HANDOUTS and PRESENTATIONS

Included in this packet are materials presented at the Planning Commission’s meeting on November 20, 2013:

1. Temporary Homeless Camp Permit Process
   (PowerPoint; for Discussion Item D-1)

2. Sustainability Code Amendment
   (PowerPoint; for Discussion Item D-2)

3. Urban Forestry Landscaping Code Update
   (PowerPoint; for Discussion Item D-3)
CITY OF TACOMA

TEMPORARY HOMELESS CAMP PERMIT PROCESS
Proposed Amendments to TMC 13.05 and 13.06.635 - Temporary Uses

John W. Harrington, Jr.
Principal Planner
Planning and Development Services Dept.

Planning Commission Meeting
November 20, 2013
Background

- 2010 state law authorizes religious organizations to host temporary homeless camps (RCW 36.01.290)
  - May locate on church owned or controlled property

- Cities may impose conditions that protect the public health and safety
  - A number of camp characteristics and operating standards may be determined by the city
Background (cont’d)

- Discretionary regulations examples
  - Camp size
  - Duration
  - Number of camps
  - Frequency of use of same property for camps
  - Resident make-up
  - Camp setbacks from residential uses
  - Parking
  - Transit access nearby
Approach

❖ Conduct Public Outreach
  - Community based agencies
    • Religious organizations
    • Organizations working with the homeless
    • Neighborhood and business groups
    • City commissions

❖ Coordinate with SME public agencies
  - Interdepartmental Team (Police, Fire, Health, Environ Services, Public Works, Power, Water, Solid Waste, N&C Services, PDS)
  - Talk with other cities SMEs/visit active camp
Approach (cont’d)

❖ Benchmark regulations from other cities
  - Comparative spreadsheet
    • 11 cities
    • Wide range of requirements
    • Varying review processes/notice reqmt’s
Public Outreach Findings

- **Common Questions/Concerns**
  - **Human Services**
    - What is the need for tent camps?
    - Is this a long term or short term solution?
    - Tent camps are least desired temporary housing and not suited for all
    - Need to provide services in camps
    - No children in the camps
    - Mental illness
Public Outreach Findings

- Common Questions/Concerns
  - Coordination
    - Need for temporary camps to be planned and coordinated by religious organizations
    - Timeframe. Extensions allowed?
    - Recurrence in same neighborhood
    - Minimum camp area
    - Move time/transition to new camp
Public Outreach Findings

❖ Common Questions/Concerns
   - Regulations
     • Timeframe
     • Recurrence
     • Number of residents
     • Homeless food station in S. Tacoma years ago turned into an unregulated homeless camp and was a terrible situation
Public Outreach Findings

- Common Questions/Concerns
  - Neighborhood
    - Fencing
    - Setbacks (fire requirements)
    - Recurrence
    - Number of residents
    - Traffic/transit
    - Camps can be more welcome if they are seen doing something positive (cleanup)
SME Health/Safety

❖ Camp Quixote/ Tent City 4 observations
  - Camp setup
  - Resident leaders

❖ City Agencies
  - Health
  - Fire
  - Solid Waste
  - Safety/Legal

- Other agencies – standard existing regs/ops
Staff Recommendations

- Max occupancy: **100 on single large hard surface site or two 50 resident sites**
- Min camp area: 7,500 sf for first 25 residents; 15,000 sf for 26-50 residents; 30,000 sf for 100 residents*
- Max time on ground: 93 days
- Min time to return to site or neighborhood: 2 years; 1 year for hard surface site
- No warrant or background checks req’d
Staff Recommendations

- Trash pick-up paid for by sponsor church
- Minimum age: 18 years
- 6-foot sight obscuring perimeter fence, may also be constructed of heavy weather-resistant fabric
- 14-day public notice
Remaining Issues

- Parking scalable (2 per 25 residents?)
- Rodent control required?
- Time to process application – 30 days
- Adjust timeframe for non-residential areas - 180 days
- Calculation of timeframes (start to start)
- Warrant and background checks required?
- Shower facilities requirement
- Tent separation (10 ft too much?)
Tent City 4 – City of Sammamish

Tent spacing, perimeter fence and boardwalk

14,000 sf living area
4,000 sf support area
78 residents

Mary Queen of Peace Church
Operated by SHARE/WHEEL
Mobile shower/Laundry facility/Latrines
Other Support Facilities

Food service/Pantry
No kitchen operations
Microwave meals and hot beverages
Food eaten in community/rec tent
No food in sleeping tents
Next Steps

Next week: Trip to Tent City
Next week: Trip to Tent City 3

Dec 2: Neighborhoods and Housing Committee

Dec 18: Planning Commission Meeting/Draft Review

Jan 15, 2014: Planning Commission Public Hearing

Feb 5: Planning Commission Review

Feb 19: Planning Commission recommendation

Feb-Apr: City Council consideration
CITY OF TACOMA

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Proposed Amendments to TMC 13.05 and 13.06.635 - Temporary Uses

John W. Harrington, Jr.
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Planning Commission Meeting
November 20, 2013
SUSTAINABILITY CODE AMENDMENTS
APPLICATION #2013-09

STEPHEN ATKINSON
PLANNING AND DEVELOPMENT SERVICES
CITY OF TACOMA

NOVEMBER 20, 2013
Purpose

Tacoma’s Approach to Sustainability

Sustainability is a term that describes taking care of the environment, economy, and community in a way that allows present and future generations to thrive. Sustainability is less a specific outcome than a means to an end; it involves taking the long view and recognizing the integrated nature of the world and that natural resources are finite. A sustainable approach embeds these concepts in day-to-day decisions and aligns interests and actions toward shared community goals.

Tacoma's Vision

In Tacoma, we strive to achieve an exceptional quality of life for every generation and leave a legacy of stewardship. We work together to achieve lasting and equitable prosperity; build safe, healthy, vibrant communities; and minimize our negative impacts in order to conserve the natural resources that sustain us.
Climate Action Plan - 2008

- Moving People and Goods More Efficiently
- Enhancing Compact/Livable Neighborhoods
- Energy Efficiency in Our Buildings, Homes and Industries
- Reuse and Recycle … from Buildings to Food Waste
STAR Community Rating

- Built Environment
- Climate and Energy
- Economy and Jobs
- Education, Arts and Culture
- Equity and Empowerment
- Health and Safety
- Natural Systems
Tacoma’s Growth Strategy

- **Centers**
  - Dense, compact, mixed use, transit supportive

- **MoMaP**
  - Bicycle and pedestrian infrastructure

- **Critical Areas and Shorelines**
  - Focusing growth away from sensitive areas, maintaining native vegetation and hydrological functions

- **Design**
  - Complete Streets, Bicycle and Pedestrian Design
Origin of the Scope of Work

- Regional Code Committee
- STAR Community Rating
- LEED-ND
- Phase 1 Municipal Stormwater Permit
Scope of Work

- Electric Vehicle Charging Stations
- Rain Catchment
- Exterior insulation
- Light Trespass
- Short and Long Term Bicycle Parking
- Shower and Changing Facilities
- Low Impact Development BMPs
Relationship to Other Projects

- Landscaping – 2013/2014
- Affordable Housing – 2014/2015
- Stormwater Management Program – 2013/2015
- Comprehensive Plan Update – 2013/2015
Next Steps

- Scope and supporting documentation for each topic
- Draft code amendments
Planning Commission
November 20, 2013

URBAN FORESTRY LANDSCAPING CODE UPDATES
Urban Forest: a Major policy emphasis

- Urban Forest Policy Element
- Open Space Habitat and Recreation Element
- Climate Action Plan
- Surface Water Management Plan
- Complete Streets
Urban Forest Policy Element (2010)

- Recognize urban forest as an asset
- 30% city-wide canopy coverage
- Provide flexible regulatory approaches
- Enhance stormwater benefits through landscaping
- Integrate public safety considerations
- Enhance connections between natural and developed areas
- Implementation through cross-departmental program
Policy Implementation

Lead by Example
- Planting, Removals, and Demonstration Projects

Urban Forest Policy Element

Urban Forest Management Plan

Inventory & Assessment
- 19% city-wide canopy cover

Regulations
- Update Title 13

Education & Outreach
- Benefits of Trees

Incentives & Assistance

- Lead by Example
- Urban Forest Policy Element
- Urban Forest Management Plan
- Inventory & Assessment
- Regulations
- Education & Outreach
- Incentives & Assistance
Regulations

- Update Title 13
  - Plantings triggered by development of private property
  - Includes plantings on private property and in adjacent rights-of-way
Regulations

- Previous review
  - Commission review 2011 – 2012
  - Public Hearing May, 2012

- Refocus on Positive Aspects
  - Strong support for goals
  - City leadership
  - Incentives and flexibility
  - Quality not quantity
  - Tree health
  - Reduced emphasis on requirements, particularly in single-family and view areas
Getting more out of Tacoma’s Landscaping Code

- Encourage planting more
- Plant better
- Health, survival and maintenance
- Promote tree retention
- Provide flexibility
- Increase stormwater benefits
- Understandable and predictable
Plant more

- Street trees
  - With new roads and sidewalks
  - Along key corridors in industrial zones

- Parking lots
  - Interior + perimeter landscaping
  - Treat parking lots the same in different districts
  - Often met by other requirements
Plant better

ALL LANDSCAPING
- Native, climate-adapted, invasive
- Safety and visibility
- Remove barriers to LID approaches
- Follow adopted designs

TREES
- Right tree-right place
- Longevity and health
- Small, medium, large trees

SHRUBS & GROUNDCOVER
- Size, variety
Promote vegetation health

- Landscape Management Plans
- Protection
- Irrigation
- Pruning (no topping)
- Maintenance
- Replacement
- Alterations
- Enforcement
Flexibility

- Tree placement
- Bonding
- Fee in lieu
- Landscaping Master Plan
Tree size flexibility

- Small, medium, large (sliding scale for # required)
  - Small: 15-25 feet mature height
  - Medium: 26-40 feet
  - Large: 41 feet or greater

<table>
<thead>
<tr>
<th>Minimum Spacing Requirements for Trees</th>
<th>Small Trees *</th>
<th>Medium Trees *</th>
<th>Large Trees *</th>
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</thead>
<tbody>
<tr>
<td>Minimum spacing requirement in ft.:</td>
<td>10</td>
<td>25</td>
<td>40</td>
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</table>

* as defined in glossary under “Tree Class Sizes”

<table>
<thead>
<tr>
<th>Minimum Soil Volumes and Minimum Unpaved Planting Area per Tree</th>
<th>Small Trees *</th>
<th>Medium Trees *</th>
<th>Large Trees *</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum unpaved planting area (sq. ft.):</td>
<td>24</td>
<td>32</td>
<td>40</td>
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<tr>
<td>Standard tree pit size (ft.):</td>
<td>4 X 6</td>
<td>4 X 8</td>
<td>4 X 10</td>
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<tr>
<td>Minimum soil volume (cu. ft. / cu. yd.):</td>
<td>72 / 2.7</td>
<td>96 / 3.6</td>
<td>120 / 4.4</td>
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### Incentives

<table>
<thead>
<tr>
<th>Desired features</th>
<th>Incentives</th>
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<tbody>
<tr>
<td>Larger trees</td>
<td>Sliding scale for size</td>
</tr>
<tr>
<td>Tree retention</td>
<td>Setback flexibility</td>
</tr>
<tr>
<td>Evergreens</td>
<td>Reduced quantities</td>
</tr>
<tr>
<td>Additional soil volume</td>
<td>Reduced area</td>
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<tr>
<td>LID approaches</td>
<td>Location flexibility</td>
</tr>
</tbody>
</table>

- Setting a baseline - ensure intent still met onsite
  - Reduce, don’t remove requirements
  - Some features may not be subject to reduction (e.g., buffers)
Predictable and understandable

- Organize by subject
- Consistency
- Urban Forest Manual
  - Technical guidance on…
  - planting, maintenance, tree retention, other subjects
  - Landscape Management Plans
  - Small, medium, large tree lists
  - Also education and outreach tool
Canopy cover benefits-why it matters

- Oxygen Production
- Air Temperature Reduction
- Sociological/physiological & Aesthetics
- Noise reduction
- Wildlife Habitat
- Building Energy Conservation
- Greenhouse Gas Reduction
- Air Quality
- Water Quality (stormwater infiltration and pollution prevention)
## Refining canopy goals

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Existing Canopy Cover (%)</th>
<th>Recommended Canopy Cover Goal (%)</th>
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<tbody>
<tr>
<td>Commercial/Mixed Use (CM)</td>
<td>3.7%</td>
<td>15%</td>
</tr>
<tr>
<td>Downtown (DN)</td>
<td>3.1%</td>
<td>15%</td>
</tr>
<tr>
<td>Developed Park (DP)</td>
<td>28.7%</td>
<td>35%</td>
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<tr>
<td>Major Institution (MA)</td>
<td>6.8%</td>
<td>25%</td>
</tr>
<tr>
<td>Multi-Family (MF)</td>
<td>19.0%</td>
<td>25%</td>
</tr>
<tr>
<td>Manufacturing/Industrial (MI)</td>
<td>3.7%</td>
<td>10%</td>
</tr>
<tr>
<td>Parks Natural Area (PN)</td>
<td>74.6%</td>
<td>80%</td>
</tr>
<tr>
<td>Single Family (SF)</td>
<td>23.0%</td>
<td>30%</td>
</tr>
<tr>
<td>ROW/Non-Parceled Areas</td>
<td>9.2%</td>
<td>30%</td>
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<tr>
<td>Total</td>
<td>19%</td>
<td>30%</td>
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</table>
Community Outreach

- Metro Parks Tacoma
- Port of Tacoma
- Master Builders Association
- Association of General Contractors
- Tacoma School District
- Chamber of Commerce
- Business Districts
- Neighborhood Councils
- Sustainability Commission
- Green Tacoma Partnership