



## Overview

- Urban form
- Land use
- Housing
- Transportation
- Environment
- Community Vitality
- Shared Prosperity
- Utilities & Services
- Implementation



### The package includes:

1. Subarea Plan
2. Code changes
3. Streetscape designs
4. Final EIS

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# Key actions

- A new vision
- Catalyzes growth
- Promotes public investment
- Expands RGC
- Zoning & standards updates
- Area-wide infrastructure plans
- Housing & neighborhood strategies
- Streamlined permit review
- Collaborative action plan



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# Policy background

- Growth Management Act
- Vision 2040
- Countywide Planning Policies
- One Tacoma
- Tacoma 2025
- National Estuaries Program
- Health In All Policies



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# Process



## PUBLIC ENGAGEMENT:

- Public meetings
- Focus groups
- Stakeholder interviews
- Design workshop
- Stakeholder working group
- Business engagement
- Commissions



## TECHNICAL ANALYSIS:

- Livability Needs Assessment
- EIS review
- Existing Conditions
- Stormwater & traffic
- Market studies



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# IPS Recommendation



## KEY CHANGES

- Transportation
- Zoning
- Housing
- Parks & open space
- Townhouse design



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## Connectivity and Ped/Bike Standards

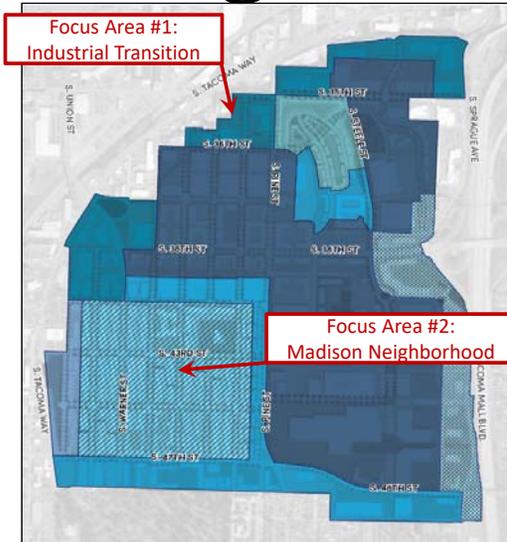
- Establish vision for long-term change
- Recognizes current conditions
- Requirements match scale of development
- Clear/flexible process



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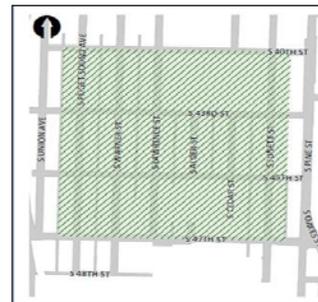


## Zoning



### Madison District Proposal

- 75 feet height
- Minimum 35 dwellings/acre
- Inclusionary Zoning Pilot
- Modified Green Streets strategy

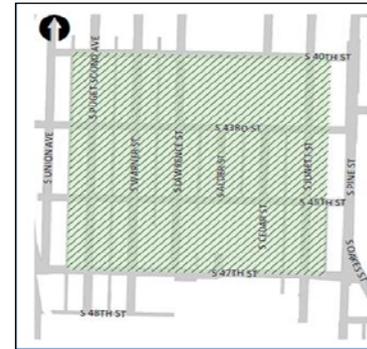


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# Inclusionary Zoning

- Incentives
  - Height increase (60 to 75 ft)
  - Permit fee reductions
- Requirements
  - 15 to 24 units: 10% \*
  - 25 or more units: 20% \*
  - \* *affordable at 50% AMI rental/80% ownership*
- In lieu fee option



# A hypothetical example...

Current (60 feet height)	Proposed (75 feet height)
5 floors, about 145 units	6 floors, about 175 units (30 “bonus” units)
	35 affordable units/50 years



In this example, the top floor of this 6-story apartment building would be the “bonus” height.



## Input from focus group

- As proposed (in the Madison District)
  - Market conditions not supportive
  - Limited near-term development potential
  - Risk that nothing will be built
- Success factors for Inclusionary Zoning
  - Part of a larger housing strategy
  - Value: balance incentives & requirements
  - Works best in strong housing markets
  - Choose geographic area strategically

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## Next steps

04/24/18	Council Public Hearing
05/01/18	Study Session
05/08/18	First Reading
05/15/18	Final Reading

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