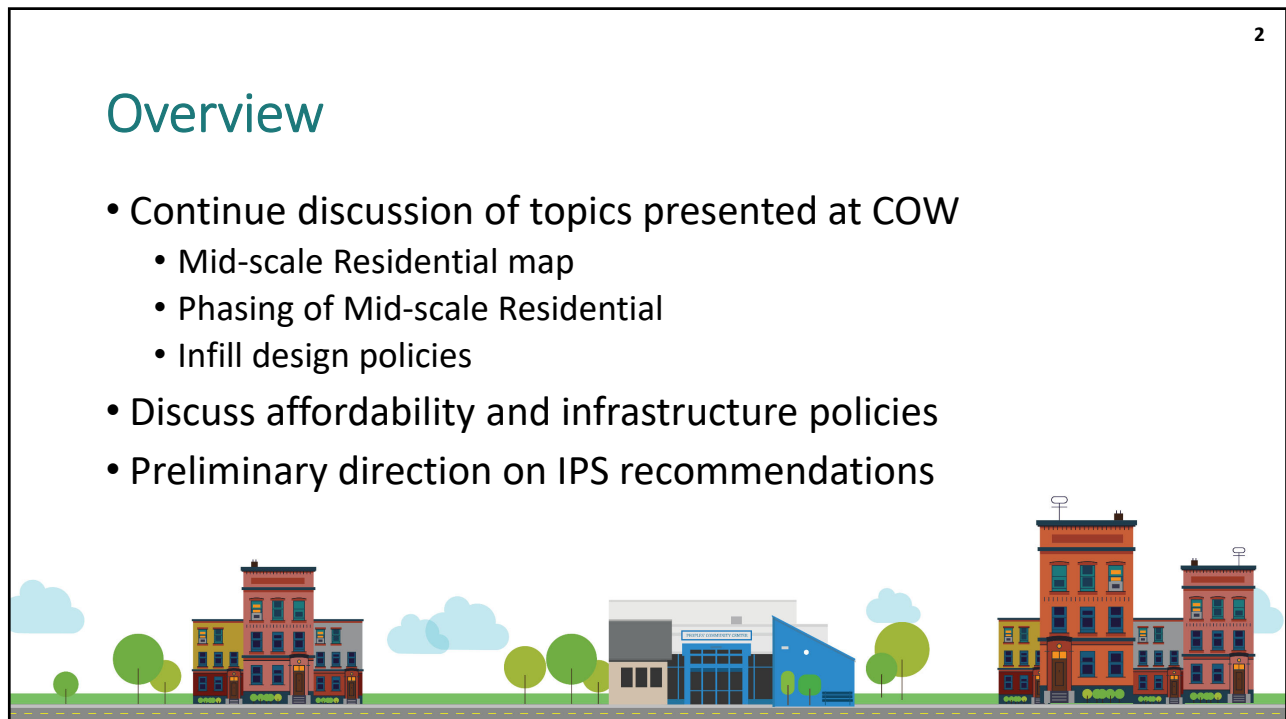




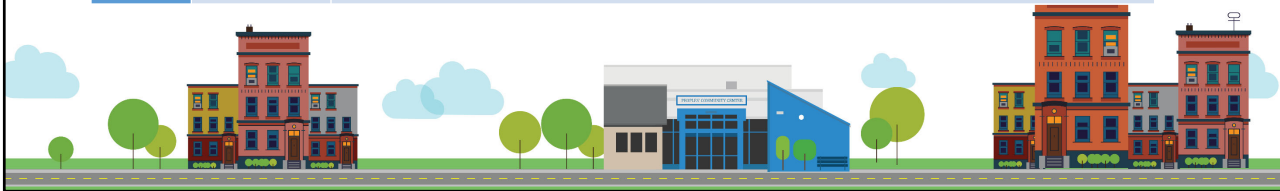
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IPS Review - Scope and Schedule

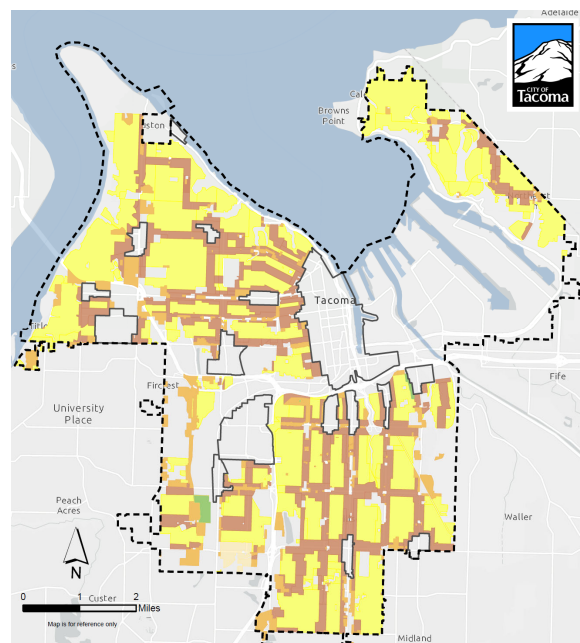
Date	Meeting	Topic(s)
9/8	IPS	Overview, Schedule, mid-scale definition, mid/low-scale map principles
9/22	IPS	Mid-scale map alternatives, design principles/controls
9/29	IPS	Special meeting – Mid-scale map, design, phasing
10/5	COW	IPS review status update, City Council schedule
10/13	IPS	Design, affordability, infrastructure, mid/low-scale map
10/27	IPS	Phase 2 review and engagement process, IPS recommendation
11/9	COW	Present IPS recommendation, City Council process



Mid-Scale Map

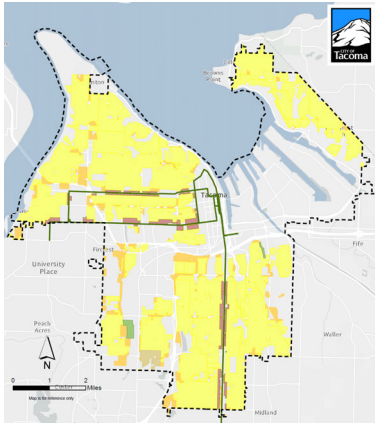
Commission Recommendation

- High Frequency Transit
- Center Transition
- Designated Corridors
- Other Transit Routes

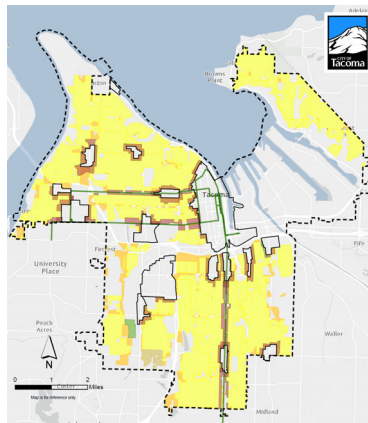


Additional Mid-Scale Options

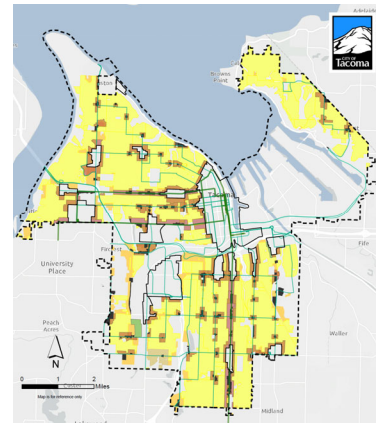
High-frequency transit



Adds Centers transitions

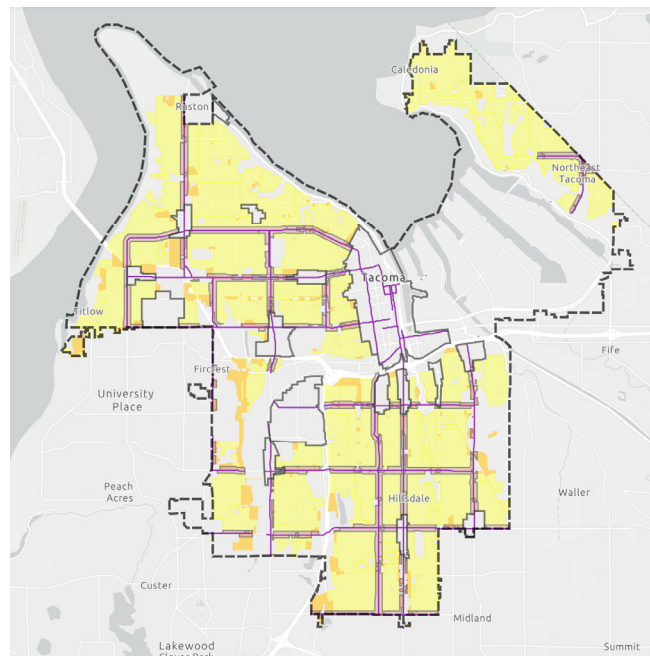


Adds Centers transitions and commercial nodes on transit



Mid-Scale Map Option: Principal Arterials

- Principal arterials
 - *Serve major activity centers, highest traffic volume, longest trip demands*
- Key differences
 - Removes several corridors; adds several corridors
 - Some principal arterials do not have transit currently



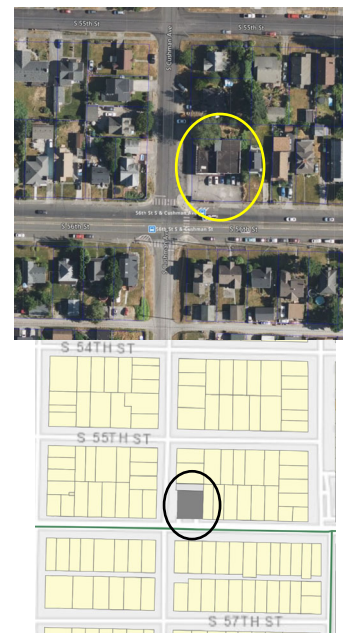
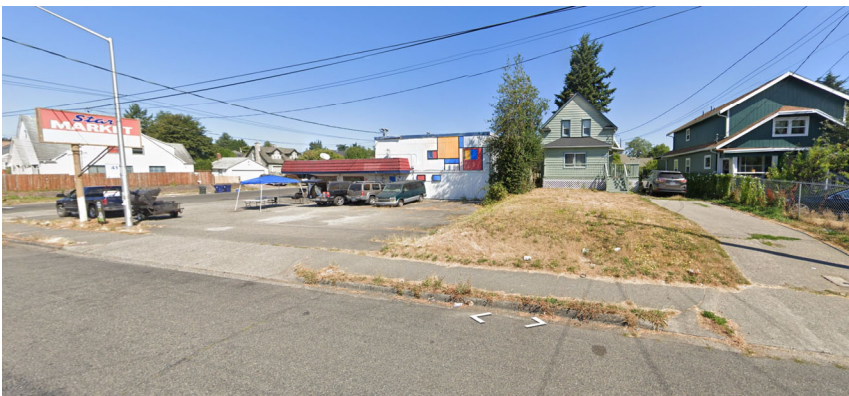
Phasing Options

- Recommendation calls for evaluation of phasing options within Phase 2 (and more time for Phase 2)
- Council could provide more direction, such as:

	Option A	Option B	Option C
Phase 1	Policy and Map for Low-scale & Mid-scale	Policy and Map for Low-scale and Mid-scale	Policy and Map for Low-scale & limited Mid-scale
Phase 2	Implementation of Low & Mid-scale	Implementation of Low-scale	Implementation of Low-scale
Phase 3		Implementation of Mid-scale	Implementation of limited Mid-scale
Phase 4			Possible Mid-scale expansion, after testing
All	<i>Ongoing evaluation of outcomes and refinements</i>		

Nonconforming Sites

Example – South 56th & Cushman



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Non-Conforming Sites – Potential Options

1. Map as Mid-scale
2. Map as Neighborhood Commercial
3. Establish site-specific flexibility through a CUP process

Affordable Housing Tacoma

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Recommended Infill Design Policies

- Focus on design instead of number of dwellings
- Focus on “residential patterns” (size, height, setbacks, orientation, yards, access, etc.), not architectural style
- Context-sensitive (tailor standards to different neighborhoods)
- Consistent massing and scale with neighboring structures
- Walkable context and pedestrian orientation
- Reduce appearance of density with design features
- Integrate shared open spaces
- Reduce vehicular/parking orientation
- Encourage reuse, discourage demolitions

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Potential Clarification

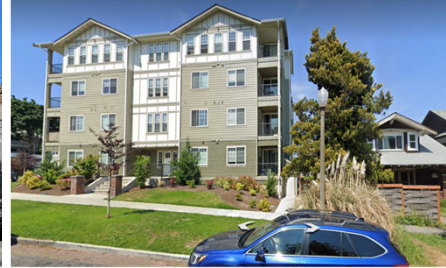
- What does incompatible look like?



Lacks pedestrian orientation, design features



Too close to neighbor, no side yard



Four stories next to 1.5 story house – out of scale

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Design – Potential Options

- Strengthen emphasis on context-sensitive character and scale
- Mid-scale Height
 1. Reduce max height to 3 stories (35 feet)
 2. Limit 4 stories (45 ft) to properties along corridors and adjacent to Centers
 3. Specify 4 stories only allowed with a Conditional Use Permit
- Design and Scale Policies
 1. Add graphics clarifying compatibility vs. incompatibility
 2. Specify bigger buildings will have heightened design review
 3. Policy to cap on the pace of development/density in each area



Affordable Housing

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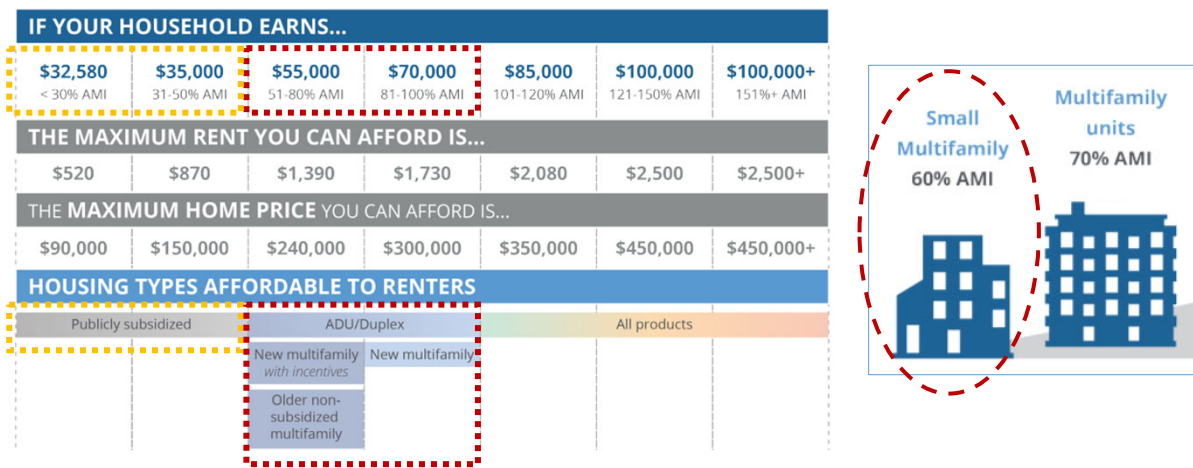
Affordability and Public Comment

Planning Commission Recommendations	Comment themes
<ul style="list-style-type: none"> Allowing Missing Middle is essential <ul style="list-style-type: none"> “Naturally occurring” affordability Reduced household expenses Expanded choice and access to opportunity More actions needed for lower incomes <ul style="list-style-type: none"> Continue to implement full AHAS actions Expand optional affordability bonuses (development bonuses, 12-year MFTE) Expand mandatory affordability (in strong markets) Establish an Anti-displacement Strategy Promote ownership (path to wealth-building) Support, education, remove permit barriers 	<ul style="list-style-type: none"> <i>Different views on affect of infill on affordability/displacement</i> <i>Support for (questions about) affordability incentives and requirements</i> <i>Prioritize anti-displacement</i> <i>Prioritize ownership opportunities</i> <i>More public funding for housing</i> <i>Different views on priority of design/parking vs. affordability</i> <i>Concerns about property tax increases</i>

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Does Mid-scale housing make a difference?

- Yes** – Mid-scale is one of most affordable housing types in our market, particularly when combined with reduced transportation/household costs



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This proposal does not stand alone

Affordable Housing Action Strategy – 23 Actions

Objective 1: More Homes for More People

- Passed Ordinance 28747 authorizing 1/10 of 1% sales tax for capital and supportive services

Objective 2: Keep Housing Affordable and In Good Repair

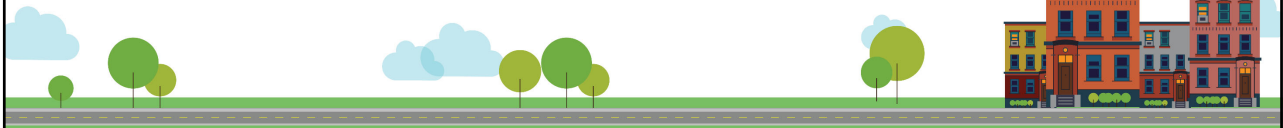
- 2019-June 2021: Preserved 141 units through Single Family Rehab and RBTSS home repair projects

Objective 3: Help People Stay in Their Homes and Communities

- Passed Ordinance 28780 adding Just Cause Eviction and enforcement provisions to TMC 1.95
- 2019-July 2021: Over 31,200 people helped through landlord tenant program, and housing and utility assistance

Objective 4: Reduce Barriers for People Who Often Encounter Them

- 2019-July 2021: Served over 886 households with rental assistance totaling over \$2.6M



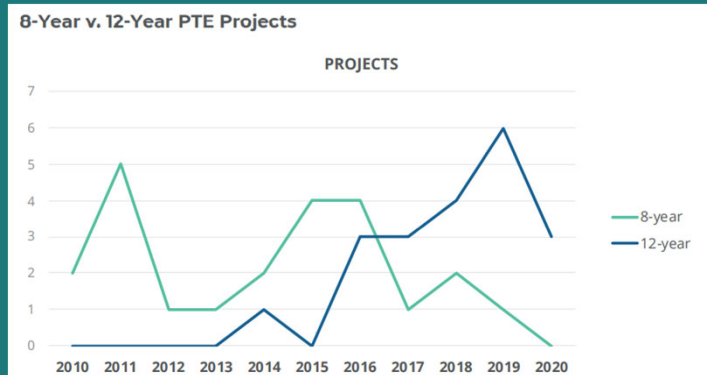
Near-term code changes

- Limited expansion of options incentives outside of Centers
 - Affordable housing bonus for non-profits and religious institutions
 - Development Regulatory Agreement (larger commercial sites)
 - *Both are site-specific permit processes that offer flexibility/bonus/MFTE in exchange for affordable units*
- Improving permit processes
 - ADU code; platting process



Affordability – Potential Options

- Adopt recommended affordability policies and Near-term Code
- Potential options
 1. Recommend expansion of 12-Year MFTE to Commercial and new Mid-scale areas (*defer to GPFC*)



Infrastructure and Public Comment

Planning Commission Recommendations	Comment themes
<ul style="list-style-type: none"> • Growth strategy founded on smart growth and transportation choices • Tacoma has strong infrastructure policies • Calls for in-depth infrastructure and services analysis in Phase 2 <ul style="list-style-type: none"> • City committed to concurrency • Review system capacity & site standards • Dialog with all infrastructure and service providers • Recognition that there could be funding needs to address impacts • Link with ongoing efforts (Impact Fees, Urban Forest Management Plan, Climate Action Plan, Watershed planning) 	<ul style="list-style-type: none"> • <i>Study impacts before adopting</i> • <i>Expand transit service</i> • <i>Right-of-way conditions not adequate</i> • <i>Increased parking and traffic</i> • <i>Loss of trees, more impervious surface</i> • <i>Utilities impacts</i> • <i>Emergency services, parks and schools impacts</i> • <i>Concerns about funding to pay for improvements</i>

Infrastructure – Potential Options

- Adopt recommended infrastructure policies
- Potential options
 1. Strengthen explicit commitment to providing infrastructure with infill
 2. Direct staff to develop infrastructure funding options for infill (tie to Impact Fees study)



Direction

- Infill design policies
- Mid-scale Residential map
- Phasing of Mid-scale Residential
- Affordability and infrastructure policies
- *Format of IPS recommendations*

Date	Meeting	Topic(s)
10/27	IPS	Phase 2 review and engagement process, IPS recommendation
11/9	COW	<i>Present IPS recommendation, City Council process</i>



