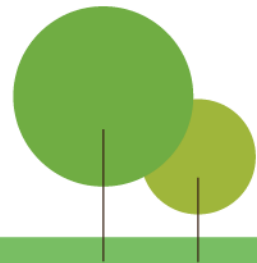


# Home In Tacoma *Phase 1*

City Council Special Meeting  
December 1, 2021



# Purpose

- Finalize (and consolidate) potential amendments to the Home in Tacoma Ordinance
  - Ordinance reflects the IPS Committee Recommendations
  - Final reading of Ordinance – Dec. 7, 2021
- What's in the package
  - Comprehensive Plan policy changes (including the Mid-scale/Low-scale Map)
  - Near-term Code Changes
  - Housing Action Plan



# Policy Goals

- **Housing supply, choice and affordability**
  - Enabling Missing Middle Housing
  - Affordability actions
- **Getting Housing Growth Right**
  - Design and scale
  - Infrastructure and services
- **Housing growth to meet multiple goals**
  - Walkability and transit
  - Smart growth and sustainability
  - Equity and access to opportunity

*Vision: Utilize housing growth to create neighborhoods that are inclusive, welcoming to our diverse community, resilient, thriving, distinctive and walkable, with robust community amenities and a range of housing choices and costs.*

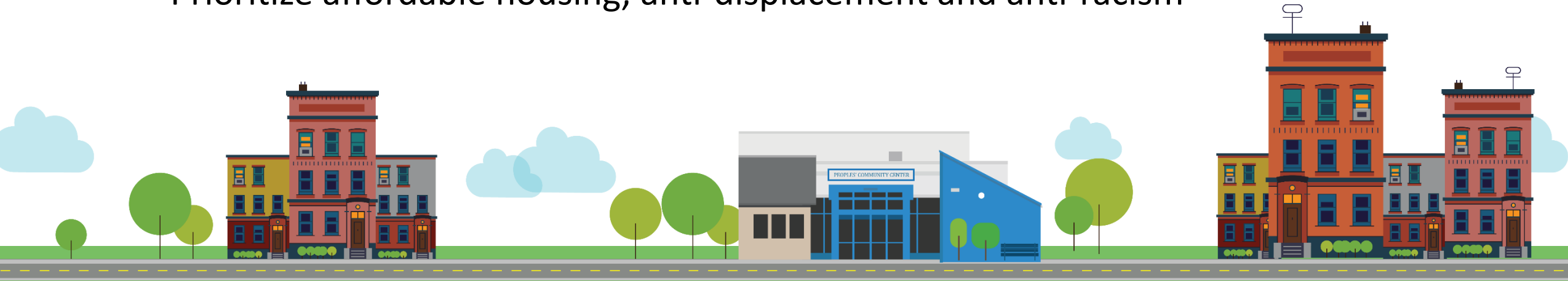


# Home In Tacoma (Phase 1)

IPS Recommendation: Vision and Policy for changes to housing rules

*Current housing rules limit supply, affordability, and choice*

- Shift from exclusively single-family zoning (to scale and design) citywide
- Support mid-scale housing near shopping and transit
- Commit to design and standards prior to zoning changes
- Strengthen regulatory tools to promote affordable housing
- Prioritize affordable housing, anti-displacement and anti-racism

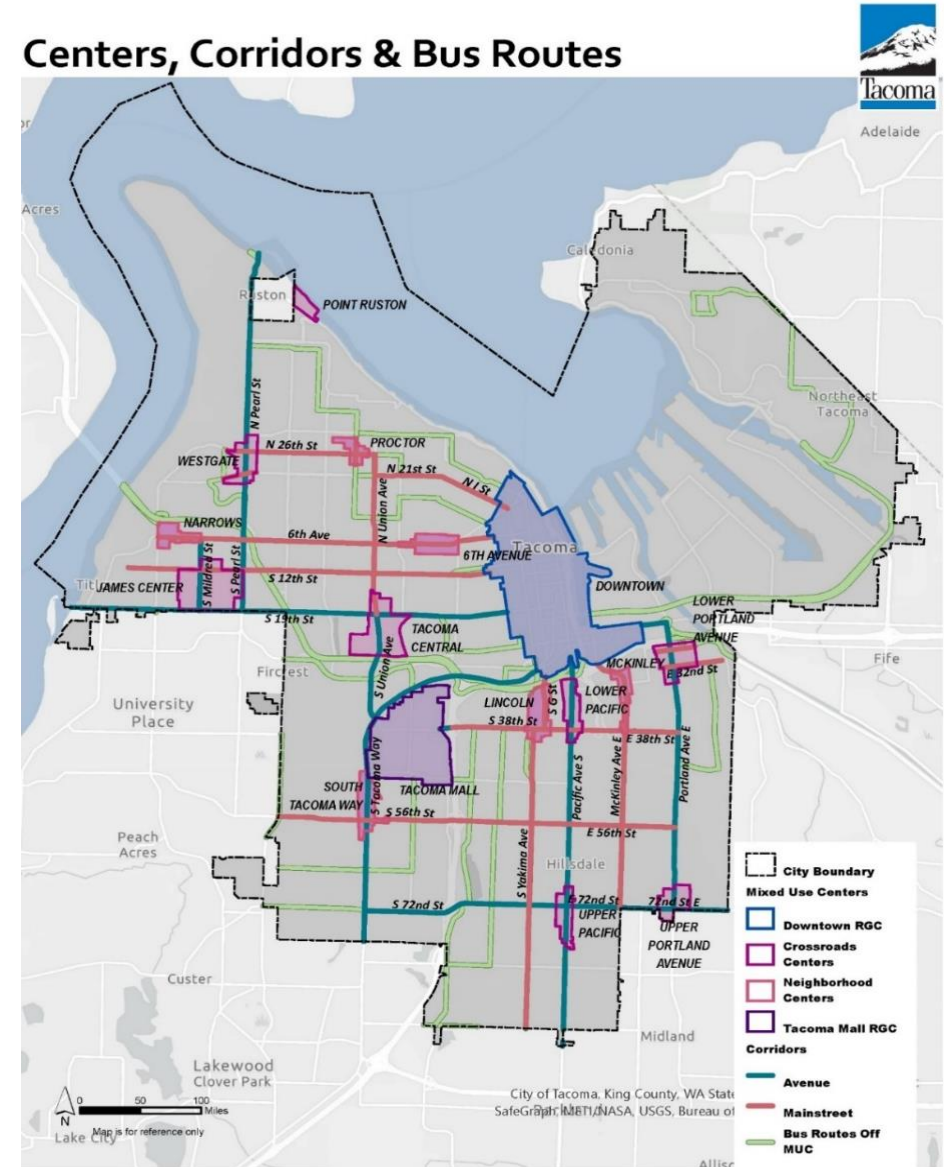
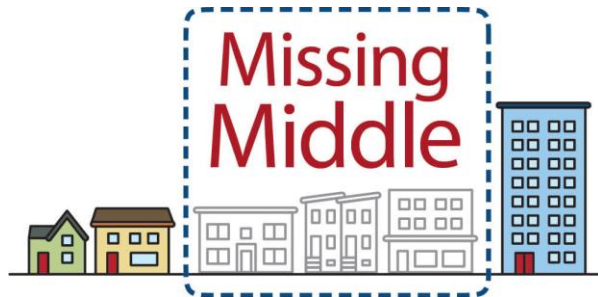


# Mid-scale Residential

Objective: More housing in walkable, transit-served, complete neighborhoods

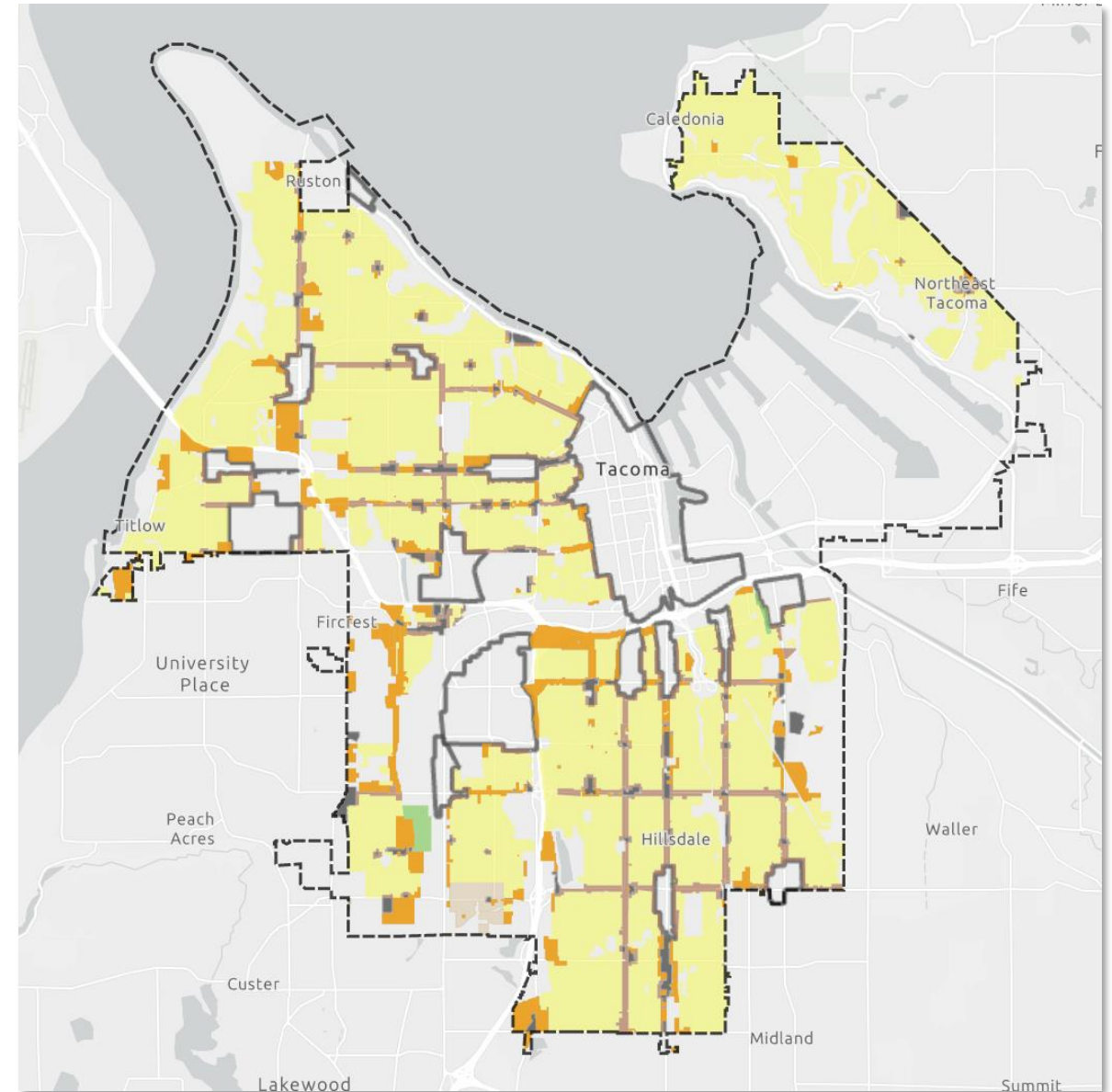
Key Considerations:

- Proximity to transit
- Proximity to services
- Scale transitions
- Compatibility with existing neighborhood patterns
- Equity/citywide distribution



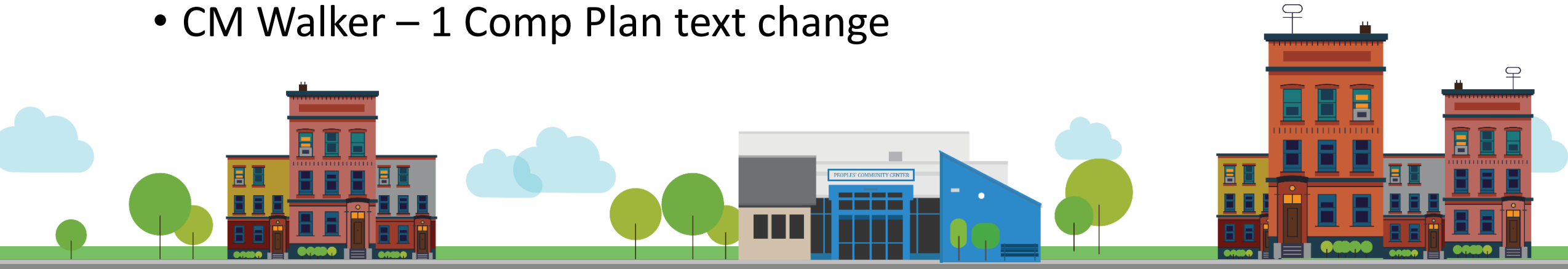
# IPS Recommended Mid-scale Map

- ½-block (approx.) Mid-scale
  - High-capacity transit corridors
  - Designated Comp Plan Corridors
  - Transition around Centers
  - Transition around Commercial nodes on transit
    - ***Reduced from 1 (or 2) blocks citywide***
- Other areas Low-scale



# Potential Council Amendments (16)











- CM Beale – 1 map change
- DM Blocker – 1 map change
- CM Hines – 2 map changes
- CM McCarthy – 3 map changes
- CM Thoms – 1 map change, 2 Comp Plan text changes
- CM Ushka – 2 map changes, 3 Comp Plan/Ordinance text changes
- CM Walker – 1 Comp Plan text change

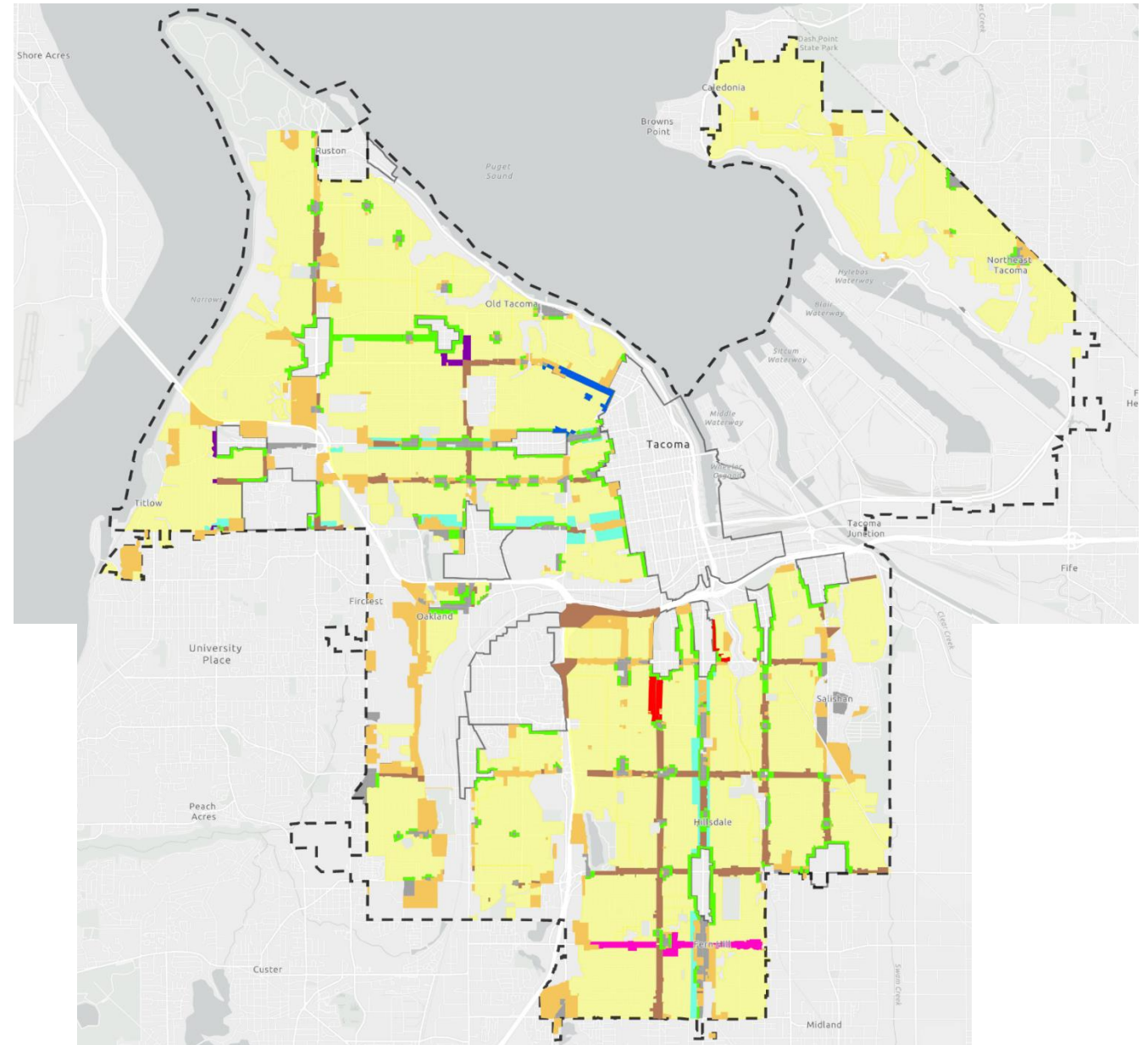


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2.	<b>Text Clarifications</b>	<b>J.</b> Density (Thoms), <b>M.</b> SF not nonconforming (Ushka), <b>N.</b> View study (Ushka), <b>O.</b> Future map changes (Ushka), <b>P.</b> Demos in Historic (Walker)
3.	<b>Specific Map Changes (shifts, roughly “net zero”)</b>	<b>C.</b> Union/Proctor (Hines), <b>K.</b> Yakima/Thompson (Ushka)
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5.	<b>Specific Map Changes (corridor removal)</b>	<b>E.</b> North 26 <sup>th</sup> St (McCarthy)
6.	<b>City-wide: Text Change (reduction)</b>	<b>I.</b> Max density 20 DU/AC (Thoms)
7.	<b>City-wide: Map Changes (reductions/additions)</b>	<b>B.</b> High-Capacity corridors (Blocker), <b>F.</b> Centers (McCarthy), <b>G.</b> Commercial Nodes (McCarthy)



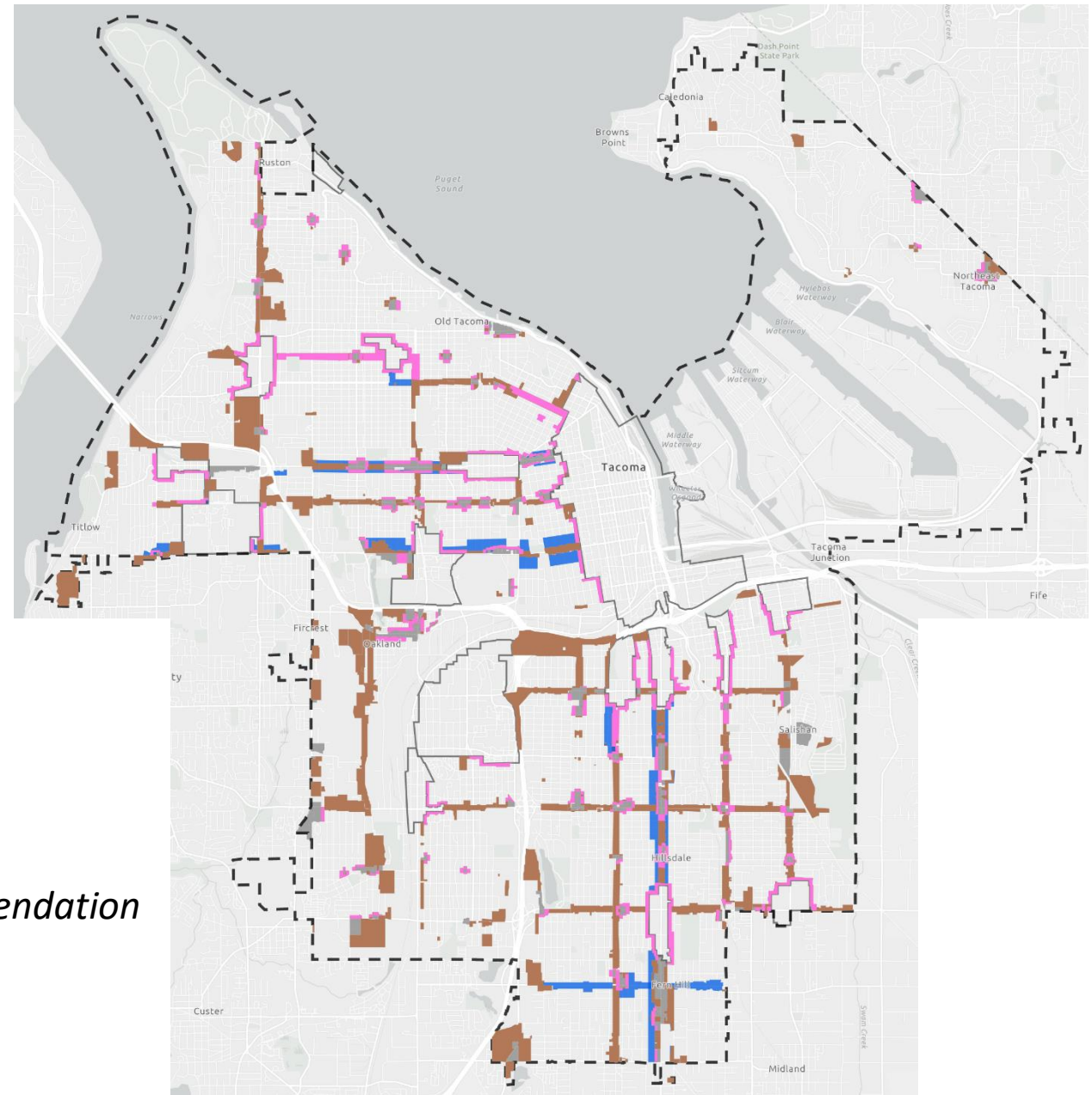
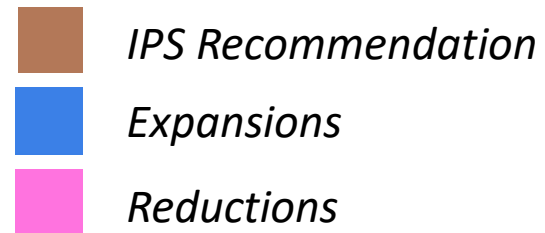
# Potential Map Changes

	A. S. 84 <sup>th</sup> St (Beale)
	B. High Capacity Corridors (Blocker)
	C. N. Union/Proctor (Hines)
	D. West of Jackson (Hines)
	E. N. 26 <sup>th</sup> Street (McCarthy)
	F. Centers Transitions (McCarthy)
	G. Commercial Nodes on Transit (McCarthy)
	H. North Slope Historic District (Thoms)
	K. S. Yakima/Thompson corridors (Ushka)
	L. Lower Pacific Center (Ushka)



# Potential Map Changes

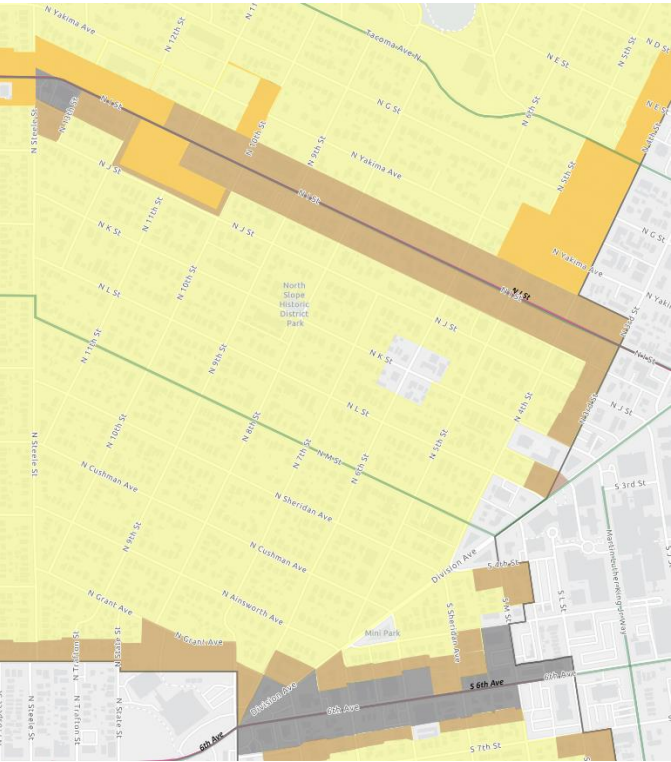
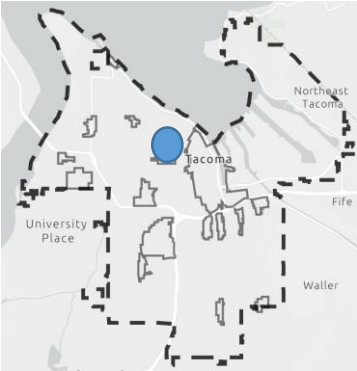
- Mid-scale (expand, reduce, target)
  - Corridors vs. Centers/Nodes
  - Most expansions (but not all) have been part of analysis
  - Less in North, Northeast Tacoma
- Mid-scale amount
  - Planning Commission Rec.: 38%
  - IPS Recommendation: 17.5%
  - Potential changes: ~ 14% to 20%



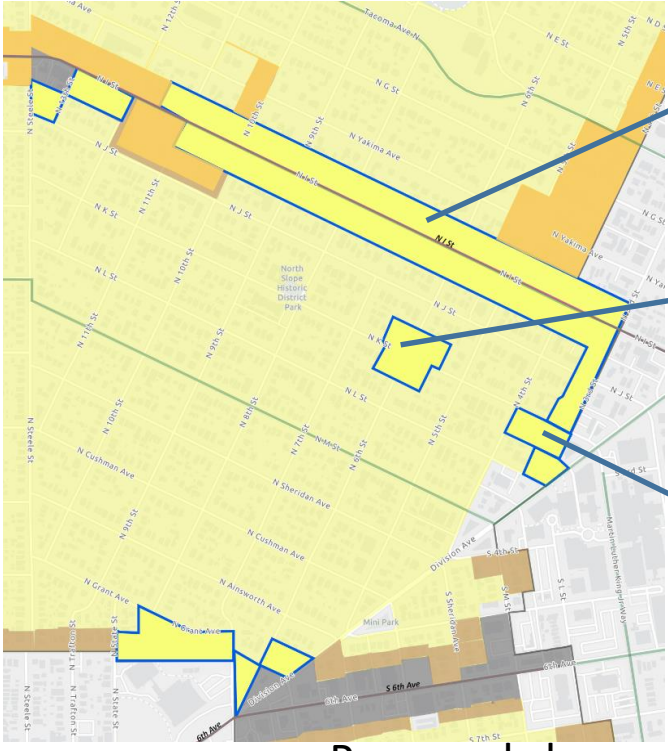


# Not Previously Considered

## Amendment H. Change all (existing and proposed) land use designations within North Slope Historic District to Low-scale (Thoms)



IPS Recommendation



Proposed change

Mid-scale changed to Low-scale

Neighborhood Commercial changed to Low-scale

High-density changed to Low-scale

# Text Clarifications

**Amendment J.** Clarify the policy intent that zoning should be structured to encourage development in areas that don't already meet the vision (Thoms)

**Amendment M.** Comprehensive Plan text – Clarify that single-family detached housing is not non-conforming in both Low and Mid-scale areas (Ushka)

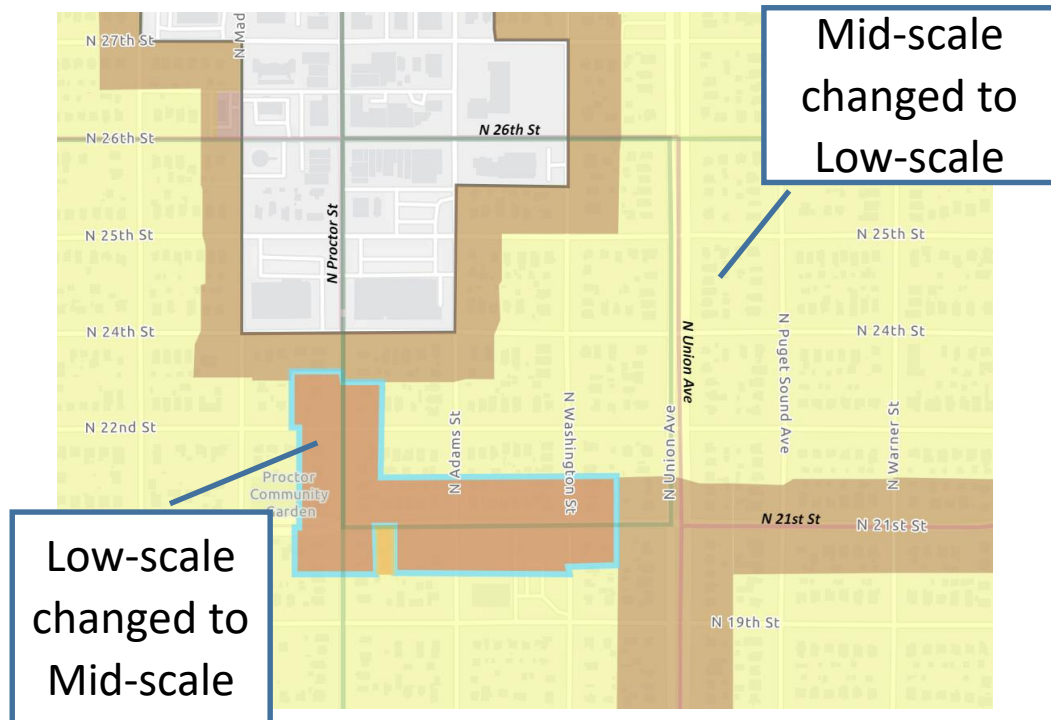
**Amendment N.** Ordinance text – As part of Phase 2, clarify that map adjustments may be appropriate after the additional analysis (Ushka)

**Amendment O.** Ordinance text – Clarify that, as part of Phase 2, map adjustments may be appropriate after additional analysis (Ushka)

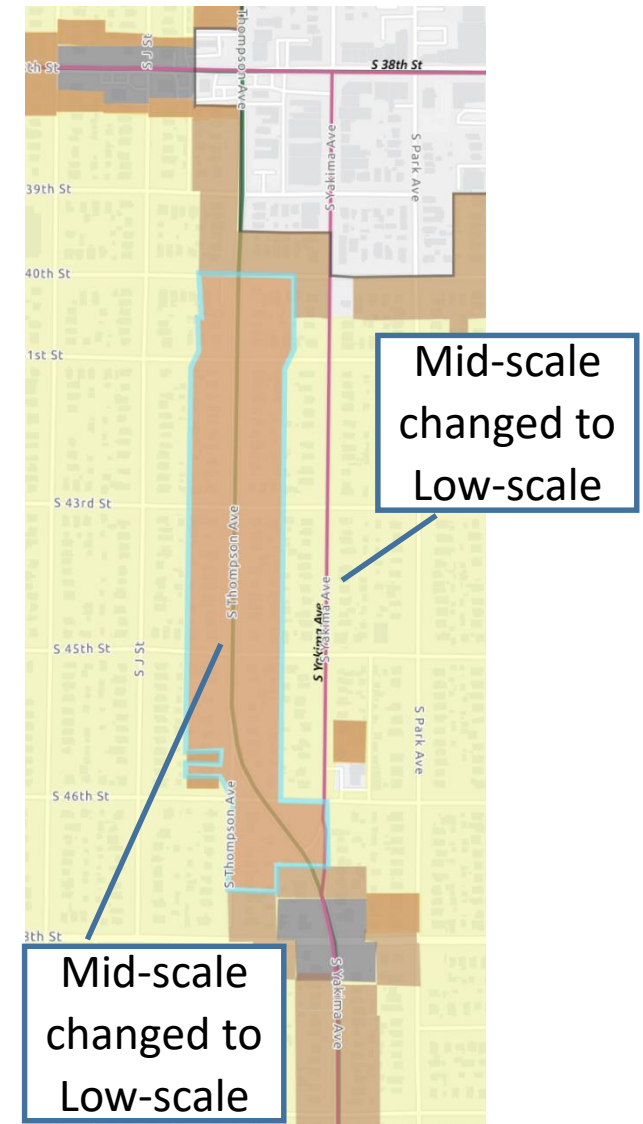
**Amendment P.** Comprehensive Plan text – Clarify that in Low-scale areas, infill in historic districts must be consistent with neighborhood scale and defining features, *and with policies discouraging demolition (Walker)*

# Specific Map Changes (shifts)

**Amendment C.** Switch Mid-scale corridor from North Union to North 21<sup>st</sup> St/Proctor (Hines)

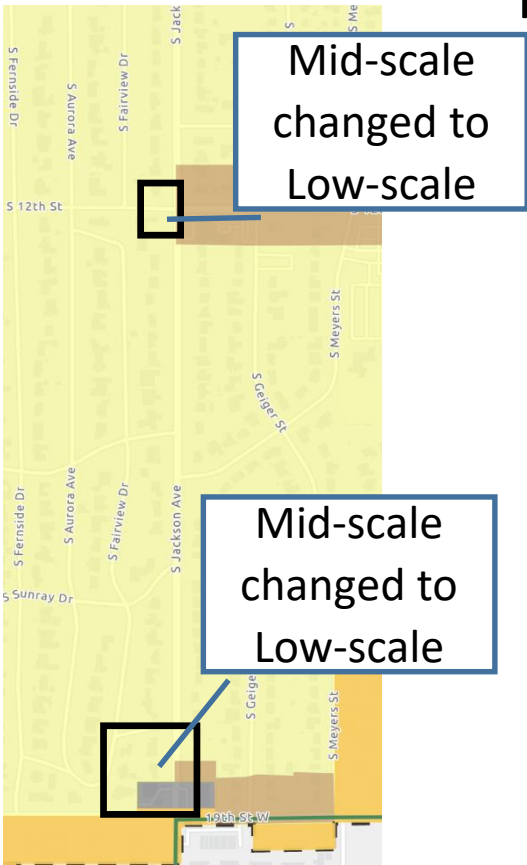
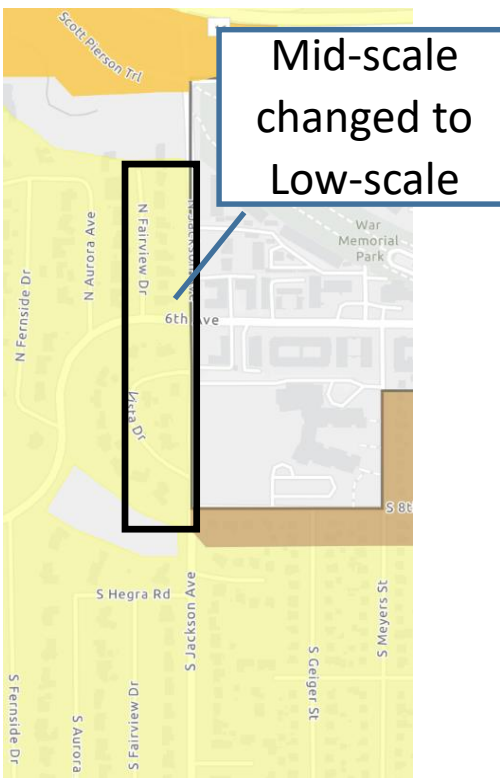


**Amendment K.** Switch Mid-scale corridor from S. Yakima to Thompson (Ushka)

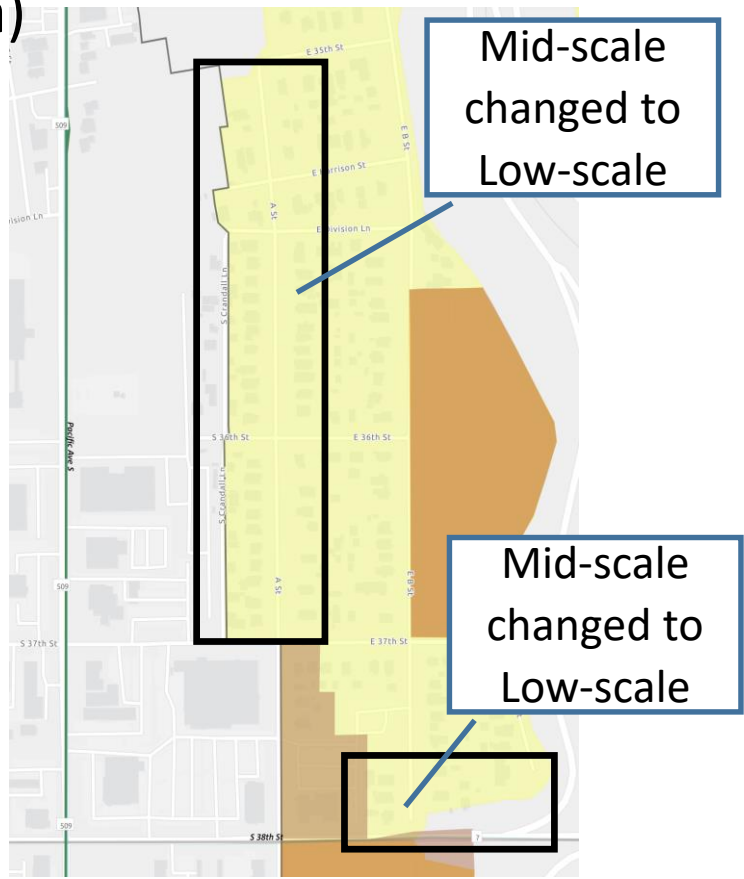


# Specific Map Changes - Transitions

**Amendment E.** Change Mid-scale west of South Jackson Ave. to Low-scale (Hines)

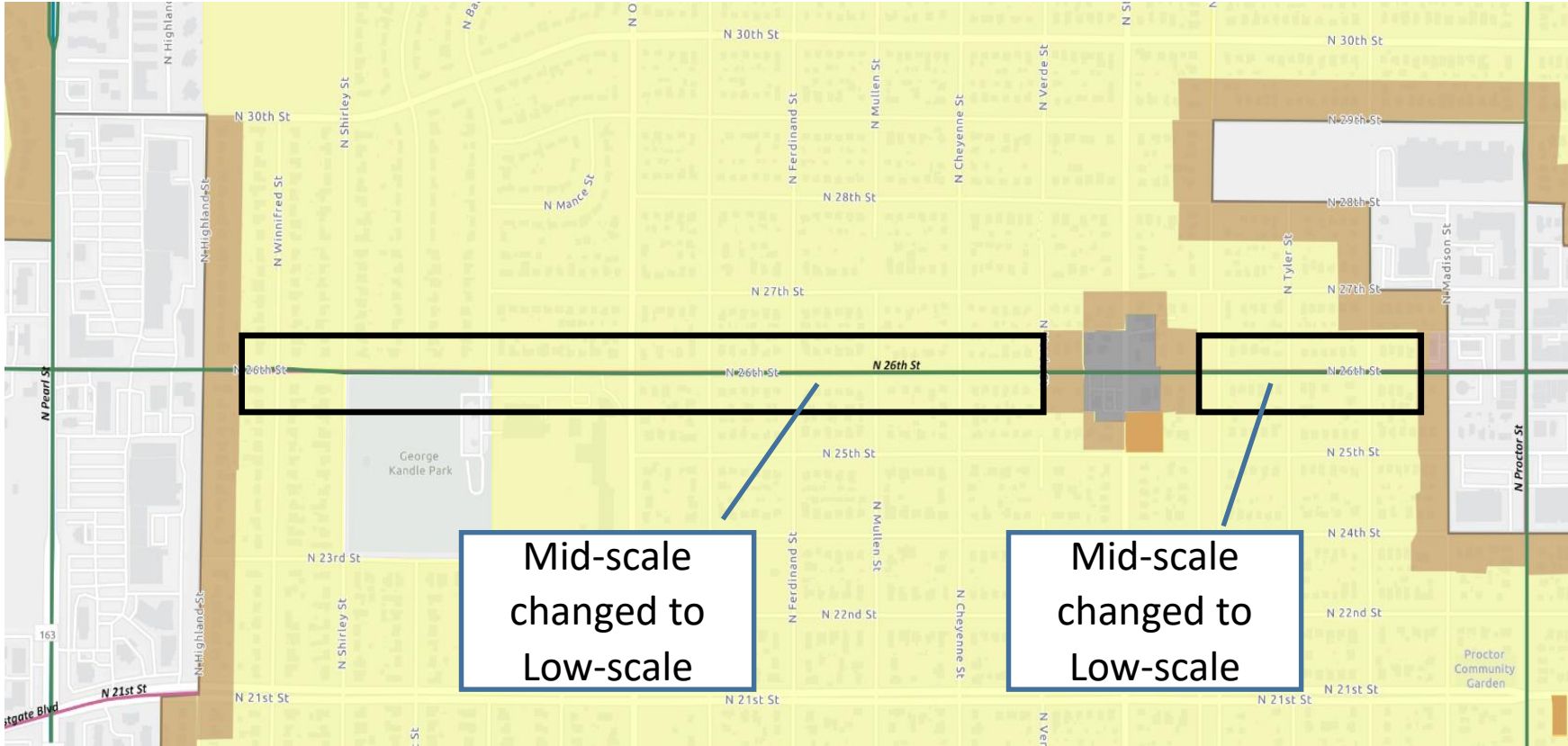
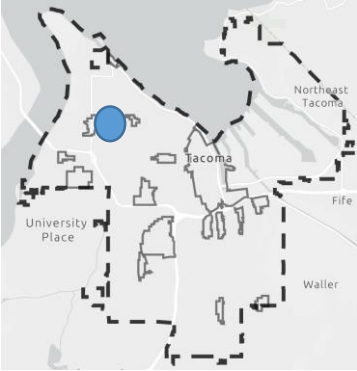


**Amendment L.** Change Mid-scale to Low-scale – eastern boundary of Lower Pacific MUC (Ushka)



# Specific Map Changes - Corridor

**Amendment D.** Change Mid-scale along North 26<sup>th</sup> St between Proctor & Westgate Centers to Low-scale





# Citywide Text Change (reduction)

**Amendment I.** Comprehensive Plan text change – Reduce maximum density in Low-scale Residential to 20 dwelling units per acre (Thoms)

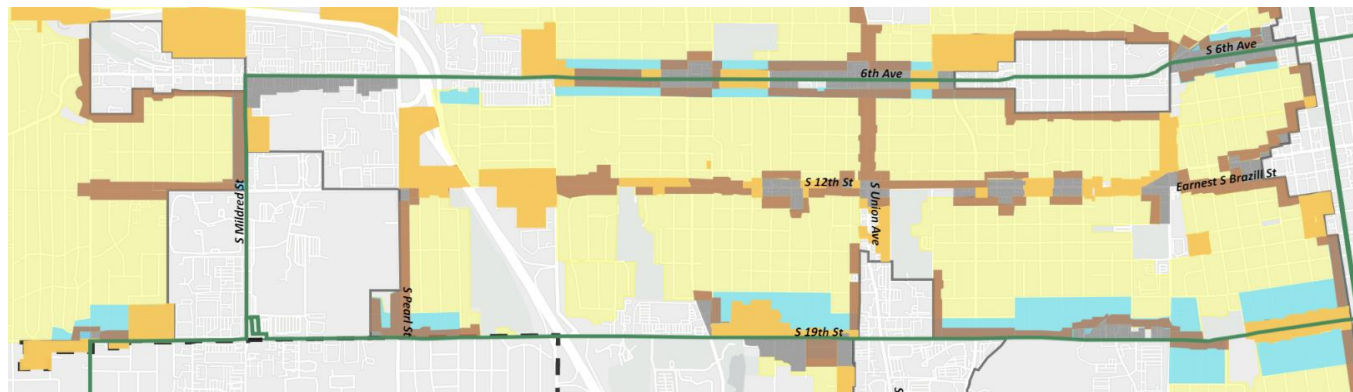
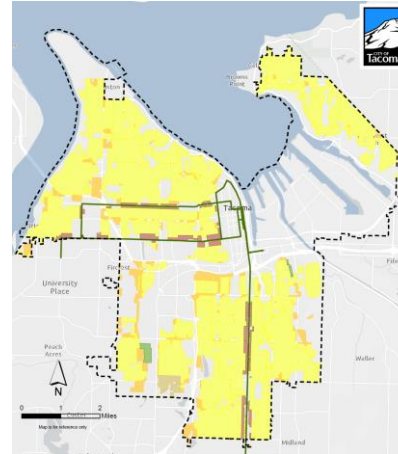
## Context

- Existing Comp Plan Single-family target density is 6 to 12 dwellings per acre
- IPS Recommendation calls for Low-scale target densities 10 to 25 dwellings



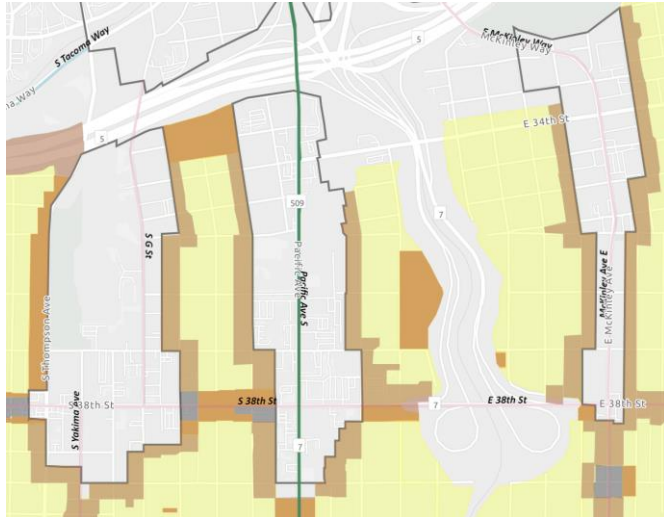
# Citywide Map Changes (addition)

**Amendment B.** Expand Mid-scale along high-capacity transit corridors from ½-block to 1-block (Blocker)

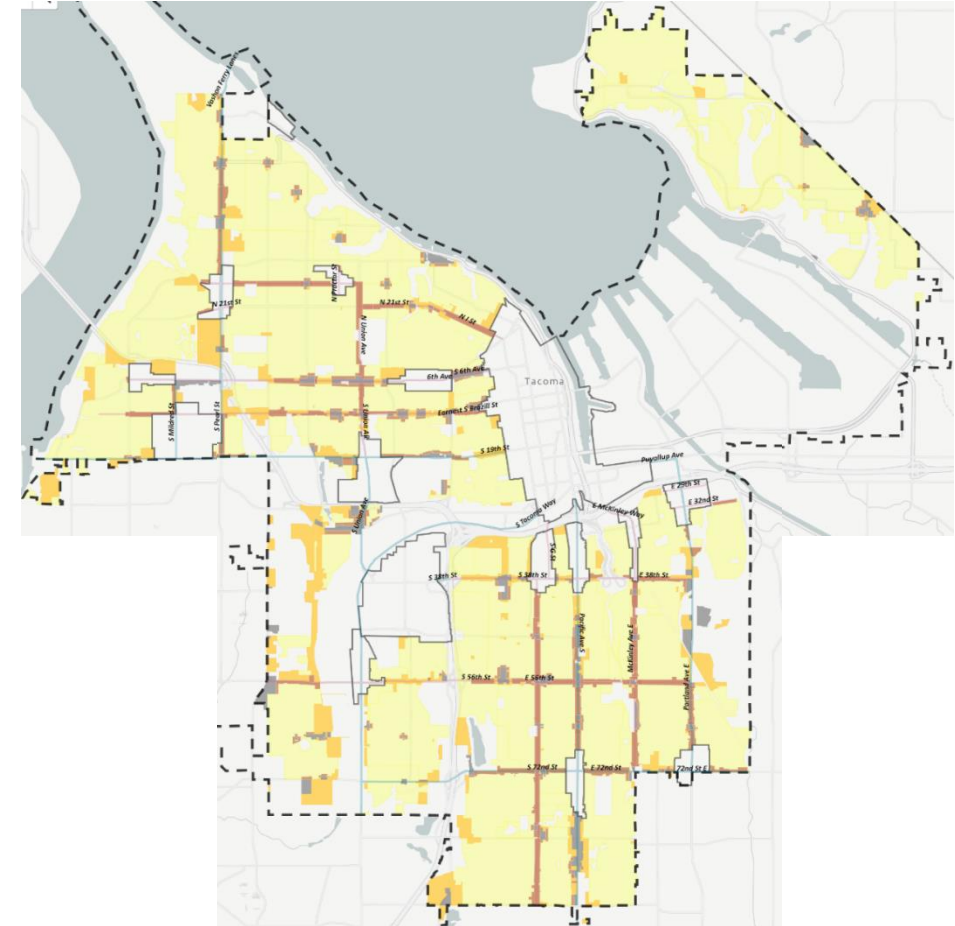
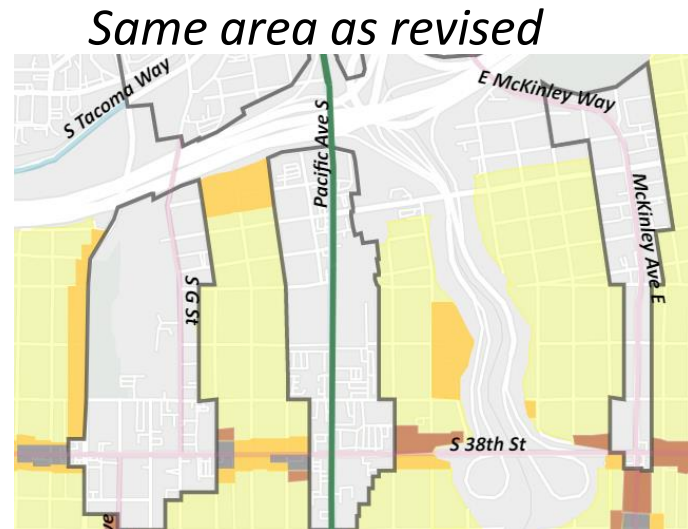


# Citywide Map Changes (reduction)

## Amendment F. Remove Mid-scale Centers transitions (McCarthy)



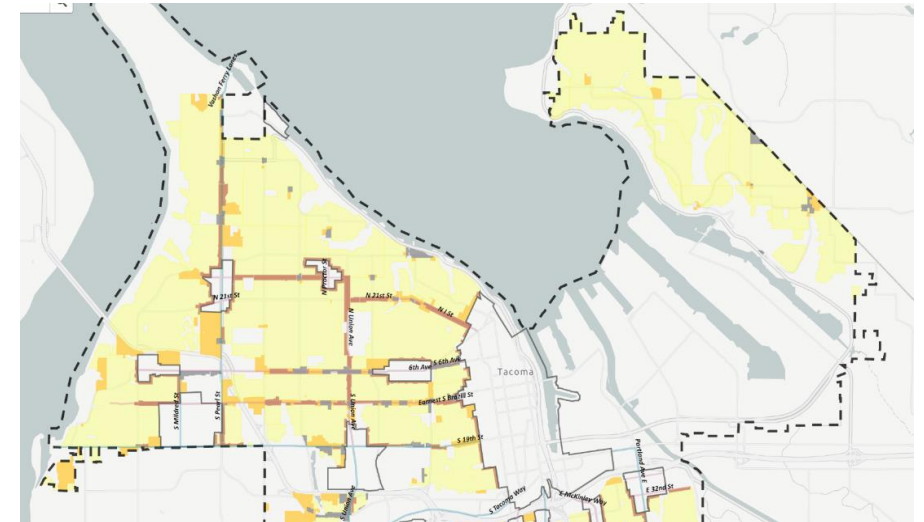
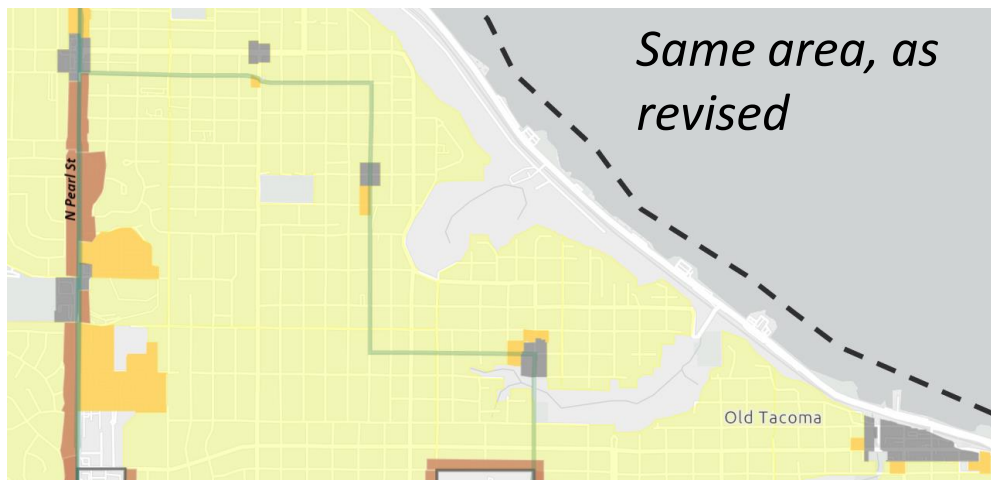
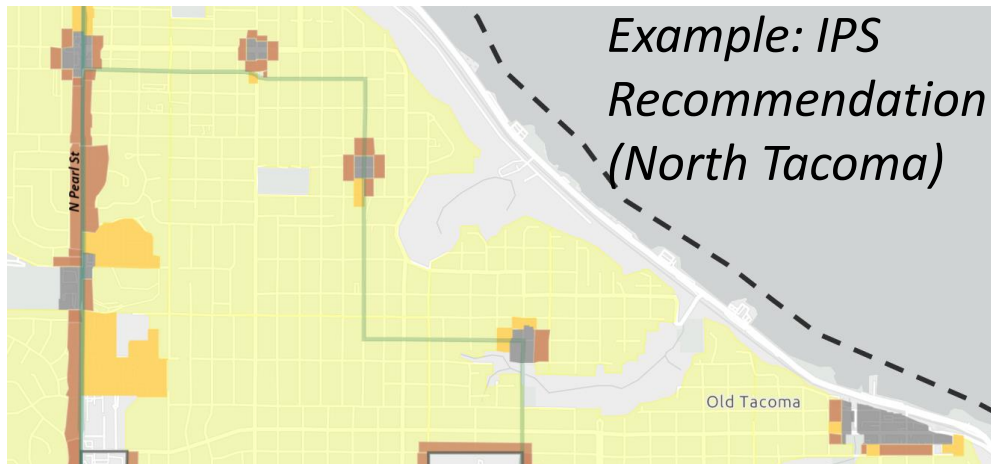
Example: *IPS* recommendation for Lincoln, Lower Pacific and McKinley Centers



Proposed revised map

# Citywide Map Changes (reduction)

**Amendment G. Remove Mid-scale transitions around Neighborhood Commercial Nodes (McCarthy)**



Proposed revised map

# Next steps

## Finalize (and consolidate) potential amendments to the Home in Tacoma Ordinance

- How to address amendments that would necessitate additional process?
- Identify amendments for which there is broad support, and consolidate those into one amendment?



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December 1, 2021

