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**SUBJECT:** Solid Waste Development Manual Update  
**DATE:** December 11, 2024

Initial  
GMS

**PRESENTATION TYPE:**

Informational Briefing

**SUMMARY:**

Planning and Development Services and Environmental Services staff will present an overview of the City’s new proposed Solid Waste Development Manual (Manual). This new manual will provide design guidance and requirements intended to reflect current best practices for design and construction of solid waste facilities within new commercial, multifamily, and residential developments.

**BACKGROUND:**

The Home in Tacoma ordinance will necessitate the need for shared solid waste services for missing middle housing types. Individual residential solid waste services will no longer be able to spatially fit within the frontage width to do the allowable increased density. These shared services are likely to be managed differently and at a smaller scale than similar shared services within large multifamily or other commercial scale developments.

The City of Tacoma has developed the new manual to support the implementation of shared services as well as to provide clarity and transparency for other solid waste services. These updates include requirements for mitigating environmental concerns as well as ensuring designated spaces for shared facilities. Environmental Services, in collaboration with Planning and Development Services, plans to implement the new manual by February 1, 2025.

**ISSUE:**

Home in Tacoma upzoning and other future development impacts have necessitated the need for a design manual to guide development activity. This new manual will provide provisions for allowing shared services and mitigation to ensure a successful implementation of the Home in Tacoma project.

**ALTERNATIVES:**

This is an information briefing only. There are no alternatives presented.

**FISCAL IMPACT:**

This is an information briefing only. There is no fiscal impact.

**RECOMMENDATION:**

This is an information briefing only. There is no recommendation.