the highest point or ridgeline.

Orienting the ridgeline to an east-to-west direction so the roof slope falls away to a lower, softer-appearing height to the north side and south side walls of the structure.

Limiting the size of the garage footprint to no more than 600 square feet. If the building is built like a square, this 600 square foot area is 24 feet wide by 25 feet deep, which is a common '2-car garage' size, with a 16-foot-wide, double-width door, and 4-foot storage on both sides, and 7-foot deep front storage/work bay.

If the garage is built with a rectangular footprint; i.e. 30 feet by 20 feet (= 600 sf) the orientation of the long, 30-ft linear dimension is the principal issue. If the long dimension is oriented east-west and built more into the slope, the visual impacts are minimized. However, if the long dimension is oriented north-south across the slope, the visual impacts are greatly increased.

The maximum achievable setback from the lower street should be used to minimize the street scape mass effect of the garage.

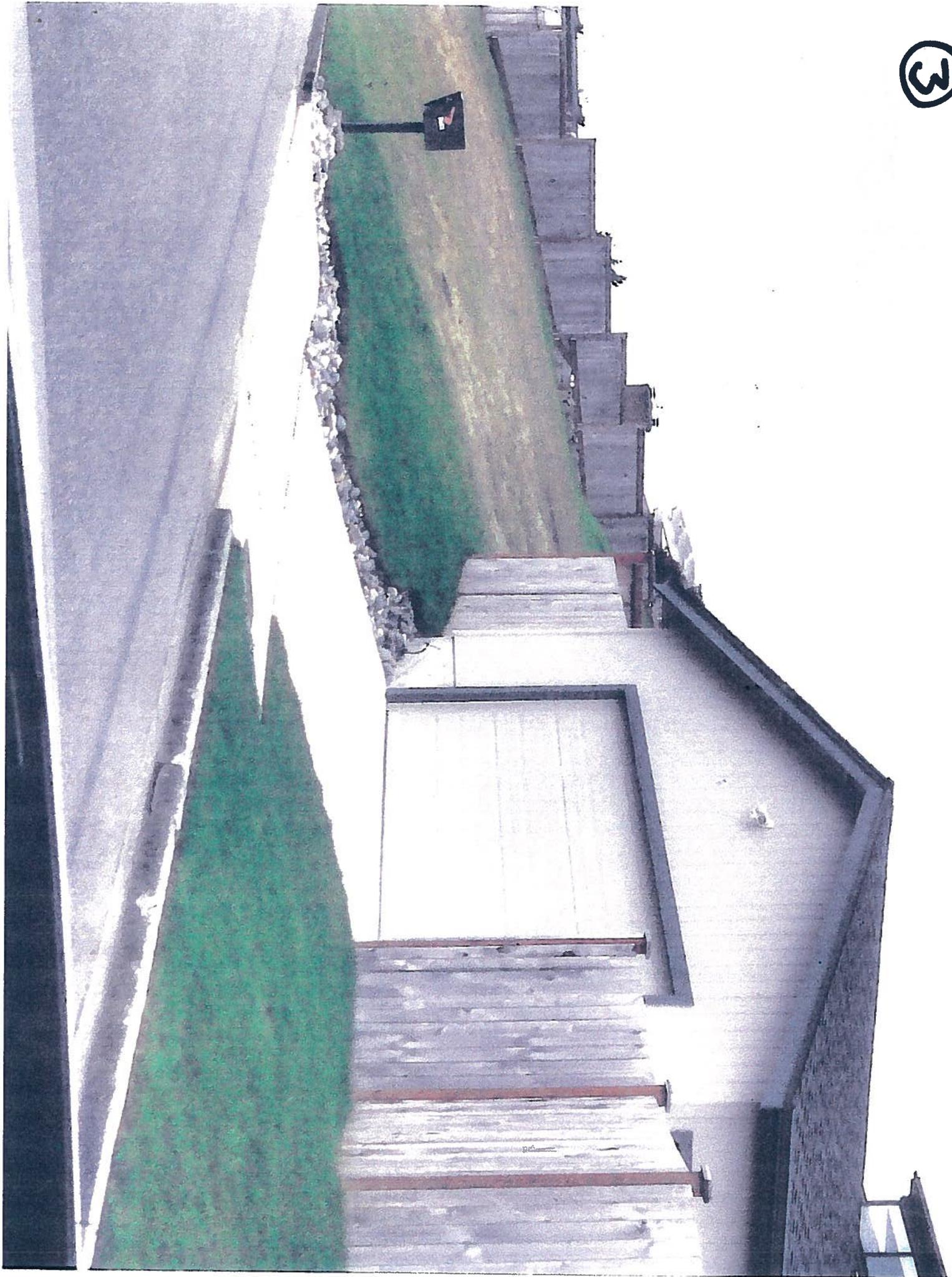
The use of excavation into the slope to achieve the lowest garage floor elevation as close as possible to existing street elevation, should be required (encouraged) to minimize visual impacts of the garage structure from residences above, adjacent to, and at street level.

①





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WEST SLOPE NEIGHBORHOOD COALITION

P.O Box 64321 Tacoma, WA 98464-0321
<http://www.westslopeWSNC.com>

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564-9779 1320 S. Sunset Drive

May 25, 2015

Mr. Chris Beale, Chair
City of Tacoma Planning Commission
747 Market Street, Room 345
Tacoma, Washington, 98402

Dear Chairman Beale,

This is to respond to the letter of Nancy and Iain Parsons, dated May 17, 2015, who wrote in opposition to our proposed Narrowmoor Conservation District.

As preface, we wish to point out that the WSNC has been working with the City of Tacoma since 2007 to preserve the unique character and attributes of Narrowmoor when the city commissioned Dr. Diana Painter to survey Narrowmoor for consideration as an historic district. While her study indicated that Narrowmoor did not meet the federal standards for an historic district, she did recommend the city consider a stand-alone conservation district for the area. Subsequently the WSNC actively supported amending the Comprehensive Plan to provide for such districts. Our application for what promises to be the city's first stand-alone conservation district was submitted in November of 2013 and we have been working closely with the Landmarks Preservation Commission and city staff to refine the proposed design guidelines.

It should also be noted that the Parsons are respondents to an ongoing lawsuit initiated by their Narrowmoor neighbors for a covenant violation and the West Slope Neighborhood Coalition (WSNC) has provided statements to the court in support of those neighbors.

The Parsons purchased the residence at 1502 Ventura Drive in March of 2014, and a few months later it became apparent that they were undertaking a major remodel. Despite assuring their neighbors that they "would absolutely comply with the covenants" they proceeded to add a very large garage and third story onto the original structure, wholly out of character with the neighborhood and in contradiction to the covenants of which they were aware. Because of their intransigence on the issue, the

neighbors had no choice but to take them to court under a civil action. Early this year, the Pierce County Superior Court held that the Parsons had indeed, violated the applicable covenants and they subsequently appealed. As a result, the Parsons and their neighbors continue to be embroiled in a very expensive lawsuit that, ironically enough, would have been unnecessary if our proposed Conservation District had been in place.

There is a similar case in which the WSNC is involved a half-block away, where a builder attempted to short-plat a property in violation of the covenants. Here again, the Superior Court upheld the covenant and the builder has appealed. If such a subdivision were allowed, it would be destructive of the most crucial aspects of Narrowmoor's character defining elements, i.e., the platting of street-to-street lots on an east-to-west orientation, with residences located on the east (upslope) side and spacious, open back yards extending towards the west side.¹

Now the Parsons have taken every opportunity to protest our proposed Conservation District for Narrowmoor, suggesting, among other things, that:

- Narrowmoor lacks definable "character" or "uniqueness"
- The original developer, Eivind Anderson, was a racist.
- The West Slope Neighborhood Coalition's "legitimacy" is questionable, the proposed guidelines are "confusing" and our prime motive is to burden the City of Tacoma with covenant enforcement.
- A Conservation District will have a chilling effect on "healthy growth and development of the area".

In rebuttal, we urge the members of the Planning Commission to read our application fully wherein we delineate the well-articulated rationale of Dr. Diana Painter, AICP, as regards the unique character and qualities of the Narrowmoor area, particularly as compared to the platting and layout of more traditional developments of the era. We also provide the rationale for including Narrowmoor 4 as affirmed by Mr. Kevin Foley, AICP, of Baseline Engineering. The rationale has also been reviewed and affirmed by the Landmarks Preservation Commission and stands as the basis for their findings and recommendations to the Planning Commission, i.e., that Narrowmoor qualifies for, and is indeed well worthy of, preservation for its unique character and qualities.

It should be noted that the "adjusted years built" argument that the Parsons have so assiduously advanced merely reflects that many homes have been updated over the years, e.g., kitchen remodels, bathroom updates, etc. That, of course, does not diminish their basic architectural attributes or the overall neighborhood character that is apparent even to the casual observer and which has been well documented by Dr. Painter.²

¹ "The Narrowmoor Addition...is significant for the design of the subdivision itself; that is, the layout of the subdivision and the controls on its development, as evidenced by the covenants that governed how the individual lots could be developed... The design of the entire subdivision and the design of the individual lots is distinctive and contributes to the historic significance of this subdivision." Extract from the Painter Study, 2010, pg 6. Para C.

² This had been well explained to the Parsons by Councilmember Anders Ibsen in response to a previous letter of protest to him.

With regards to Mr. Anderson's "racism", the WSNC abhors such outlawed, outdated discriminatory covenants which have been rightfully stricken decades ago. This "issue" is also irrelevant as no such provisions would, or could be, propagated under the auspices of an overlay district.

As to Parsons' questioning our "legitimacy", the WSNC has been an active, volunteer community group for nearly 30 years and is well recognized in Tacoma for taking a leadership role in many community improvement efforts including the initiation of the View Sensitive Overlay Districts as well as the largest LID in Tacoma to underground utility lines. We have enumerated our accomplishments in our application and we proudly submit our "qualifications" to the Planning Commission³. More importantly, we would point out that we have very active, broad-based community support for the proposed Conservation District. As the LPC will attest, there has been overwhelming positive support for it voiced by the Narrowmoor neighbors whom we represent, to include both WSNC members and non-member residents.

Insofar as "covenant enforcement" is concerned, we credit the foresight of Mr. Anderson for putting the covenants in place and providing the neighborhood the means to maintain its essential character over seven decades, even though it has necessitated expensive litigation on occasion. Nevertheless, as valuable as they are, the covenants have proven inadequate to address a number of important, character-defining elements of Narrowmoor that are worthy of preservation. That is why we believe that a stand-alone conservation district promises a near-ideal solution, providing more comprehensive guidelines tailored to meet the unique aspects of Narrowmoor but without the more onerous, "HOA" kinds of restrictions that an historic district would entail.

Regarding the Parson's claim that a conservation district will have a "chilling effect on healthy growth and development", this is in contradiction to the City of Tacoma's stance on preservation, i.e., that, "It is recognized as a key ingredient in community well-being and livability" and ... "enhance[s] the city's quality of life".⁴ Our fellow Narrowmoor residents are far more concerned that, if the kind of "development" and remodels that the Parsons and others have proposed are allowed to be perpetuated, it would be highly destructive to the unique character of the area and the quality of life that the residents currently enjoy.

Given the current legal debate regarding the "unsympathetic character" of their remodel, we understand the animosity of the Parsons towards our efforts to preserve the special character and qualities of Narrowmoor, which began decades before their arrival in our neighborhood. Nevertheless, we urge the Planning Commission to give heed to the substantive issues that we have addressed in our application and which have been affirmed by the findings and recommendations of the Landmarks Preservation Commission. It should also be noted that the proposed Narrowmoor Conservation District is consistent and in accordance with the City's Generalized Land Use Plan, the West End Neighborhood Plan and all applicable policies of the Comprehensive Plan. We also have the full endorsement of the West End Neighborhood Council.

³ Although not formally incorporated, the WSNC has a Washington State-issued Tax ID, #60-1100874.

⁴ Historic Preservation Plan Element of the City of Tacoma Comprehensive Plan, 2014, "Plan Background".

We applaud the previous actions of the Planning Commission to support the concept of a “stand-alone” conservation district which was incorporated into Tacoma’s Land Use Code in 2011. Having struggled for over a quarter century to preserve the best attributes of Narrowmoor, we see the potential for Tacoma’s first stand-alone Conservation District to be the ultimate answer to our collective aspirations, i.e., the recognition and preservation of this often under-appreciated “gem of Tacoma” for generations to come.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dean Wilson", written in a cursive style.

Dean Wilson
Co-Chair
West Slope Neighborhood Coalition

cc:

Lihuang Wung, Senior Planner
Brian Boudet, Manager, Planning Services Division
Reuben McKnight, Historic Preservation Officer
Chris Granfield, Chair, Landmarks Preservation Commission