HANDOUTS and PRESENTATIONS

Meeting of March 19, 2014

1. Draft Hilltop Subarea Plan
   (PowerPoint; for Discussion Item D-1)

2. Shoreline Implementation Initiatives
   (PowerPoint; for Discussion Item D-2)

3. 2014 Annual Amendment
   (PowerPoint; for Discussion Item D-3 Public Hearing)
Hilltop Subarea Plan and EIS

Planning Commission
March 19, 2014
Community Vision

The Hilltop District is a place where people want to live, work, and play

• A positive image and identity
• Diverse populations, ages and households
• Mixed-use and mixed-income
• Sustainable
• Respectful of the area’s history and culture
• An urban place
• Human-scale
• Functional public spaces
• Quality architecture and streetscapes
• Multimodal and well-connected
COMMUNITY WORKING GROUP

DIVERSE LOCAL MEMBERSHIP

- Central Neighborhood Council
- New Tacoma Neighborhood Council
- Hilltop Business District
- Hilltop Action Coalition
- Tacoma Housing Authority
- Franciscan and MultiCare
- Community Healthcare
- Evergreen State College
- Black Collective
- Ministerial Alliance
- Associated Ministries
- Affordable Housing Consortium
- University of Washington
- Bates Technical College
- Allen Renaissance
- Historic Tacoma
- McCarver Elementary
- Shared Housing Services
- Tacoma Urban League
HILLTOP SUBAREA PLAN

KEY IMPLEMENTATION STRATEGIES

• Community Organization
• Educational Effectiveness/Reputation
• Dense Mixed-Income Housing Growth
• Preserve Key Historic Resources
• Support Live/Work and Work/Live
• Recreational Opportunities
• Complete Streets
• LINK Light Rail
• District-Wide Utility Plan
• Refinements to Zoning and Standards
KEY CONCERNS

• Contaminated Soils Cleanup
• Transit Review
• Sufficient Outreach
• Affordable Housing/Gentrification
COMMUNITY CONCERNS

• Affordable Housing/Gentrification
  – Future availability of affordable housing within the subarea and potential displacement of existing residents due to the desired re-development
  – Plan should include the establishment of an affordable housing monitoring system for the Hilltop Mixed-Use Center
CITY-WIDE GOALS AND STRATEGIES

PLAN STRATEGIES

• Housing affordability
  – Reduced development costs
  – Development incentives
  – Affordable housing projects
  – Identified goal and tracking

• Improved economic opportunity
  – Educational opportunities/outcomes
  – Support development and job growth
  – Reduced transportation costs and expanded access
Affordable Housing Goal

• Draft Goal:

GOAL NR-7 At least 25% of the total housing units in Hilltop shall be affordable to households earning up to 80% of the countywide median income.

ACTION NR-7.1 Establish an affordable housing monitoring system for the Hilltop Mixed-Use Center.

ACTION NR-7.2 Explore the creation of a system that activates policies and regulations designed to promote the production of new affordable housing when affordability trends project a future shortfall.
Affordable Housing Goal

• Proposed Revision:

**GOAL NR-7** At least 25% of the total housing units in Hilltop shall be affordable to households earning up to 80% of the countywide median income, and at least half of that (12.5%) shall be affordable to households earning up to 50% of the countywide median income.

<table>
<thead>
<tr>
<th>Area Median Household Income (AMI) 2010 Data</th>
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<tbody>
<tr>
<td></td>
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<tr>
<td>Pierce County</td>
</tr>
<tr>
<td>100% AMI</td>
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<tr>
<td>$57,869</td>
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<tr>
<td>80% AMI (Low Income)</td>
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<tr>
<td>$46,295 ($1,157/mo.)</td>
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<tr>
<td>50% AMI (Very Low Income)</td>
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<tr>
<td>$28,934 ($723/mo.)</td>
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<tr>
<td>80% AMI (Low Income)</td>
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<tr>
<td>$38,290 ($957/mo.)</td>
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<tr>
<td>50% AMI (Very Low Income)</td>
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<tr>
<td>$23,931 ($598/mo.)</td>
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<tr>
<td>Hilltop</td>
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<td>100% AMI</td>
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<tr>
<td>$35,090</td>
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<tr>
<td>80% AMI (Low Income)</td>
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<td>$28,072 ($702/mo.)</td>
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<td>50% AMI (Very Low Income)</td>
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<tr>
<td>$17,545 ($439/mo.)</td>
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## Next Steps

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>March 19</td>
<td>Planning Commission – Recommendation</td>
</tr>
<tr>
<td>April 15</td>
<td>City Council – Study Session</td>
</tr>
<tr>
<td>April 15</td>
<td>City Council – Public Hearing</td>
</tr>
<tr>
<td>April 22</td>
<td>City Council – First Reading</td>
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<tr>
<td>April 29</td>
<td>City Council – Final Reading</td>
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**Project Website:** [www.cityoftacoma.org/HilltopPlan](http://www.cityoftacoma.org/HilltopPlan)
Discussion Topics

- Interlocal Agreements
- Public Access Plan
- Waterfront Design Guidelines
- Grant/project updates
Narrows Marina ILA

- Narrows Marina Phased Site Master Plan
- Joint Planning with University Place
- Lead Agencies
Port Public Access ILA

- Credit for existing public access sites
- Identify appropriate off-site projects
- Establish fee in lieu methodology
# Port Public Access ILA

<table>
<thead>
<tr>
<th>Partnership Projects</th>
<th>On Port Property</th>
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<tbody>
<tr>
<td>• Chinese Reconciliation Park</td>
<td>• Dick Gilmur Kayak Launch</td>
</tr>
<tr>
<td>• West Foss Central Park</td>
<td>• Julia’s Gulch &amp; NE Tacoma Trails</td>
</tr>
<tr>
<td>• Waterway Park</td>
<td>• Youth Marine Foundation</td>
</tr>
<tr>
<td>• Balfour Dock</td>
<td>• Other sites as mutually agreed upon by both parties</td>
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<tr>
<td>• Schuster Corridor Trail</td>
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</tr>
<tr>
<td>• 11th Street Boat Launch</td>
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<tr>
<td>• Other sites as mutually agreed upon by both parties</td>
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</tbody>
</table>
Port Public Access ILA

- Fee-in-lieu Methodology
  - 2% of the first $10M project cost
  - .5% above the first $10M project cost
  - Not to exceed $500,000 for any individual permit

<table>
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<tr>
<th>Project Cost</th>
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<td>$1,000,000</td>
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<tr>
<td>$70,000,000</td>
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Public Access Alternatives Plan

TACOMA WATERFRONT
Public Access Alternatives Plan

ESA
Waterfront Design Guidelines

![Map of Waterfront Design Guidelines]

- Gathering places should offer views of Commencement Bay, Mount Rainier, downtown Tacoma, or the Thea Foss Waterway.
- The use of native vegetation and natural shoreline features should be used to provide a buffer between the water and the waterfront walkway.
- This boat-shaped playground provides opportunities for children to play, while celebrating the area's maritime heritage. [Source: pointrustonwaterway.blogspot.com]
Other Projects/Grants/Funding

- Schuster Parkway Promenade
  - PSRC Grants
- Chinese Reconciliation Park
  - $400,000 Heritage Capital Projects Fund
- Foss Waterway
  - The Henry
  - Johnny’s Seafood
- Metro Parks Bond
  - April 22
  - Waterfront parks/open space/trails
2014 Annual Amendment

City of Tacoma
Planning & Development Services Department

Planning Commission Public Hearing
March 19, 2014
2014 Annual Amendment

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<th>Applications (Proposals)</th>
<th>Amending:</th>
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<td>Plan</td>
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<td>1. Point Ruston Mixed-Use Center</td>
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<td>2. Point Defiance Park Land Use Policies</td>
<td>(x)</td>
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<tr>
<td>3. Mixed-Use Centers Code Review</td>
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<td>4. Affordable Housing</td>
<td>(x)</td>
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<tr>
<td>5. Container Port Element</td>
<td>(x)</td>
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<tr>
<td>6. Open Space Habitat &amp; Recreation Element</td>
<td>(x)</td>
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<tr>
<td>7. Sustainability Code Amendment</td>
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<tr>
<td>8. Urban Forestry Landscaping Code Update</td>
<td>(x)</td>
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<tr>
<td>9. Plan and Code Clean-up</td>
<td>(x)</td>
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</tbody>
</table>
Comprehensive Plan –
5 Elements Amended

- Growth Strategy and Development Concept
- Housing
- Transportation
- Open Space Habitat and Recreation
- Container Port (new)
Tacoma Municipal Code – 8 Chapters Amended

- 1.37 Transfer of Development Rights Program Administrative Code
- 13.04 Platting and Subdivisions
- 13.05 Land Use Permit Procedures
- 13.06 Zoning
- 13.06A Downtown Tacoma
- 13.11 Critical Areas Preservation
- 13.12 Environmental Code
- 13.17 Mixed-Use Center Development
Notification

- Public Hearing Notice
- Public Review Document
- Public Notice Signs
- 60-Day Notices (State, PSRC, and JBLM)
- News Release
- Newspapers (TNT and Daily Index)
- TV Tacoma
- Tacoma Libraries
- Website (www.cityoftacoma.org/Planning)
- Information Session (3/12/14)
Outreach

- **City Departments:**
  - Community & Economic Dev.
  - Environmental Services
  - Legal
  - Office of Sustainability
  - Public Works
  - Tacoma Public Utilities

- **Committees, Boards and Commissions:**
  - Foss Waterway Dev. Authority
  - Sustainability Tacoma Commission
  - Tacoma Housing Authority
  - Transportation Commission
  - Neighborhood Councils
  - Neighborhood Business Dist. Assoc.
  - Blue Ribbon Panel

- **Jurisdictions / Agencies:**
  - Puyallup Tribe
  - Pierce Transit
  - Port of Tacoma
  - MetroParks Tacoma
  - City of Ruston
  - Ruston Pearl Business Dist.
  - State and Regional Agencies

- **Civic Groups:**
  - Chamber of Commerce
  - Citizens for a Healthy Bay
  - Green Tacoma Partnership
  - Master Builders Association
  - South Sound Military and Communities Partnership
Comments Heard/Anticipated

1. **Point Ruston Mixed-Use Center:**
   - Affordable housing

4. **Affordable Housing:**
   - Small lot standards – street tree and roofline orientation requirements

6. **Open Space Element:**
   - Policies relating to scenic views

7. **Sustainability Code:**
   - Electric vehicle infrastructure
   - Bicycle parking on/around campus

8. **Urban Forestry and Landscaping Code:**
   - Street tree requirement in association with street/sidewalk improvements
   - Self-managed agencies

9. **Plan and Code Cleanup:**
   - Pipestem lots – setback and building height requirements
Next Steps

- March 19: Public Hearing
- March 21: Hearing Record Closed
- April 2: Review Comments / Modify Proposals
- April 16: Commission Recommendation
- May-June: City Council Review / Adoption