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City Council Action

City Council acceptance of AHAS	September 2018
City Council adoption of AHAS into Comp Plan	September 2019
Planning Commission Review	January 2020 – May 2021
City Council Public Hearing	July 13
IPS Committee Review	August - October
First Reading of Ordinance	November 16
Special Meeting – Potential Amendments	December 1
Final Reading of Ordinance	December 7

A horizontal illustration of a city skyline at the bottom of the page. It includes various buildings, trees, and clouds, rendered in a simple, colorful style.

Home in Tacoma (Phase 1)

IPS Recommendation: Vision and Policy for changes to housing rules

Current 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

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.



Low-scale Residential:

- Diverse housing types reflecting the scale and design of houses



Mid-scale Residential:

- Diverse housing types up to 3 or 4-story multifamily
- Focused along transit corridors and near services



Amendment 1

Modifications to the Ordinance Text (Phase 2 Guidance)

- View study in South and East Tacoma
- Potential map amendments could be considered
- Evaluate the South 84th Street corridor for Mid-scale
- Ensure standards are consistent with Historic Districts, including the North Slope
- Evaluate potential for maximum density standards

Modifications to the proposed Comprehensive Plan Text

- Zoning should encourage development in areas not already meeting the vision
- Single-family detached housing is not non-conforming
- Discourage demolition in Historic Districts, in both Mid and Low-scale areas

Amendment 1

Modifications to the Future Land Use Map

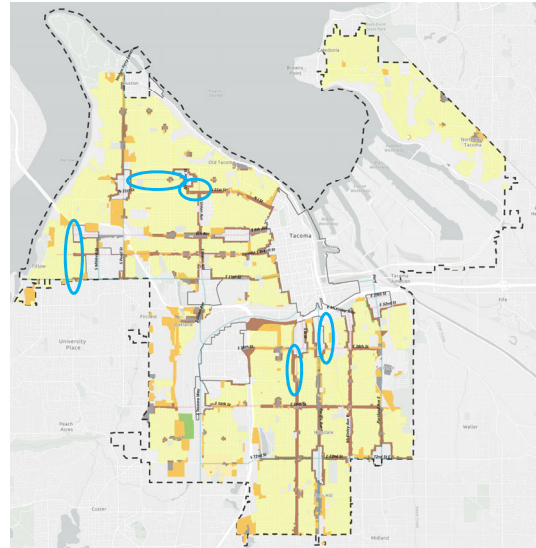
- Union/Proctor corridor shift at North 21st Street
- Low-scale west of Jackson Ave., between 6th & South 19th
- Low-scale along North 21st Street, between Proctor and Westgate
- Yakima/Thompson corridor shift at South 48th Street
- Low-scale on east side of Lower Pacific Ave. Mixed-Use Center, between East 35th & 38th



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Amended Housing Growth Map

- Mid-scale near transit and services
 - ½ block (approx.) Mid-scale
 - High-capacity transit corridors
 - Designated Comp Plan Corridors
 - Transition around Centers
 - Transition around Commercial nodes on transit
- Other areas Low-scale
- Reflects Council adjustments



Interactive map posted at www.cityoftacoma.org/homeintacoma

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Home in Tacoma (Phase 2)

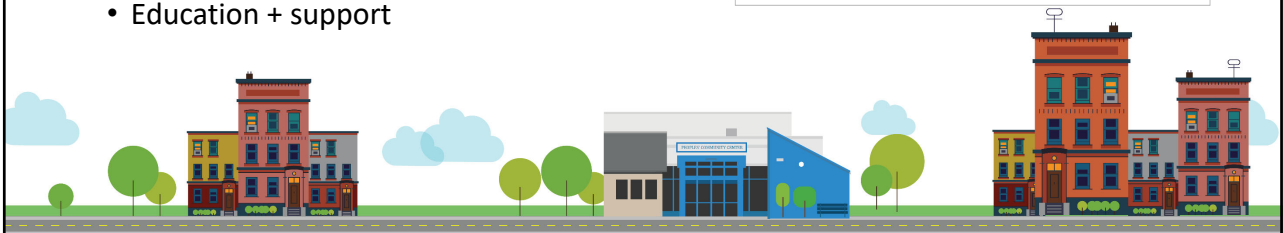
IMPLEMENT new vision and policies through:

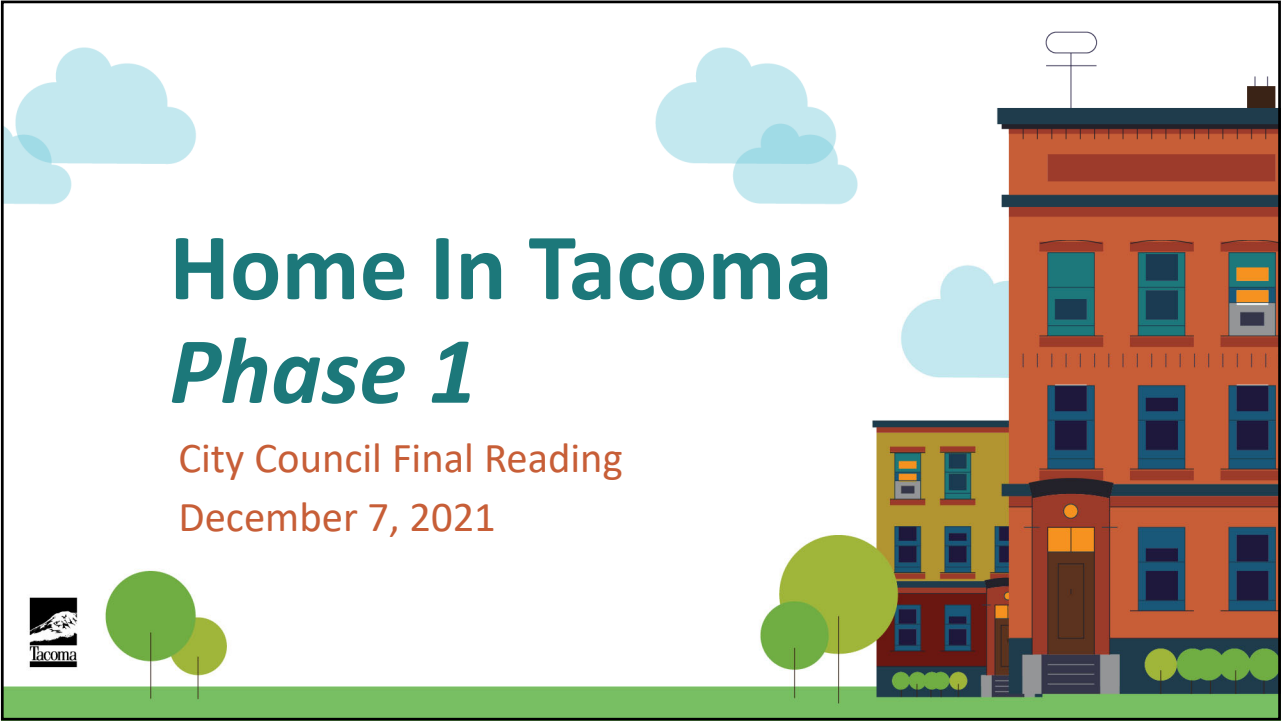
- Zoning changes
- Infill design standards
- Affordability & anti-displacement tools
- Infrastructure standards and funding
- Permitting processes
- Education + support

Continuous stakeholder engagement & collaboration
(likely 1.5 years)

- Project launch and scoping in early 2022
- Get involved! Learn, participate, collaborate at:

cityoftacoma.org/homeintacoma





Home In Tacoma

Phase 1

City Council Final Reading
December 7, 2021

