

Home In Tacoma Project (Phase 1) – Potential City Council Amendments

City Council Special Meeting – Dec. 1, 2021

Overview (16 total amendments – 10 map change amendments, 6 text change amendments)

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

CM Beale

A. Map Change – Expand Mid-scale along the 84th Street corridor (1/2-block deep, between McKinley and I-5), including additional areas around the Fern Hill District

DM Blocker

B. Map Change – Expand Mid-scale along high-capacity transit corridors from ½-block to 1-block

CM Hines

C. Map Change – Switch Mid-scale corridor from N. Union (21st to 26th St.) to N. 21st St. and Proctor

D. Map Change – Change Mid-scale west of South Jackson Ave. to Low-scale

CM McCarthy

E. Map Change – Change Mid-scale along North 26th St. between Proctor & Westgate Centers to Low-scale

F. Map Change – Remove Mid-scale transitions around Mixed-Use Centers

G. Map Change – Remove Mid-scale transitions around Neighborhood Commercial Nodes

CM Thoms

H. Map Change – Designate all properties in North Slope Historic District as Low-scale

I. Text Change – Reduce the allowed maximum density within the Low-scale from 25 DU/AC to 20 DU/AC

J. Text Change – Clarify the policy intent that zoning should be structured to encourage development in areas that don't already meet the vision in terms of density targets

CM Ushka

K. Map Change – Switch Mid-scale from S. Yakima to Thompson (S. 40th to 48th St.)

L. Map Change – Change Mid-scale to Low-scale along eastern boundary of Lower Pacific Mixed-Use Center

M. Text Change – Add policy language in the Plan to clarify that single-family detached housing is not non-conforming in both Low-scale and Mid-scale areas

N. Text Change – Add language in the Ordinance that as part of Phase 2, a view study shall be done, in particular to examine areas that have not previously received view analysis and/or protections in the Eastside and South End

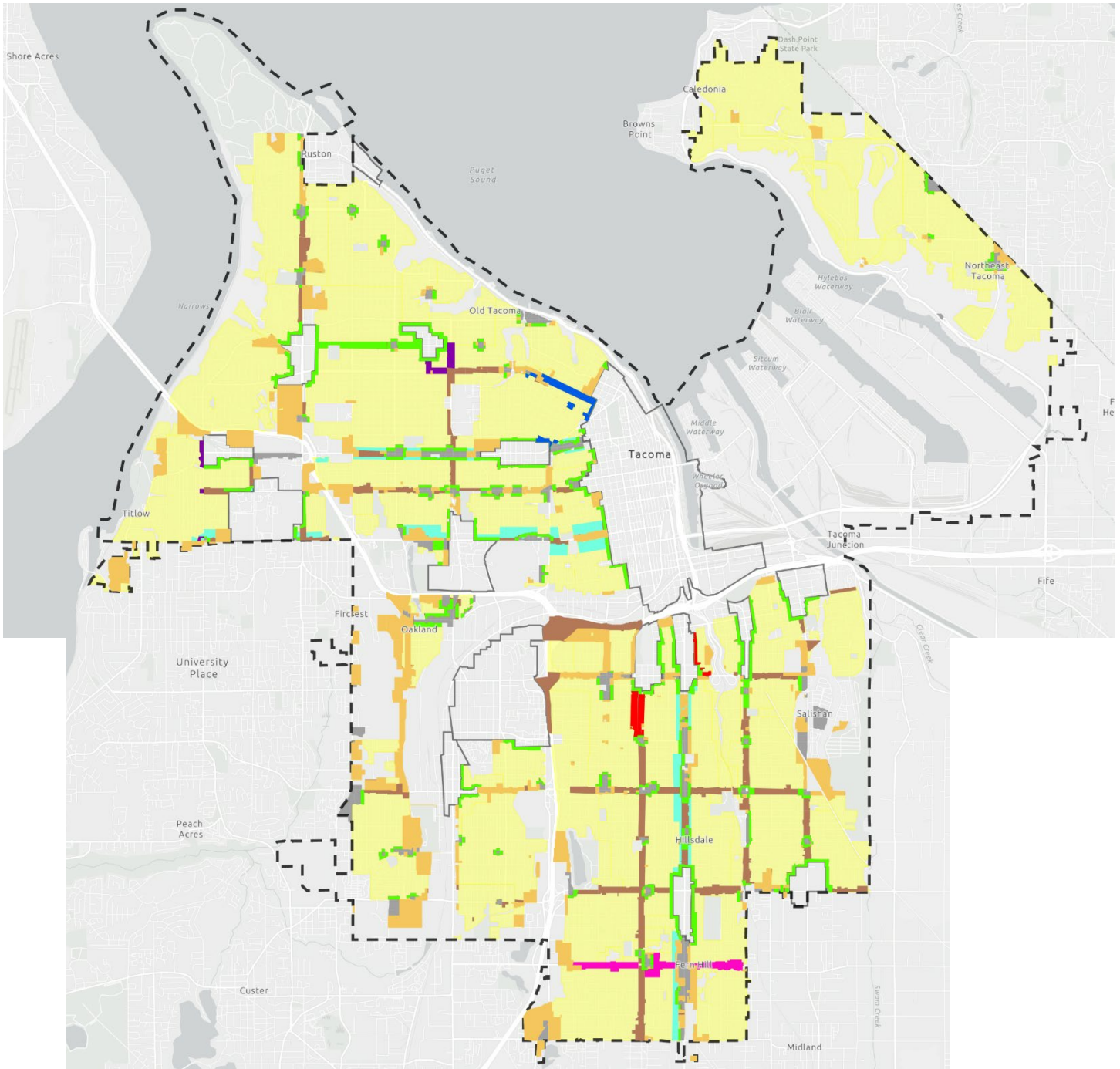
O. Text Change – Add language in the Ordinance to clarify that, as part of Phase 2, map adjustments may be appropriate after additional analysis











CM Walker

P. Text Change – Add language regarding Historic Districts, discouraging demolition in Low-scale also

Potential Map Changes

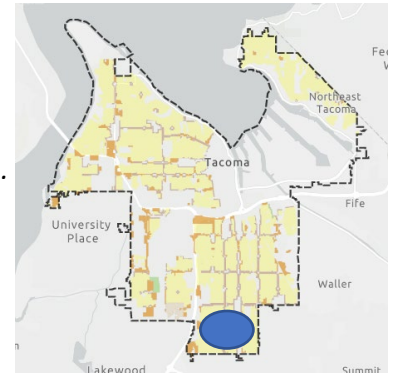
Map amendments only – shows the general locations of each potential map change



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

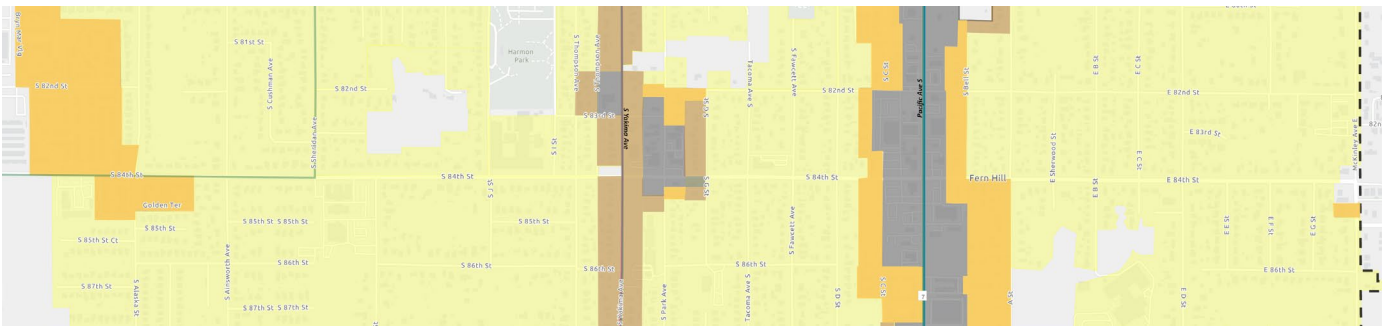
A. Map Change: Expand Mid-scale along the 84th Street corridor (1/2-block deep, between McKinley and I-5), including additional areas around the Fern Hill District

City Council sponsor: Beale

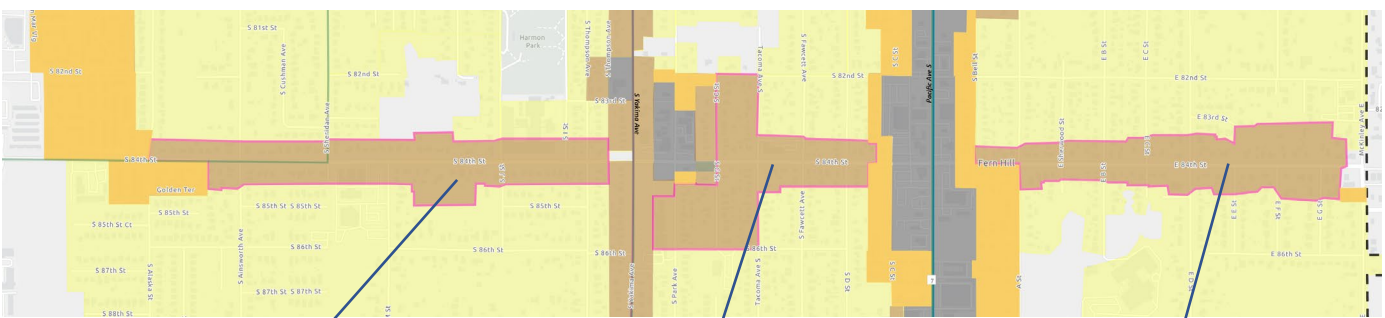


- This amendment would expand Mid-scale along S. 84th Street (½ block deep along the north and south sides of S. 84th Street between McKinley Ave. and I-5), including additional areas around the Fern Hill District.
- The change is intended to recognize the potential of S. 84th Street as a future transit corridor and to foster development in the Fern Hill District and along the whole corridor.

IPS Recommendation (first reading) map:



Proposed map changes:



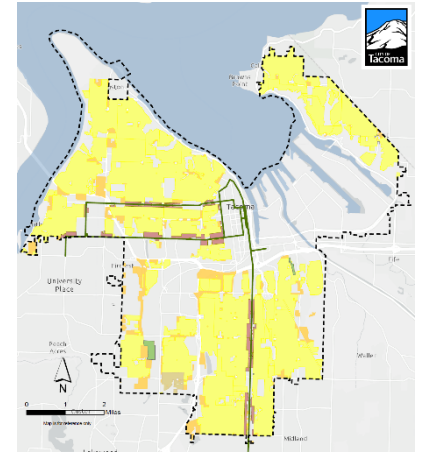
Low-scale changed to Mid-scale

Low-scale changed to Mid-scale

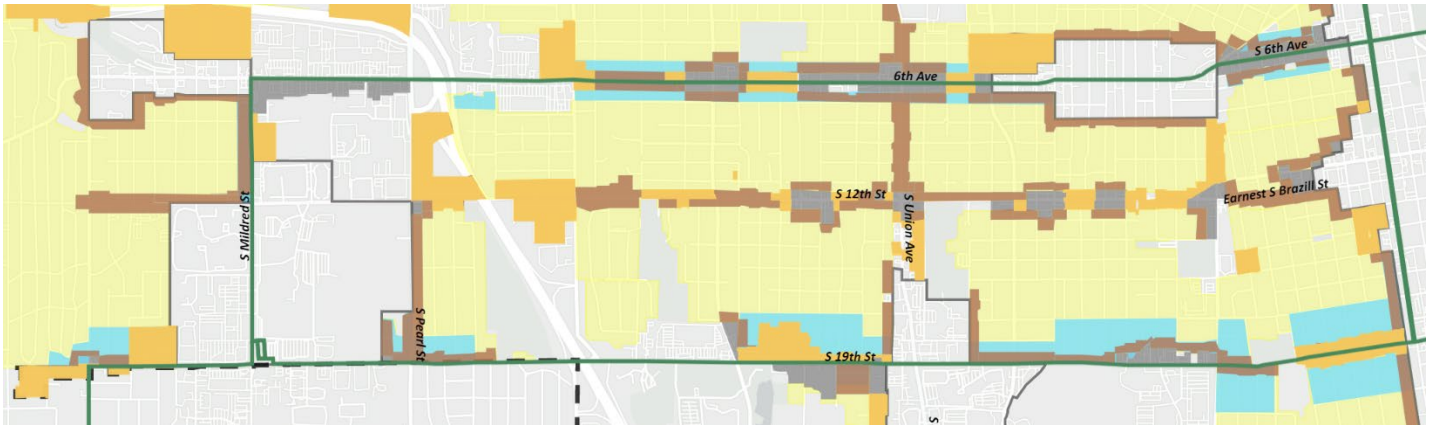
Low-scale changed to Mid-scale

B. Map Change: Expand Mid-scale along High Capacity Transit Corridors

City Council sponsor: Deputy Mayor Blocker



- This amendment would increase the areas designated as Mid-scale by expanding the Mid-scale along high capacity transit corridors (Pierce Transit Routes 1, 2 and 3) from ½ block to 1 block.
- The change is intended to create additional housing capacity in areas served by ample transportation choices. The additional Mid-scale Residential areas were included in the Planning Commission’s recommendations.



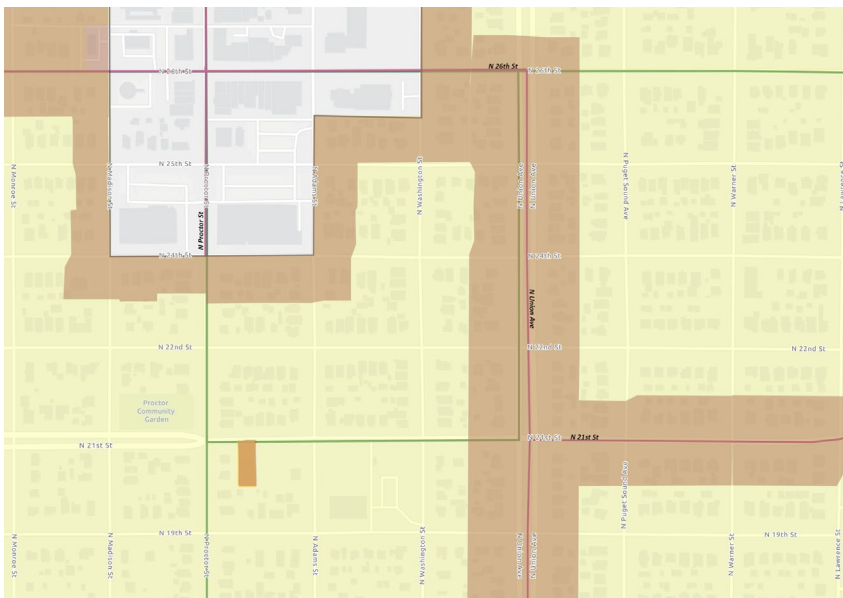
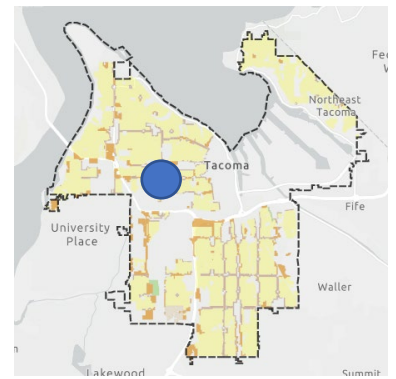
Map key:

- Proposed Mid-scale Residential designations (IPS Recommendation – first reading)
- Proposed additional Mid-scale Residential designations
- Existing Multifamily Low-Density areas, to be Mid-scale Residential
- Proposed Low-scale Residential designations
- Existing Neighborhood Commercial designations

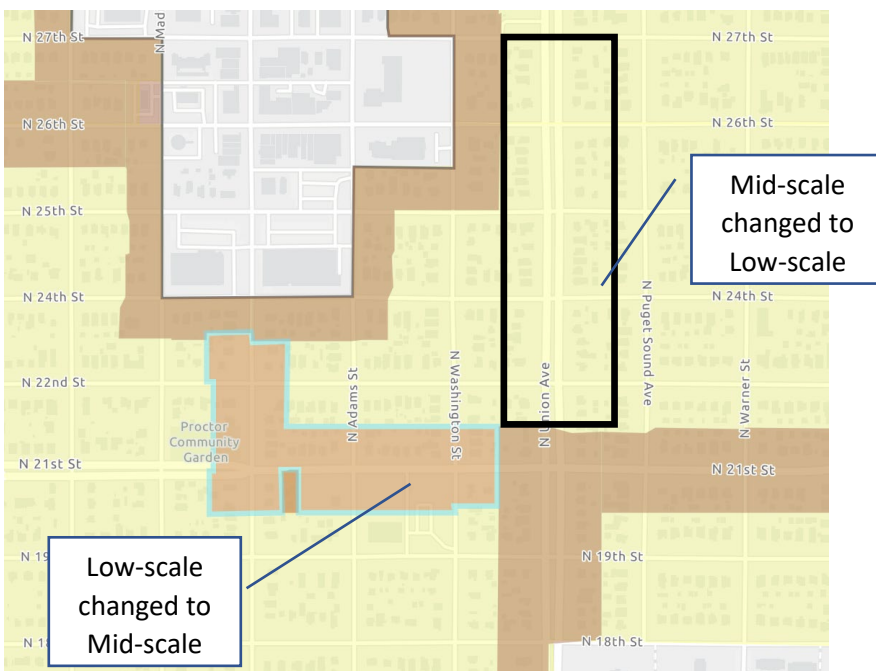
C. Map Change: Switch Mid-scale corridor from N. Union (21st to 26th St.) to N. 21st St. and Proctor

City Council sponsor: Hines

- This amendment would shift a segment of the Mid-scale Residential corridor near the Proctor Mixed-Use Center from N. Union (between N. 21st and N. 26th Streets) to N. 21st Street and N. Proctor Street.
- The change is intended to protect the mature trees and open space along N. Union Ave. and to promote mid-scale infill in an area with greater potential.



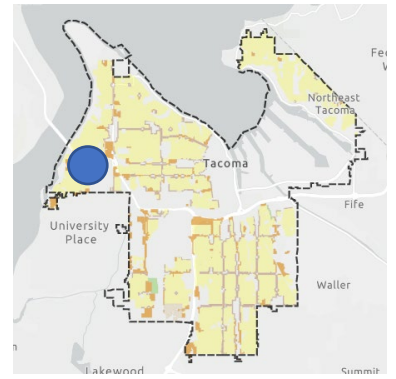
Proposed map changes:



D. Map Change: Change Mid-scale west of South Jackson Ave. to Low-scale

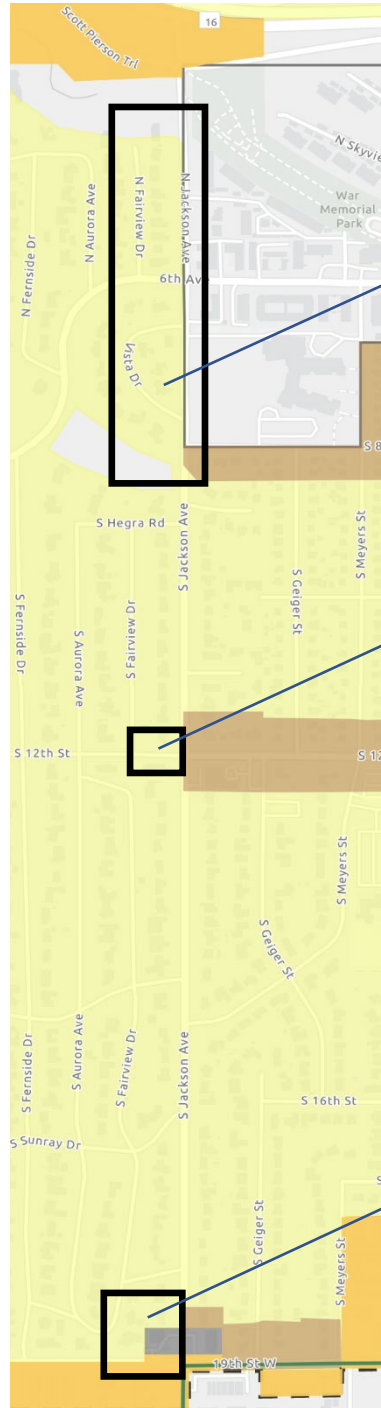
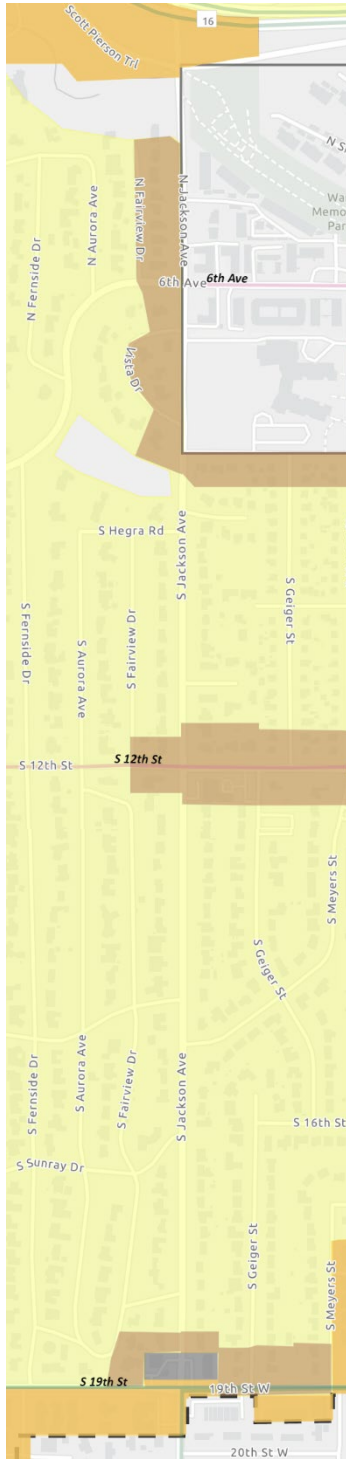
City Council sponsor: Hines

- This amendment would change the Mid-scale Residential areas west of S. Jackson Ave. to Low-scale Residential.
- The change is intended to ensure that infill in the sloped neighborhood west of S. Jackson Ave. will be compatible with the neighborhood's scale.



IPS Recommendation (included in Council's first reading):

Proposed changes:



Mid-scale changed to Low-scale

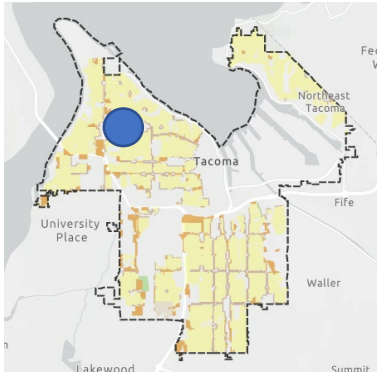
Mid-scale changed to Low-scale

Mid-scale changed to Low-scale

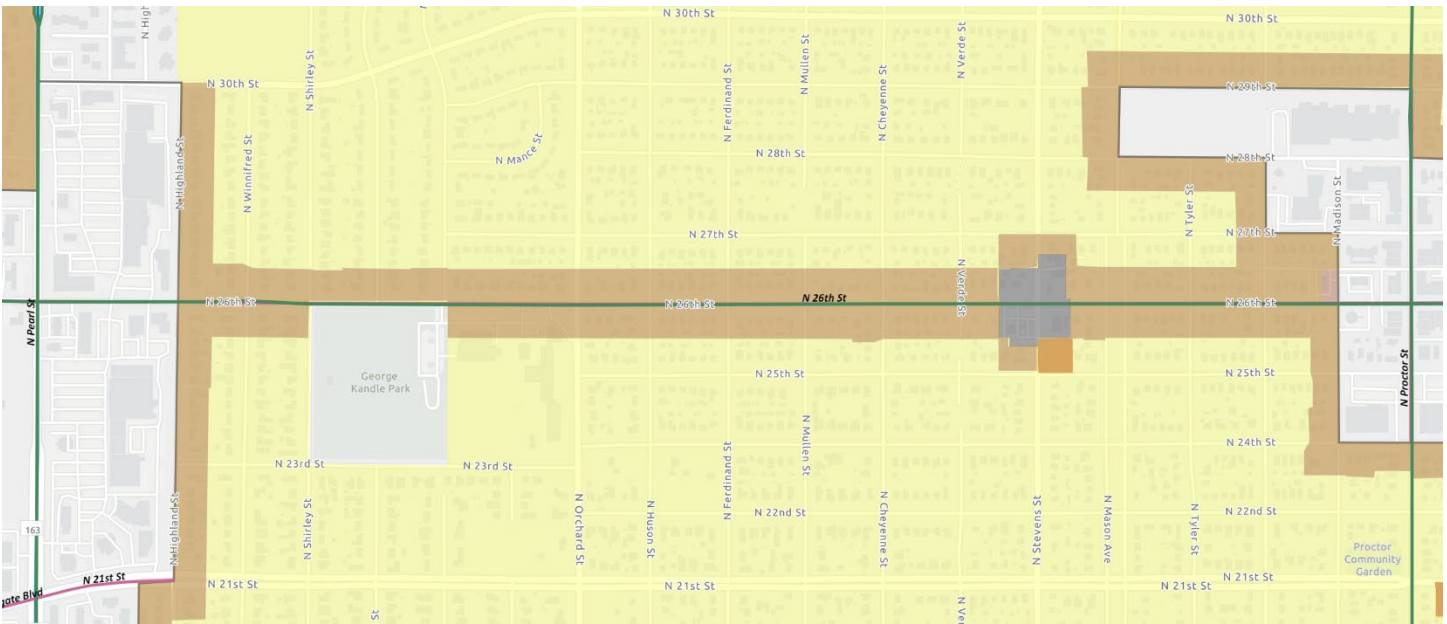
E. Map Change: Change Mid-scale along North 26th St. between Proctor & Westgate Centers to Low-scale

Sponsor: Councilmember McCarthy

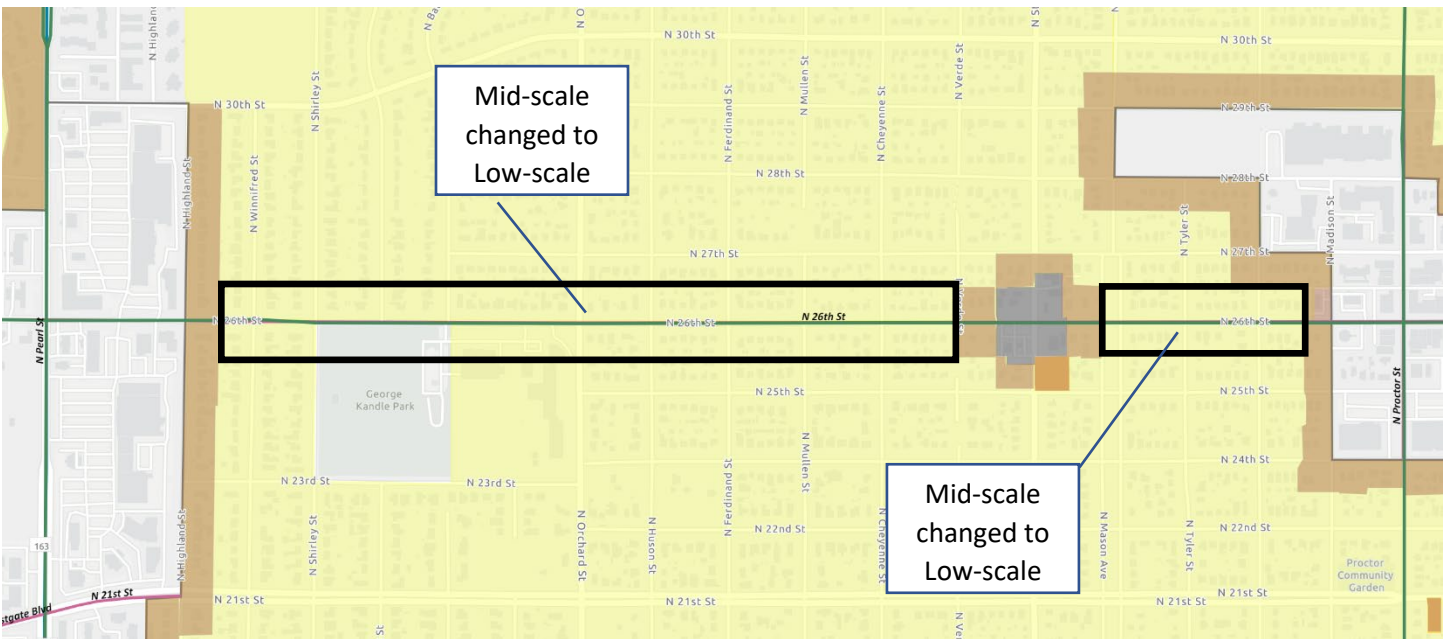
- This amendment would change the Mid-scale Residential designation along the N. 26th Street Corridor between the Westgate Center and the Proctor Center to Low-scale Residential.
- The change is intended to ensure that infill development along the N. 26th Street Corridor will be compatible with neighborhood scale and character.



IPS Recommendation (first reading) map:



Proposed changes:



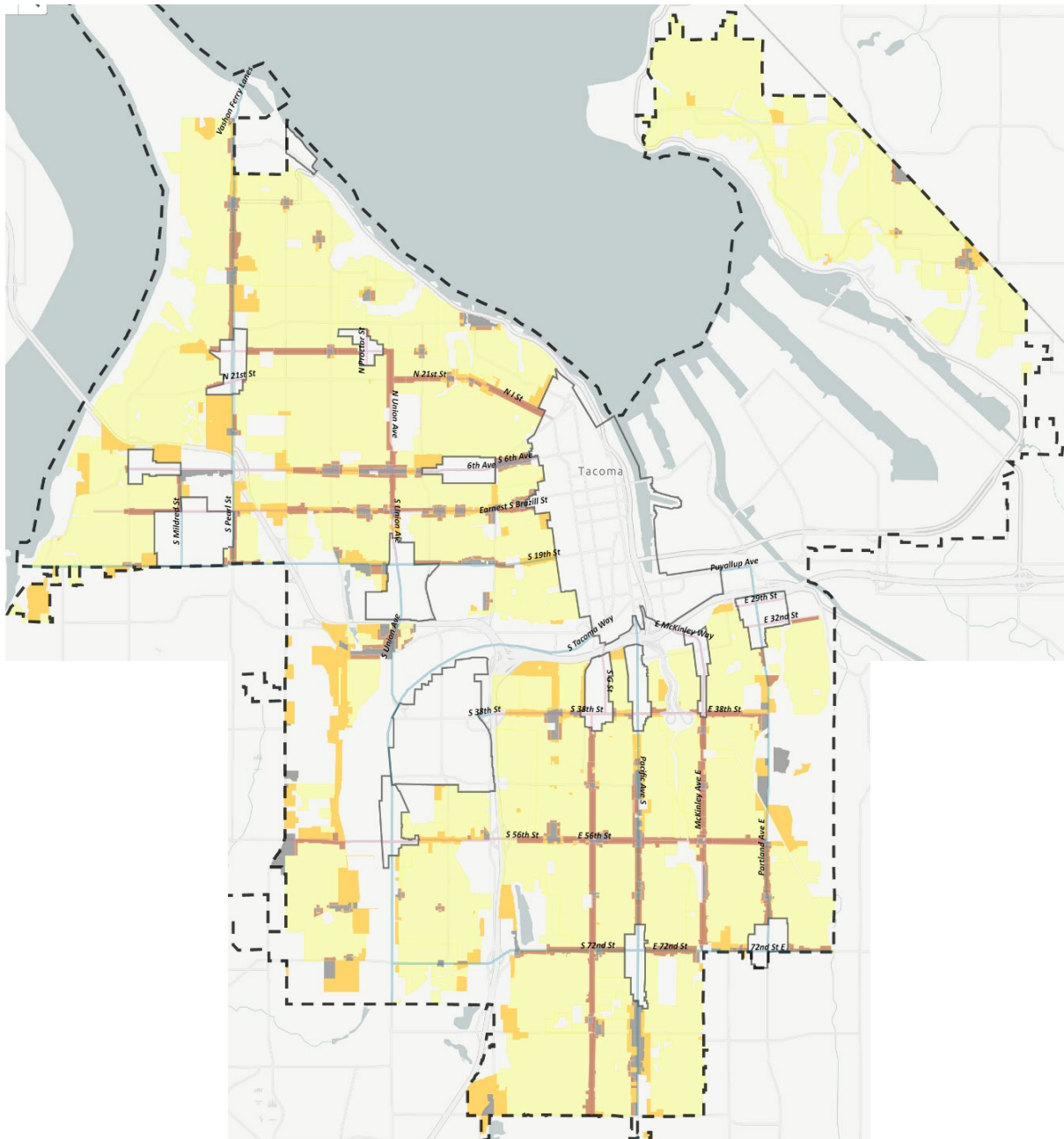
F. Map Change: Remove Mid-scale Transitions around the Mixed-Use Centers

Sponsor: Councilmember McCarthy

- This amendment would remove the Mid-scale Residential transitions located around Mixed-Use Centers and instead designate those areas as Low-scale Residential.
- The change is intended to avoid neighborhood impacts and disruption at this time, until such time as the Centers are more substantially built out.

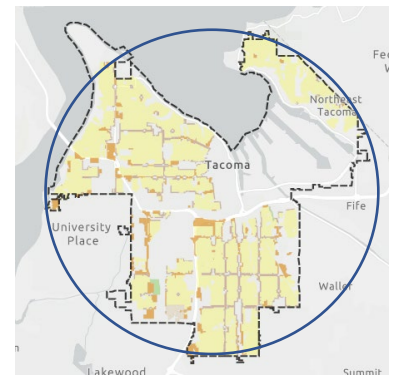


This exhibit shows the Map as it would be amended to exclude the Mid-scale Transtions around Centers:



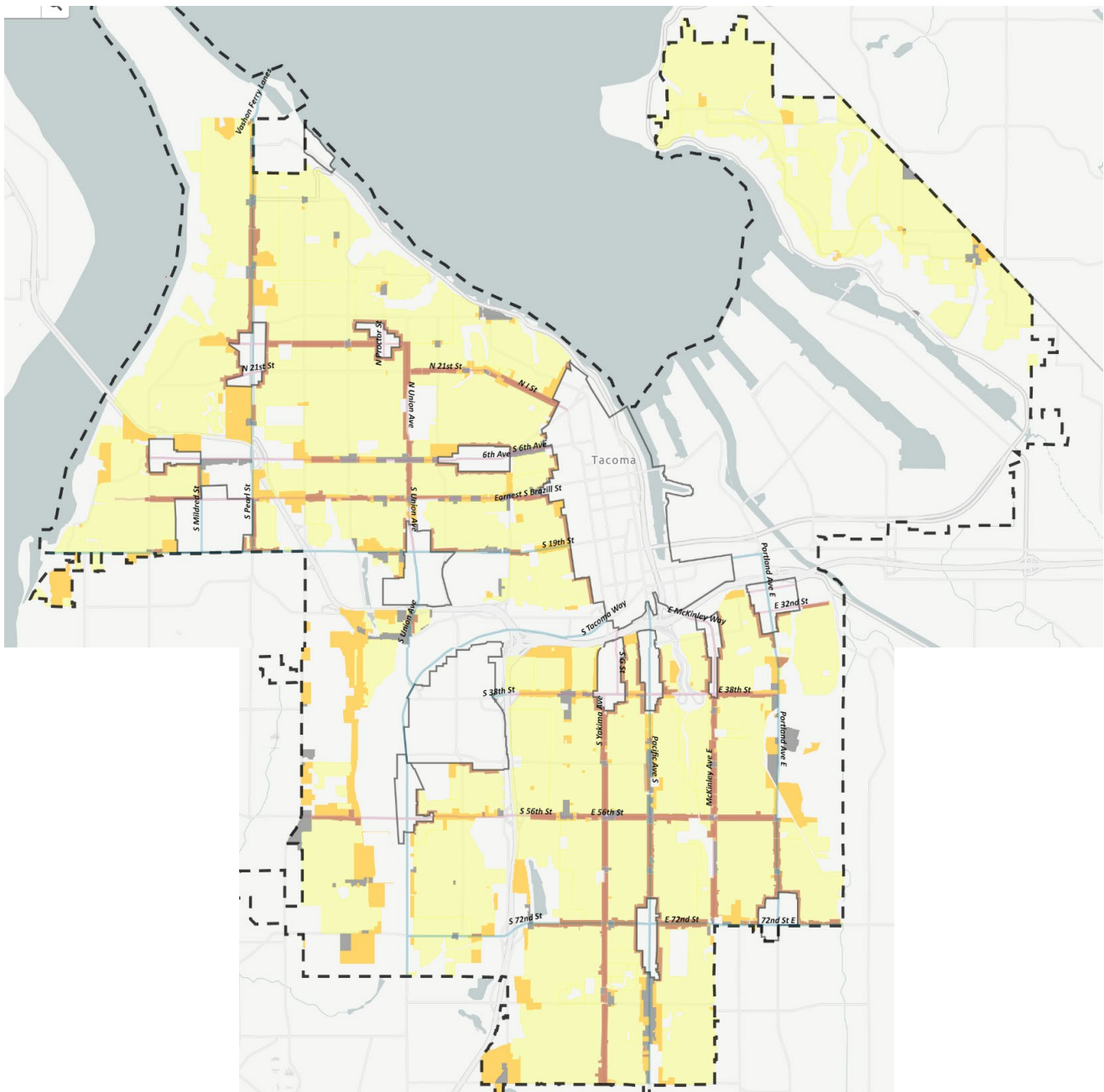
G. Map Change: Remove Mid-scale Transitions around the Neighborhood Commercial Nodes

Sponsor: Councilmember McCarthy



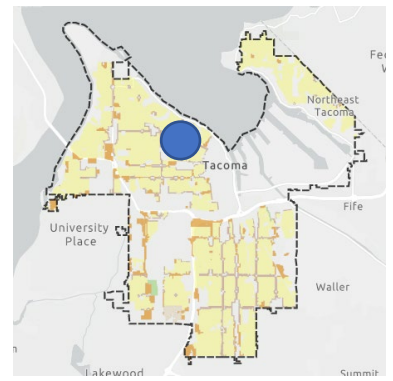
- This amendment would remove the Mid-scale Residential transitions located around Neighborhood Commercial Nodes on transit lines and instead designate those areas as Low-scale Residential.
- The change is intended to avoid neighborhood impacts and disruption at this time.

This exhibit shows the Map as it would be amended to exclude the Mid-scale Transitions around Neighborhood Commercial Nodes:



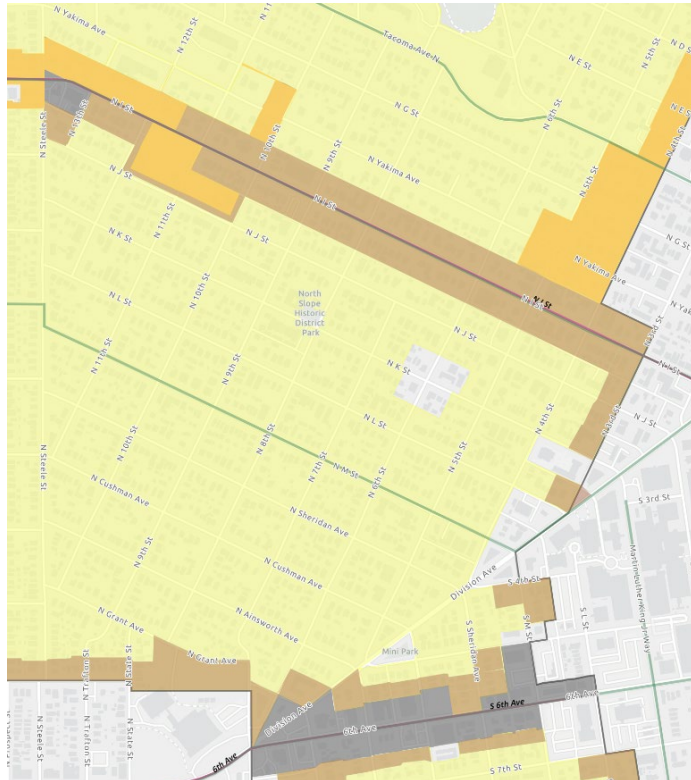
H. Map Change: Designate all properties within the North Slope Historic District as Low-scale

Sponsor: Councilmember Thoms

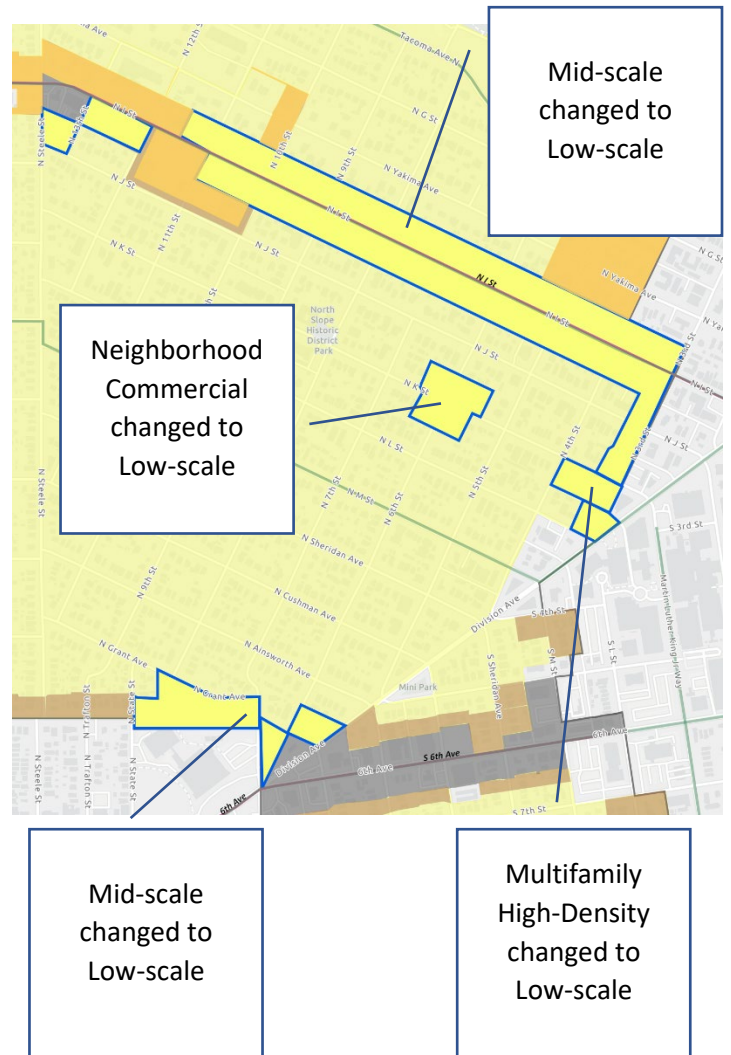


- This amendment would remove proposed Mid-scale areas and re-designate existing Multifamily High-density and Neighborhood Commercial areas to Low-scale Residential within the North Slope Historic District.
- This change is intended to reflect the fact that the North Slope Historic District already contains a mix of housing types, help preserve the unique character of this historically-designated neighborhood, and support it being regulated under one zoning classification.

IPS Recommendation (first reading) map:



Proposed changes:



I. Text Change: Reduce the allowed maximum density within the Low-scale Residential from 25 to 20 Dwellings/acre

City Council sponsor: Robert Thoms

- *This amendment would reduce the density range target for Low-scale in the Urban Form Chapter of the Comprehensive Plan from 10 to 25 dwelling units/acre to 10 to 20 dwelling units/acre.*
- *This change is intended to limit the density of new development in Low-scale areas to help promote compatibility with existing, developed neighborhoods and recognize that existing infrastructure may not be sufficient to accommodate higher densities*

PROPOSED TEXT:

One Tacoma Comprehensive Plan – Urban Form Chapter (Future Land Use Designations table):

Low-scale Residential

Target Development Density: ~~10-25 dwelling units/net acre~~ 10-20 dwelling units/net acre

J. Text Change: Clarify the policy intent that zoning should be structured to encourage development in areas that don't already meet the vision in terms of density targets

City Council sponsor: Thoms

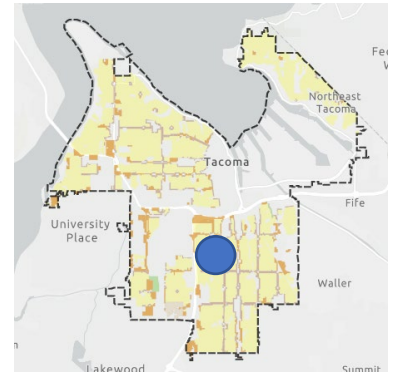
- *This amendment would add text in the Urban Form Chapter of the Comprehensive Plan clarifying that density range targets are not intended to indicate that existing areas already meeting the density are intended to increase.*
- *The change is intended to clarify the intent of Low and Mid-scale concepts which include density, housing types, neighborhood character, transportation choices, amenities and other factors.*

PROPOSED TEXT:

The Low and Mid-scale Residential density targets represent a desired neighborhood vision, rather than to indicate that more density is better in every case. Zoning should be structured to encourage infill in areas that are not currently meeting the vision, while not facilitating significant additional development in areas already meeting the vision.

K. Map Change: Switch Mid-scale from S. Yakima Ave to S. Thompson between S .38th and 48th Streets

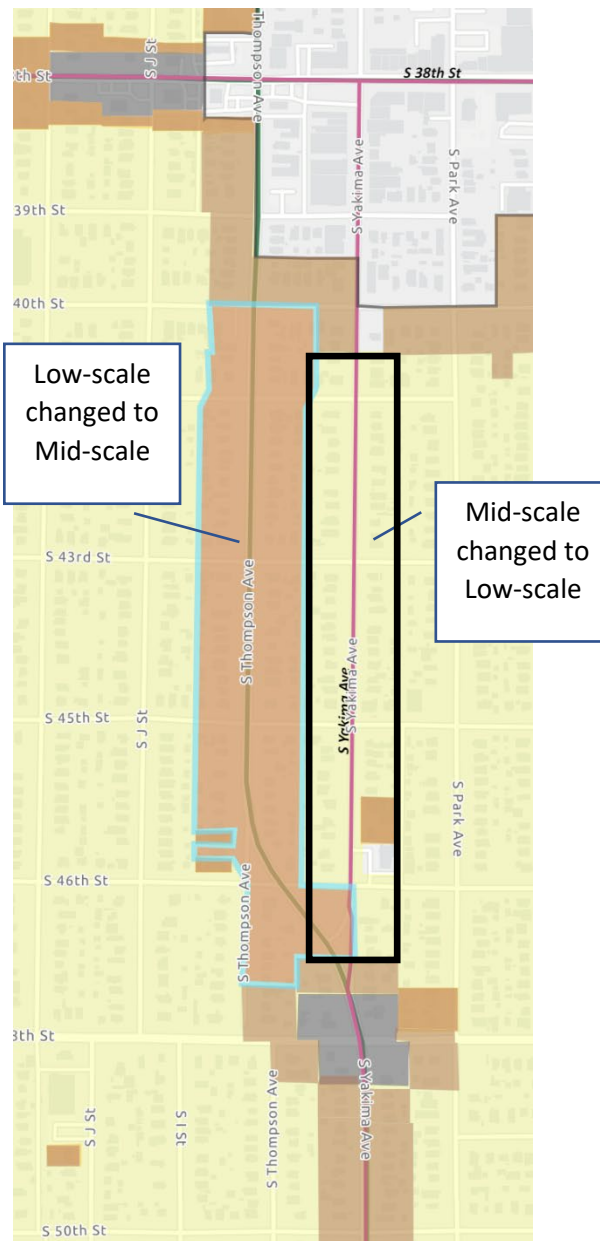
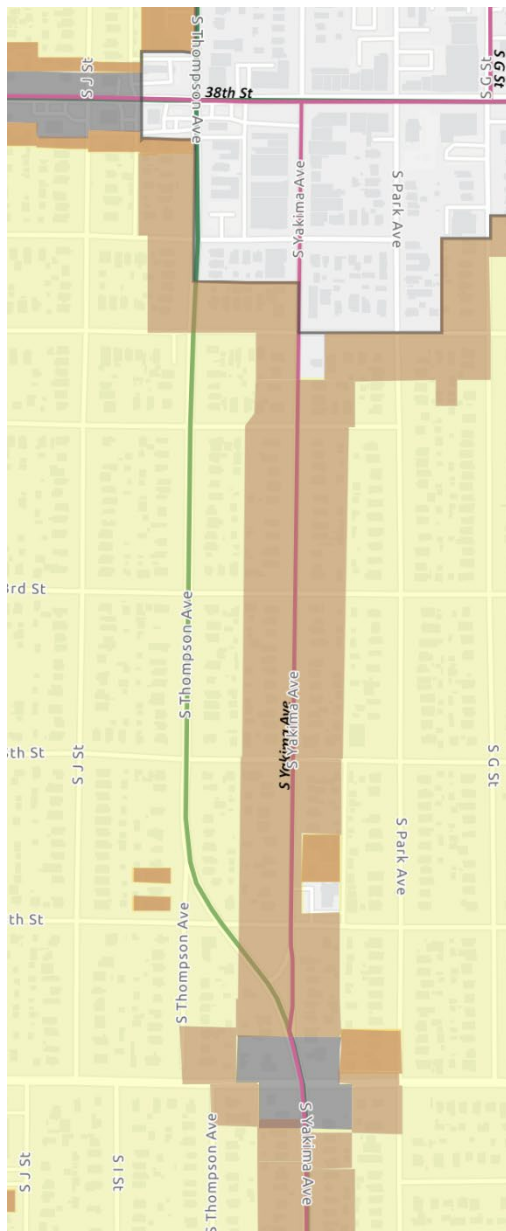
City Council sponsor: Ushka



- This amendment would shift a segment of the Mid-scale Residential corridor south of the Lincoln Mixed-Use Center from S. Yakima Ave. to S. Thompson Ave. (between S. 40th and S. 48th Streets).
- The change is intended to reflect the fact that in this location, S. Thompson Ave. is the transit street and more significant through-street than S. Yakima Ave.

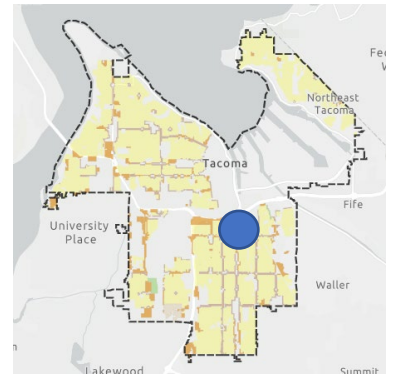
Recommendation (first reading) map:

Proposed changes:



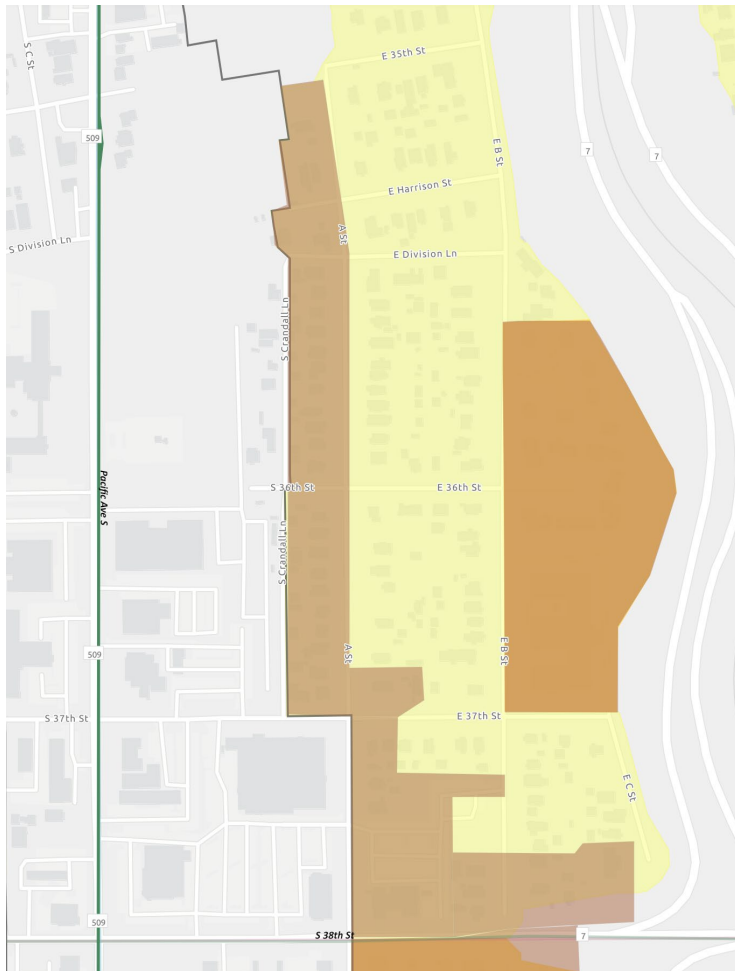
L. Map Change: Change Mid-scale to Low-scale along eastern boundary of Lower Pacific Mixed-Use Center

City Council sponsor: Ushka

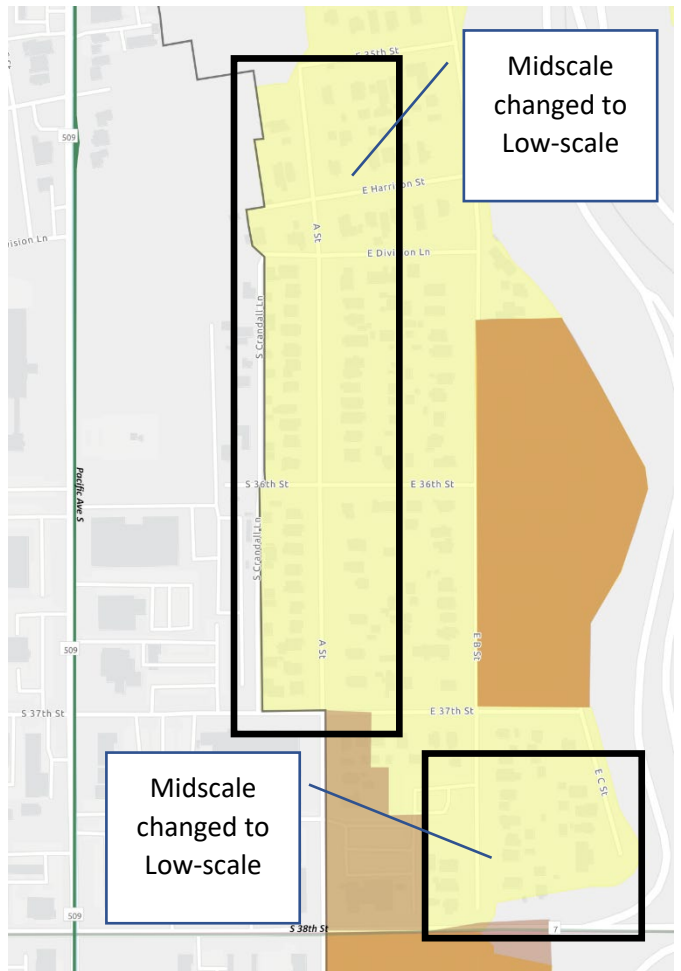


- This amendment would change an area proposed as Mid-scale Residential to Low-scale (between E. 35th and 38th Streets).
- The change is intended to prevent this neighborhood from being bisected since it is already bordered by commercial and density on both sides and to reflect that there is limited access adjacent to the freeway offramp.

IPS Recommendation (first reading) map:



Proposed changes:



M. Text Change: Add policy language in the Plan to clarify that single-family detached housing is not non-conforming in both Low and Mid-scale areas

City Council sponsor: Ushka

- *This amendment would clarify that there is no intent to make existing houses non-conforming under the zoning code.*
- *The change is intended to provide more certainty to the community that their properties will not be impacted financially or their future use and expansions limited through zoning and standards.*

PROPOSED TEXT:

One Tacoma Comprehensive Plan – Urban Form Chapter (Future Land Use Designations table):

Low-scale Residential

Primary housing types supported include detached houses, houses with attached and/or detached accessory dwelling units, duplexes, triplexes, townhouses up to 3 units, cottage housing, and cohousing. Existing houses shall not be considered non-conforming. Secondary housing types including fourplexes and small-scale multifamily may be permitted, subject to appropriate design, locational and other standards, where they can fit harmoniously with the overall scale of the neighborhood such as corner lots, large sites or at transitions to more intensive designations. Community facilities including parks, schools and religious facilities are also desirable to enhance neighborhood vitality.

Low-scale Residential

Housing types supported include small-lot houses, accessory dwelling units, duplexes, triplexes, townhouses, cottage housing, cohousing, fourplexes and multifamily. Existing houses shall not be considered non-conforming. Community facilities including parks, schools and religious facilities are also desirable and some nonresidential uses such as small childcare, cafes or live-work may be appropriate in limited circumstances.

N. Text Change: Add language in the Ordinance that as part of Phase 2, a view study shall be done, in particular to examine areas that have not previously received view analysis and/or protections in the Eastside and South End

City Council sponsor: Ushka

- *This amendment call for a view study in areas where there are significant views which could be impacted by changes to development standards associated with Phase 2 implementation.*
- *The change is intended to increase equity for residents of areas which have not benefited from analysis of potential view impacts and to increase certainty that implementation through Phase 2 will consider view impacts.*

PROPOSED TEXT:

Whereas, as part of Phase 2 a view study shall be done, in particular to examine areas that have not previously received view analysis and/or protections in the Eastside and South End (such as the areas around South 35th & Ainsworth, East 29th & M, South Fawcett & South Wright, and East 32nd & East E Streets).

O. Text Change: Add language in the Ordinance to clarify that, as part of Phase 2, map adjustments may be appropriate after the additional analysis

City Council sponsor: Ushka

- *This amendment would add a finding to the adopting ordinance providing direction for implementation during Phase 2 of the project that mapping adjustments could be considered.*
- *The change is intended to clarify that it will be appropriate to use reasonable flexibility in considering adjustments to the map based on new information and analysis.*

PROPOSED TEXT:

Whereas, as part of Phase 2, map adjustments may be made as appropriate after additional analysis that identifies that map changes could better meet the policy intent.

P. Text Change: Add language regarding Historic Districts, discouraging demo in Low-scale also

City Council sponsor: Kristina Walker

- *This amendment would.*
- *The change is intended to*

PROPOSED TEXT:

Infill in historic districts is supported to expand housing options consistent with the mid-scale designation, but must be consistent with neighborhood scale and defining features, **and with policies discouraging demolition.**