## PRESENTATIONS and HANDOUTS

Meeting on October 17, 2018

<table>
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<th>Materials</th>
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<tr>
<td><strong>1. Draft Accessory Dwelling Unit Regulations</strong></td>
<td>3 – 14</td>
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<tr>
<td>(PowerPoint Slides, for Discussion Item D-1)</td>
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<td><em>(Staff Note: The City Council's review schedule for this subject as shown on the last slide (Slide #12), i.e., Study Session on November 6th, Public Hearing on November 20th, and Adoption in November-December, was tentative. As of October 19th, the schedule has been revised – the Council's Infrastructure, Planning and Sustainability Committee will review the subject in December 2018 and perhaps January 2019, and the City Council will review the subject in January-February 2019. As soon as the specific dates for the revised schedule are available, we will post them on the project’s website at <a href="http://www.cityoftacoma.org/DADU">www.cityoftacoma.org/DADU</a>.)</em></td>
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<td><strong>2. Open Space Current Use Assessment – 811 N. Karl Johan Ave.</strong></td>
<td>15 – 25</td>
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<tr>
<td>(PowerPoint Slides, for Discussion Item D-2)</td>
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<td><strong>3. Tideflats Interim Regulations – Six-Month Extension</strong></td>
<td>27 – 34</td>
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<td>(Presentation Link: <a href="https://spark.adobe.com/page/zuTPsytYALk6w/">https://spark.adobe.com/page/zuTPsytYALk6w/</a>)</td>
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<td><strong>4. Public Comments Received</strong></td>
<td>35</td>
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<tr>
<td>(Written Comments on All Agenda Items)</td>
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ADU REGULATIONS

Planning Commission Recommendation to City Council
October 17, 2018
Agenda

1. Public Comment Responses
2. Code Clarification & Potential Code Changes
3. Legislative Schedule
Public Comment Responses

Topics
AADU DADU Design Standards
Density
Design Standards
Floor Area Ratio
Height Limits
Incentives
Tiny Homes
Owner-Occupancy Req.
Parking
Community Engagement
Relationship to Affordability
Size
Site Design and Location
Variances
Size of Accessory Structures

Proposed Code:
- 10,000 SF lots and up, proportional increase in all accessory structure footprints
- Additional 500 SF for DADU

Size of ADUs

Proposed Code:
- Refer to 13.06.150
Building Size

Proposed Code:

- Not to exceed:
  - 1200 SF - Minimum standard lot
  - 800 SF - Less than minimum standard lot
  - 1500 SF - Lot larger than 10,000 SF
Building and Lot Size Relationship

Accessory Buildings
(For lots under 10,000 square feet)

LOT

15%

All Accessory Buildings
Relative to Lot Size
NOT TO EXCEED 1000 SF

85%

ACCESSORY BUILDING FOOTPRINTS
MAIN BUILDING FOOTPRINT

LOT

+ 500 SF

15%

All Accessory Buildings inclusive of DADU
Relative to Lot Size
NOT TO EXCEED 1500 SF
(not applicable to lots over 10000 SF)
Building and Lot Size Relationship

Size of Accessory Dwelling Unit

85% OR + 500 SF 15% =

House SF DADU SF

House SF ACCESSORY BUILDING FOOTPRINTS SF DADU SF

NOT TO EXCEED
1200 SF - MINIMUM STANDARD LOT
800 SF - LESS THAN MINIMUM STANDARD LOT
1500 SF - LARGER THAN 10,000 SQUARE FEET

DADU FOOTPRINT SF + OTHER ACCESSORY BUILDING FOOTPRINTS SF = TOTAL ALLOWABLE ACCESSORY BUILDING FOOTPRINT SF
Building and Lot Size Relationship

Limiting Factors:
- Lot Size
- Building Size
- Overall not to Exceed

Why:
- Guarantees subserviance
- Multiple factors cover various scenarios
- Allows workable ADU if other accessory structures
Accessory Building Location

Proposed Code:
- Accessory buildings to be in functional rear yard, except where patterns dictate
- ADUs must be in rear yard, except if applying for variance
Height

Proposed Code:
• Typical height at 18 feet based on Building Code methodology
• 15 feet in View Sensitive District

OPTION:
For detached ADUs providing parking on the main level of a structure, the height of the detached ADU may be 20 feet, measured per the Building Code
Design Standards

Proposed Code:
- Refer to Landmarks and Historic Special Review Districts for proposals in historic districts
- Performance based standard focused on quality

OPTION:
- Match Attached and Detached design standards
- Attached Add cannot increase nonconformity
- Attached ADU entrance cannot face front
ADU Code Amendment Schedule

City Council Process

November 6th – City Council Study Session
November 20th – City Council Public Hearing
End of November - December – City Council 1st and 2nd Reading of Ordinance
Anderson Open Space Current Use Assessment (OSCUA)
811 N. Karl Johan Avenue
Application
Overview

Proposal – Open Space Current Use Assessment for property at 811 N. Karl Johan Avenue.
- Staff recommending approval of a 90% reduction

Requested Action –
- concurrence with staff recommendation and
- release package for public review and
- set the public hearing for 12/5 meeting.
Strong policy support at multiple levels
Comp plan
  Land use Designations
  environmental
  open space ..

- Growth Management Act –
  - Goal 9 – Retain Open Space/conserve fish and wildlife habitat
  - Goal 10 – Protect the environment and enhance air and water quality and availability of water.
- City of Tacoma Comprehensive plan call for protection of open space, water and air quality.
- City of Tacoma’s Environmental Action Plan calls for a range of actions to protect the natural environment.
The overall goal of the program is to preserve open space for the benefit of the public. Including scenic beauty, critical areas, open space, and agriculture use.

RCW 84.34.037 - highlights

- RCW 84.34.037 – sets forth a process by which the city and county jointly consider and approve OSCUA applications.

The applicable criteria to this site from the RCW to consider are as follows:

- Conserve or enhance natural, cultural, or scenic resources
- Protect streams, stream corridors, wetlands, natural shorelines and aquifers
- Protect soil resources and unique or critical wildlife and native plant habitat
- Enhance the value of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries, or other open spaces
Joint review
Exchanges
Proportionate reduction of tax
Follows comp plan process
Anderson Property

811 N. Karl Johan Avenue. The property is situated between Washington State Highway 16, North Jackson Avenue and Karl Johan Avenue.
Anderson Property

- 3.13 of the total 4.17 acre site is included in the application. The orange shaded areas are excluded from this application.

- Near other open space use such as Scott Pierson Trail directly to the north of the site and War Memorial Park, located to the east of the site across N. Jackson Ave.

- Majority of the site is in the R-1 Single-Family Dwelling District zoning district with the remainder of the site R-3 PRD District (APN 0221343116). The entire site is also within the View Sensitive District Overlay.
Key Open Space Features

- 3.13 acre site comprised of three parcels, 2 involved one of which will be excluded from OSCUA because of development.
- Known critical areas located on the site.
- A permanent conservation easement with Forterra is in place across the proposed site.
- The site serves as a pleasant forest gateway to the city along the Scott Pierson trail entry and State Highway 16.
- The site has been designated open space by the city of Tacoma.
- Habitat

The headwaters of narrows creek is located within the site.
Parks and Open Space Designated Area

- Site is located with the Parks and Open Space Designation.
- Comprehensive plan calls for conservation and enhancement of open, natural and improved areas valuable for their environmental, recreational, green infrastructure and scenic character and all the public benefits they provide.
- The headwater of narrows creek is located on the site.
- The site serves as a sanctuary for many birds and native urban species.

1- Scott Pierson Trail. 2 - Green shaded area denotes the Parks and Open Space Land Use designation. 3 - Narrows Creek.
## Pierce County PBRS Valuation System

<table>
<thead>
<tr>
<th>PBRS Priority</th>
<th>Categories</th>
<th>Point System</th>
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<tbody>
<tr>
<td>High Priority*</td>
<td>Fish &amp; Wildlife Habitat Conservation Area</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Streams</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Wetland</td>
<td>5</td>
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<tr>
<td></td>
<td>Wooded Areas</td>
<td>5</td>
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<tr>
<td>Low Priority</td>
<td>Landslide &amp; Erosion Hazards Area (Steep Slopes)</td>
<td>1</td>
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<tr>
<td>Bonus</td>
<td>Conservation/Historic Easement Granted in Perpetuity</td>
<td>10</td>
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<td></td>
<td>Site Within a Designated Urban Growth Area (UGA)</td>
<td>5</td>
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*High priority category points are limited to 15.

*RCW 84.34.055; Pierce County Code Chapter 2.114
• What the commission will be considering is a 90% reduction in the market value of the property.
• The cities share of that tax is approximately 21%
Tideflats Subarea Plan
MANUFACTURING/INDUSTRIAL CENTER
MANUFACTURING/INDUSTRIAL CENTER

• A designation established in 2002 in the Puget Sound Regional Council’s VISION 2040 and the City of Tacoma’s Comprehensive Plan.

• Nine MICs designated in the Puget Sound Region targeted for significant regional employment growth.

• Manufacturing and industrial uses are protected from encroachment.

• Designation provides regional funding priority for major transportation projects, e.g., Port of Tacoma Road, Taylor Way, SR 167, and freight projects
WHAT DOES A SUBAREA PLAN ADDRESS?
(PER PUGET SOUND REGIONAL COUNCIL)

<table>
<thead>
<tr>
<th>Subject</th>
<th>Issues to Address</th>
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<tr>
<td>Plan Concept (or “Vision”)</td>
<td>• Preservation of urban industrial land base &lt;br&gt;• Economic role of the center &lt;br&gt;• Relationship with the city’s comprehensive plan &lt;br&gt;• Market analysis</td>
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<tr>
<td>Environment</td>
<td>• Protection of sensitive areas &lt;br&gt;• Stormwater management &lt;br&gt;• Air pollution and greenhouse gas emissions</td>
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<tr>
<td>Land Use</td>
<td>• Employment growth targets &lt;br&gt;• Description of industrial and manufacturing uses &lt;br&gt;• Incompatible land uses &lt;br&gt;• Mitigation of aesthetic impacts</td>
</tr>
<tr>
<td>Economy</td>
<td>• Economic development strategies &lt;br&gt;• Key sectors and industry clusters</td>
</tr>
<tr>
<td>Public Services</td>
<td>• Capital plans to meet targeted growth</td>
</tr>
<tr>
<td>Transportation</td>
<td>• Freight movement &lt;br&gt;• Employee commuting &lt;br&gt;• Transit &lt;br&gt;• Mode-split goals</td>
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BENEFITS OF A SUBAREA PLAN

• Coordinated approach to development
• Improved predictability for permitting
• Increased eligibility for transportation funding
• Enhanced / streamlined environmental review
• Strategic capital investment
SUBAREA PLANNING PROCESS
INTERGOVERNMENTAL AGREEMENT

• Resolution No. 40113
• Establishes Funding Partners
  • City of Tacoma
  • Port of Tacoma
  • Puyallup Tribe of Indians
• Contingent on mutually satisfactory work plan
  • City of Tacoma
  • Port of Tacoma
  • Puyallup Tribe of Indians
  • Pierce County
  • City of Fife
RESOURCES ONLINE

- www.cityoftacoma.org/tideflatsplan
- www.cityoftacoma.org/tideflatsinterim
- www.cityoftacoma.org/onetacoma
- www.psrc.org/centers
Accessory Dwelling Unit (ADU) Regulations
It is in my personal interest to support the optional code for ADU above a garage:  Optional
Proposed Code: Allows additional 2 feet of height if DADU is located over a parking garage, for total of 20 feet, using Building Code methodology.

With an existing garage of 15’ height from concrete pavement to the peak conversion to a ADU is of interest, 5 foot should be sufficient; however, allowed setback done prior to my purchase of property. 5 foot additional height is needed, at the minimum.

Open Space Current Use Assessment: Support conversion by private parties. Will public trails or bike paths be allowed, and will City support maintenance? Long term planning considerations need to be taken for the times when property changes ownership to maintain open space and public conditional usage? Property tax reduction is of much less importance compared to longer term preservation, usage, and maintenance planning and public needs. The tax savings in this case are very small; however, the demand for use of this area in the coming decades will greatly increase. Very well thought out contractual agreement shall be developed between current and subsequent property owners and City.

Tideflats Interim Regulations
I support a natural gas facility and concur with the environment impact statement recently completed.

Thanks for the opportunities to provide input.

dnb

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