



# City of Tacoma

## Infrastructure, Planning and Sustainability Committee Minutes

747 Market Street, Tacoma, WA 98402, Conference Room 248  
Dial: 253-215-8782 Meeting ID: 878 2905 6704  
Webinar Link: [www.zoom.us/j/87829056704](http://www.zoom.us/j/87829056704) Passcode: 614650

**October 12, 2022**

**4:30 PM**

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Chair Kristina Walker, Vice Chair John Hines, Olgy Diaz,  
Catherine Ushka, Joe Bushnell (alternate)

### Call To Order

Chair Walker called the meeting to order at 4:35 p.m.

### Roll Call

**Present:** 4 - Diaz, Hines, Walker and Bushnell

**Absent:** 1 - Ushka

### Approval of Minutes

1. [22-1098](#) Approval of the minutes of the July 13, 2022, meeting.
2. [22-1099](#) Approval of the minutes of the July 27, 2022, meeting.
3. [22-1100](#) Approval of the minutes of the August 10, 2022, meeting.

**MOTION: Vice Chair Hines moved to approve the minutes of the July 13, July 27, and August 10, 2022, meetings.**

**SECONDED BY: Council Member Diaz.**

**ACTION: Voice vote was taken and carried. The motion was declared adopted.**

**Ayes:** 4 - Diaz, Hines, Walker and Bushnell

**Absent:** 1 - Ushka

## Briefing Items

4. [22-1092](#) Home In Tacoma Project Phase 2  
[Elliott Barnett, Senior Planner, Planning and Development Services]

At approximately 4:36 p.m., Elliott Barnett, Senior Planner, Planning and Development Services (PDS), provided opening remarks and presented the Home in Tacoma (HIT) Project Phase 2, including meeting objectives, the HIT Project being a part of the Affordable Housing Action Strategy (AHAS), the City Council and City Council standing committees' work approach, and the City Council preliminary schedule.

Elliott Barnett introduced Sandra Girgis, Project Manager and Senior Planner, and Brad Barnett, Associate Planner, Mithun. Brad Barnett continued by presenting the consultant team; HIT Project Phase 2 major elements; zoning policy decisions from Phase 1, noting the adopted policy direction and key decisions for Phase 2; how zoning and standards should reflect residential patterns; proposed guiding principles for establishing zoning framework; residential growth categories, noting types of housing in proposed low- and mid-scale areas; proposed zoning categories for testing scenarios; understanding how much growth could result; how alternatives should be evaluated; and the engagement strategy approach, noting proposed engagement tracks related to building and site, streetscape and neighborhood, and affordability and anti-displacement. Elliott Barnett concluded with reviewing next steps, noting key questions and guidance to the Planning Commission on the approach.

Discussion ensued regarding maintaining quality of life factors while building density, key questions, how low- and mid-scale terms relate to the zoning code, allowances for 5- and 6-plex housing, existing neighborhood patterns versus desired density, missing middle housing and affordable housing, public outreach and feedback, building requirements, residential patterns, how the engagement tracks are decided, and developing criteria for building.

The Infrastructure, Planning, and Sustainability (IPS) Committee meeting recessed at 5:36 p.m.

The IPS Committee meeting reconvened at 5:43 p.m.

Corey Newton, Site and Building Division Manager, PDS, presented on Tacoma permits, including the Tacomapermits.org website, the permit timeline, information shared with the public, and residential permits versus commercial permits.

Discussion ensued throughout regarding the permit timeline and process.

5. [22-1093](#) Transfer of Development Rights Program Update  
[Elliott Barnett, Senior Planner, Planning and Development Services]

At approximately 5:56 p.m., Elliott Barnett presented an update on the Transfer of Development Rights (TDR) Program, including an overview, standing up Tacoma's TDR Program, Tacoma's TDR sending and receiving areas, how TDRs work in the Tacoma Municipal Code, TDR Program outcomes, and next steps.

Discussion ensued regarding how the TDR Program relates to the AHAS and multi-family tax exemptions, maintaining open and green spaces within the City, tying density to public benefits, the cost of the TDR Program study, sites designated as historical landmarks, height bonuses, utilizing credits or incentives from multiple programs, what a TDR Program credit is worth for a developer, how the TDR Program model connects to affordable housing, and outreach with the development community.

## Topics for Upcoming Meetings

6. [22-1094](#) October 26, 2022 - Capital Facilities Program Update; South Tacoma Groundwater  
Protection District Moratorium Briefing  
November 9, 2022 - Landmarks Preservation Commission Interviews  
November 23, 2022 - Cancelled

Cathy Sims, Committee Liaison, stated that the next meeting will be on October 26, 2022, and will include updates on the Capital Facilities Program and the South Tacoma Groundwater Protection District moratorium; that the November 9, 2022, meeting will include Landmarks Preservation Commission interviews; and that the November 23, 2022, meeting will be cancelled due to the Thanksgiving holiday.

## Other Items of Interest

Chair Walker reminded the Committee Members to check their availability to attend meetings of committees, boards, and commissions that report to the IPS Committee.

## Public Comment

There was no Public Comment.

## **Adjournment**

There being no further business, the meeting adjourned at 6:28 p.m.

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Kristina Walker, Chair

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Katie Foster, City Clerk's Office