

19th and Mildred

Background



Background

Over the last two years, City staff has been studying the 19th and Mildred Commercial area.

- Zoned Commercial Mixed Use
- Includes the 9.5 acre vacant parcel, commonly known as the “Eaton Property.”
- Discussions have focused on coordination, matching adjoining jurisdictions, adopting form-based code

Background

- Zoned Commercial Mixed Use
 - maximum height of 55 feet, which is approximately 3-4 stories
 - Residential permitted on upper stories over at least one story of commercial in the first 250' and on the back portion of the property
 - Area framed by two major arterials and dense construction is proposed to the west and north west
 - High density residential is to the east
- Developer Interest:
 - Majority of developer interest is residential in nature: condos, senior housing, student housing, and apartments
 - Current market “sweet spot” is 75 feet. This would allow what the industry calls a 5 over 2. Five stories of wood construction over a two story concrete platform.

Background



Bridgeport - University Place



Proctor Station

Update

U.P.

- Scheduled to adopt a form-based code for their commercial areas by end of the year
- Narrows Plaza to be the greatest in intensity and density: *considering increased maximum height to at least 75 feet, with possible bonuses up to 110'*

COT

- James Center is currently zoned Community Commercial Mixed-Use.
- Vision is to evolve it into a denser urban district. The standard building height in this district is 60 feet but additional height can be achieved with bonuses.
- The City of Tacoma is interested in coordinating on a centers plan

Discussion

- Staff would recommend looking at increasing the height to the 75-foot mark and would recommend transitioning the Commercial Mixed Use zone from the traditional hybrid model to a form-based code model.
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- Also, staff would recommend continued coordination with both jurisdictions, as well as, Tacoma Community College, Pierce Transit and Sound Transit. This will present a challenge as each entity is at a different stage of planning, but coordination would benefit our most intense commercial area.

Question

QUESTIONS:

What focus would Council like us to take as we move forward with coordination?

What concerns does Council have with joint planning?

What amendments would Council be most interested in?

Whittier School
Replacement
Code Considerations

Background

The Tacoma School District has proposed a \$535 million bond that would include the replacement of Whittier Elementary.

Whittier Elementary is located at 777 Elm Tree Lane and has a zoning designation of Residential-4 (R-4).

Schools are allowed in the R-4 zone with a conditional use permit, but the design guidelines and standards were established for residential construction, not a new school.

Question

QUESTION: Are there changes in these specific areas that the Council would like staff to draft changes for, and are there any additional areas Council would like staff to review or address?

Background



Discussion

Past Concerns

- Current parking standards
- Building height
- Modulation
- Building materials
- Design elements
- Storm retention
- Location of building
- Bus Access
- Loading/Unloading

Design Guidelines

22.64.001	Purpose.	22.64.017	Building frontages.	22.64.033	Public artworks.
22.64.002	Natural features.	22.64.018	Upper floor balconies, alcoves, and decks.	22.64.034	Lighting.
22.64.003	Grading and storm drainage.	22.64.019	Awnings and canopies.	22.64.035	Roadway corridors and street frontages.
22.64.004	Landforms and viewscapes.	22.64.020	Display windows.	22.64.036	Urban buffers.
22.64.005	Street layouts.	22.64.021	Site planning.	22.64.037	Sidewalks and walkways.
22.64.006	Parking lots and areas.	22.64.022	Infill development patterns.	22.64.038	Buildings and yards.
22.64.007	Parkways, gateways, bikeways, and trails.	22.64.023	Garage entries and driveways.	22.64.039	Screening.
22.64.008	Building heights.	22.64.024	Garage doors.	22.64.040	Landscape materials.
22.64.009	Modulation and articulation – Walls and roofs.	22.64.025	Street access.	22.64.041	<i>Repealed.</i>
22.64.010	Building scale.	22.64.026	Blank building and retaining walls.	22.64.042	Large retail establishments.
22.64.011	Building entries.	22.64.027	Usable open spaces.	22.64.043	Drive-through facilities.
22.64.012	Building materials.	22.64.028	Private spaces.		
22.64.013	Accessory buildings.	22.64.029	Commercial walkways.		
22.64.014	Service equipment and activities.	22.64.030	Commercial walkway corridors.		
22.64.015	Solar orientations.	22.64.031	Outdoor activity spaces.		
22.64.016	Ground floor activities.	22.64.032	Streetscape furnishings.		

Accessory Dwelling Unit Review Level

Accessory Dwelling Unit Review Level

Question: Shall staff move forward with lowering the review level for detached accessory dwelling units from a conditional use permit to an administrative use permit?

Detached ADU

Conditional Use Permit

Hearing Examiner	300-foot notice	public hearing	Processing Time: 2-3 month	Cost: \$1,300- 1,500 estimate
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Administrative Use Permit

Staff Level	100-foot notice	14-day Comment period	Processing Time: 3-4 weeks	Cost: \$500-600 estimate
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Attached ADU

Administrative Design Review

Staff level approval	No notice required	No comment period	Processing Time: 1 week	Cost: \$150
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Considerations

- Would save applicant time and money
- Still requires notification and public comment period
- Must comply with same standards
- Council previously changed the utility billing for ADUs to make them more affordable
- There are 13 approved ADUs in the City
 - 7 detached; 6 attached
 - No known complaints related to approved ADUs
- Of the three recent DADU public hearings – only 1 comment

Accessory Dwelling Unit

Purpose

- Provide homeowners with a means of obtaining rental income, companionship, security, and services
- Add affordable housing to people with varying income levels
- Develop additional housing for people at a variety of stages in the life cycle

Standards

- Only one per property
- Property owner must occupy one or the other of the units
- Maximum size limit of 800 sf or single floor in a multi-story house (i.e. a basement)
- Must be designed with similar architecture design and style as primary
- No additional off-street parking required
- No additional utility meters
- Total number of occupants limited by definition of family
- Concomitant agreement filed with Pierce County auditors