Affordable Housing

Home In Tacoma Project
Infrastructure, Planning, and
Sustainability Committee
March 22, 2023

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Meeting Agenda & Objectives

Engagement Round 1 Report Out

Initial Zoning Framework and Standards
- Proposed Hybrid Framework
- Initial Standards and Housing Types with test fits

Initial Zoning Map Options
- Low- and Mid-scale options

Next Steps
- Engagement Round 2: Council District meetings
- Topic discussions continue (standards, affordability tools)
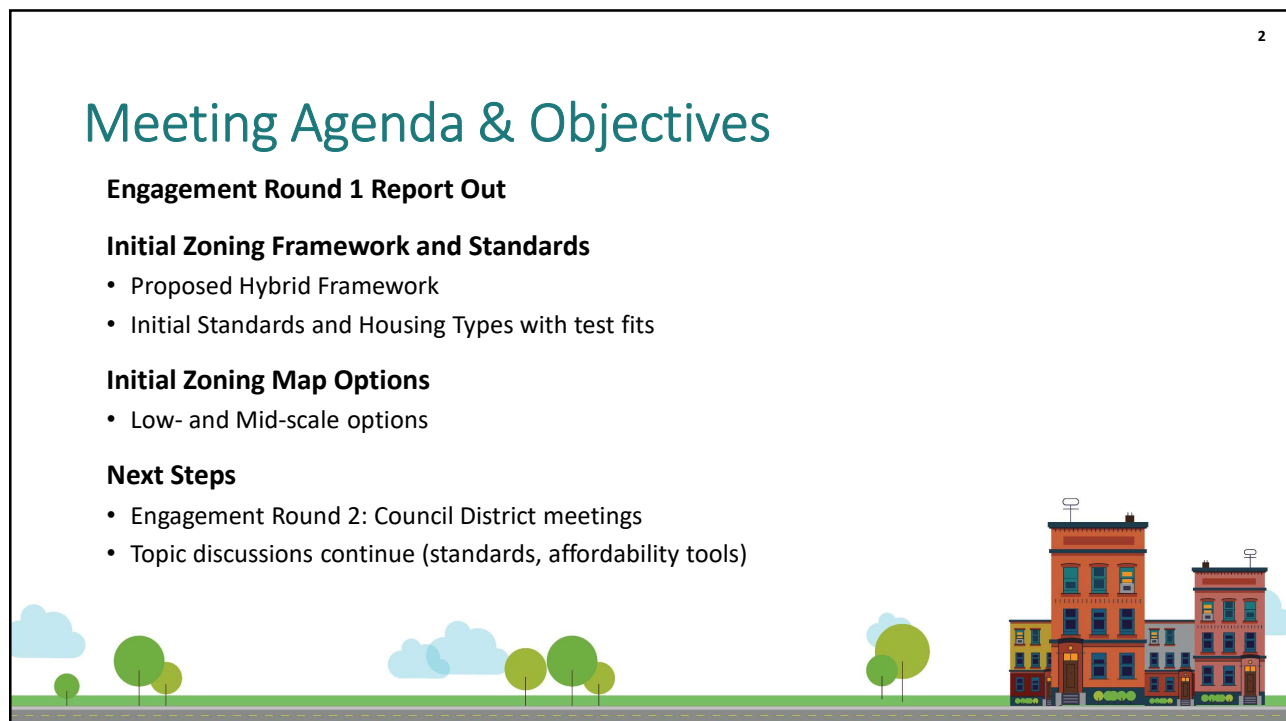
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Engagement overview

Round 1: January to February

✓ Housing equity champions: 47 applicants

✓ Environmental Impact Statement: ~100 comments

✓ Home In Tacoma survey: ~1100 responses

✓ Ideas wall: 100+ and growing

✓ Developer engagement

✓ Community events and meetings

Round 2: April and May 2023

➢ In-person City Council District meetings

Round 3: mid-2023

➢ Planning Commission Public Hearing

City Council action: late 2023 (tentative)

Not if but how to implement middle housing
- Middle housing design
- Neighborhood infrastructure and amenities
- Keeping housing affordable

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Zoning Framework and Map Options – Guiding Principles

GP #1
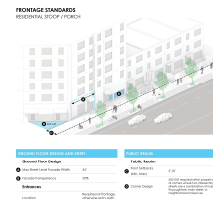**Meet Tacoma's newly adopted housing growth vision**

GP #2
Use development scale as organizing characteristic

GP #3
Continue to prioritize walkability, cycling, transit and "complete neighborhoods"

GP #4
Reflect neighborhood patterns such as yards, building scale, height
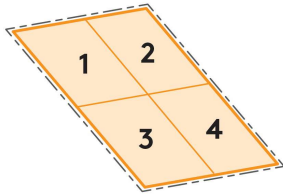
GP #5
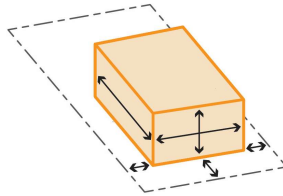**Create predictable, flexible regulations and requirements**
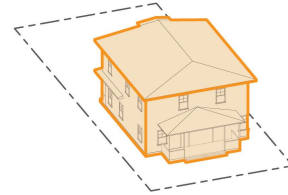
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Hybrid Zoning Framework Components

1. Unit Count
How many units can be accommodated on a specific site.

2. Scale
District-wide standards, such as:
- *Height*
- *Setbacks*

3. Housing Types
Housing-type based standards, such as:
- *Building dimensional standards*
- *Orientation*
- *Access*
- *Building design elements*

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Initial Zoning Districts

| LOW-SCALE RESIDENTIAL	MID-SCALE RESIDENTIAL
Building Scale: Reflect residential patterns and general scale of houses. **Housing Types:** Low-scale 1: Detached houses, Accessory Dwelling Units (ADUs)/Detached accessory dwelling units (DADUs) (Backyard Cottages), Duplexes, Triplexes, Townhouses up to 3 units (House-scale), Rowhouses up to 3 units, Cottage housing (detached Courtyard Housing), Cohousing Low-scale 2: All types allowed in Low-scale 1, plus Fourplexes, Townhouses and Rowhouses up to 4 units, Small-scale multifamily (Multiplexes) (at corner lots, large sites, and transitions to more intensive designations) **Other Land Uses:** Community facilities (parks, schools, religious facilities). **Building Height:** Up to 3 stories (35 feet max), modified by some housing types.	**Building Scale:** Reflect residential patterns at a scale between Low-Scale and Centers. **Housing Types:** Same as Low-scale 2, plus Rowhouses with 5 or more units, Courtyard Housing, Medium-scale Multifamily (Multiplexes) **Other Land Uses:** Community facilities (parks, schools, religious facilities), Nonresidential uses (small childcare, cafes, limited live-work) **Building Height:** Mid-scale 1: up to 3 stories (35 feet max) Mid-scale 2: up to 4 stories (45 feet max) Both modified by some housing types
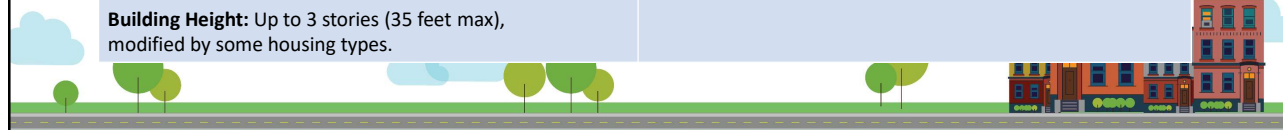
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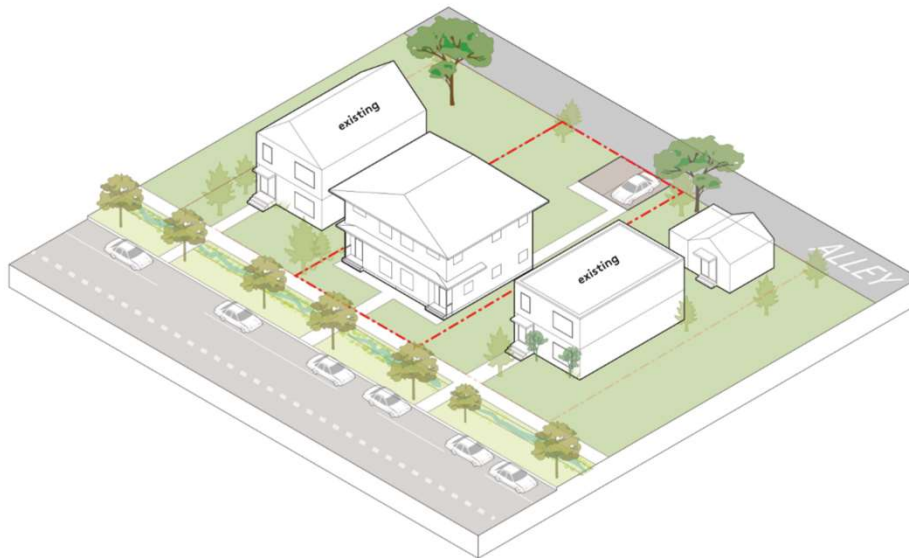
Housing Type Test Fits – To Inform Standards
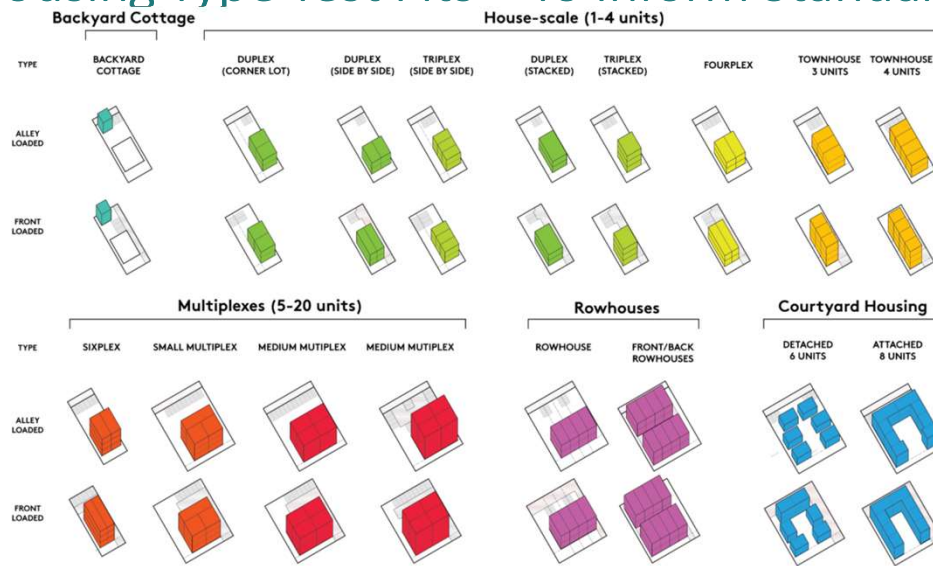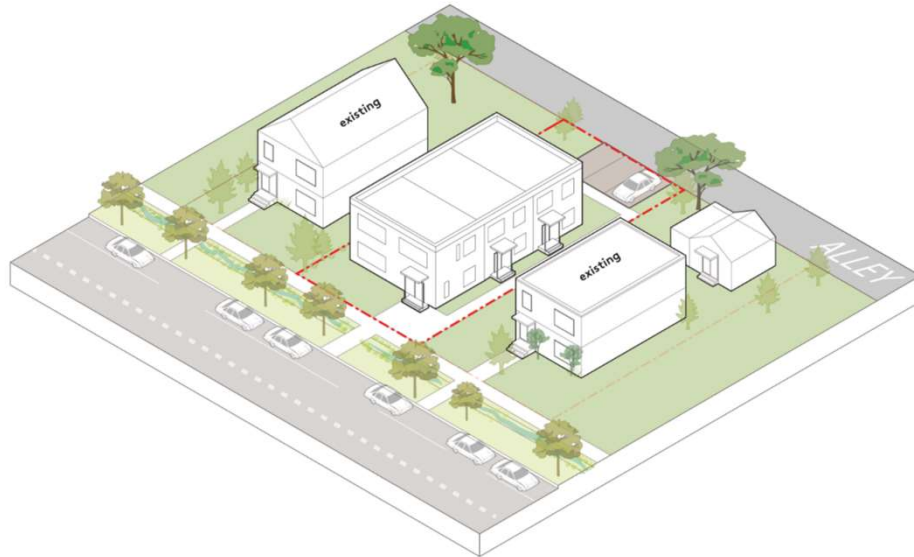

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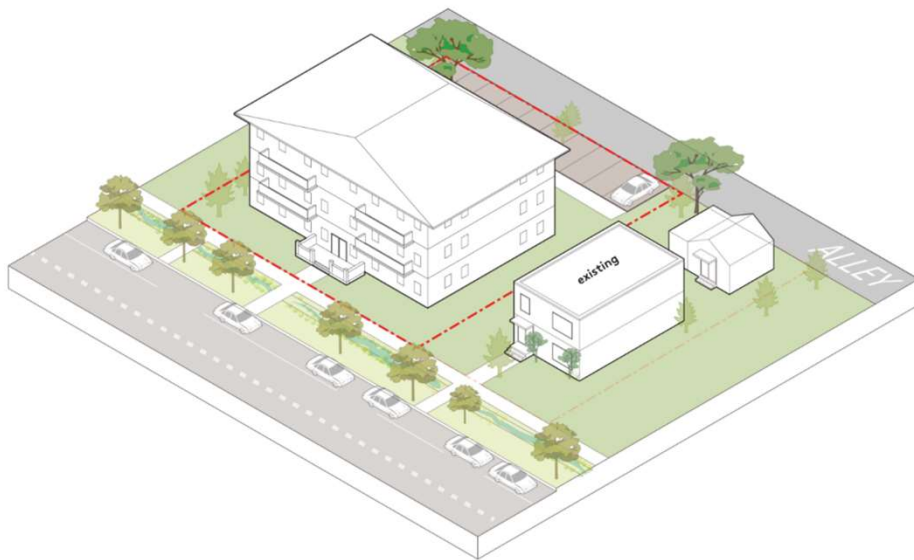## Visualization of House-scale Example (2 units/duplex)

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Visualization of Townhouse Example (3 units)

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Visualization of Multiplex Example (12 units)

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Zoning Map Options

Map options

- Phase 1 policies call for a range of scale and densities, with more housing choice and density in "complete neighborhoods"
- Proposals would establish two Low-scale and two Mid-scale zones
  - Low-scale 2 and Mid-scale 2 would support the higher end of scale and density
  - Alternatively, could use performance standards rather than zoning
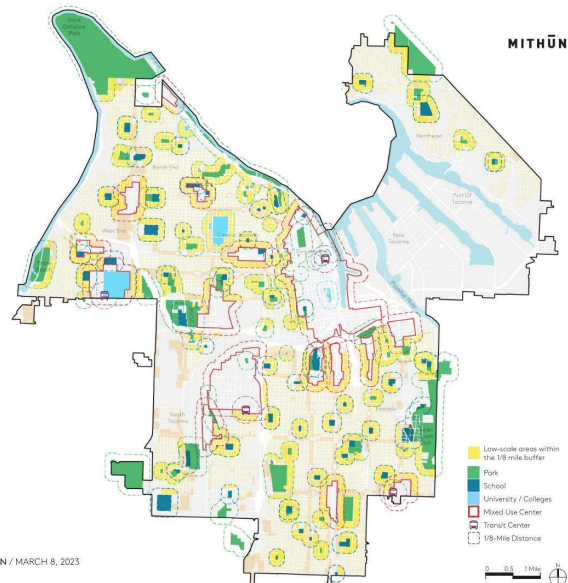- The following zoning map options are intended to inform the next round of engagement

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Complete Neighborhood Features

1/8-mile buffer: services
all the buffers combined:
1- parks
2- schools
3-university and colleges
4- mixed use centers
5- transit centers
overlay with flum

MITHŪN

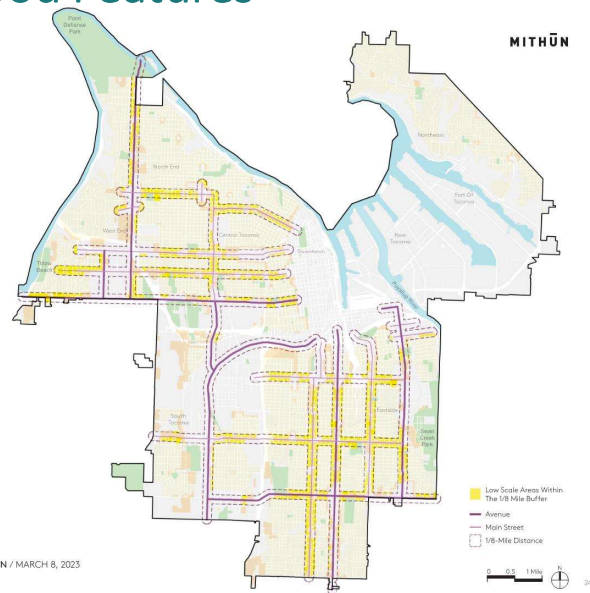HOME IN TACOMA PHASE 2 / **INITIAL ZONING STANDARDS AND MAPS FOR PLANNING COMMISSION** / MARCH 8, 2023

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Low-scale Option 2

1/8 mile buffer from services or corridors

This option shows two Low-scale zones. Larger scale/denser housing types would be allowed in Low-scale 2 (areas within the 1/8 mile buffers).

The Planning Commission is currently examining variations.

Low-scale Option 3

1/8 mile buffer from Mid-scale FLUM designated areas

This option shows two Low-scale zones. Larger scale/denser housing types would be allowed in Low-scale 2 (areas within the 1/8 mile buffers).

The Planning Commission is currently examining variations.

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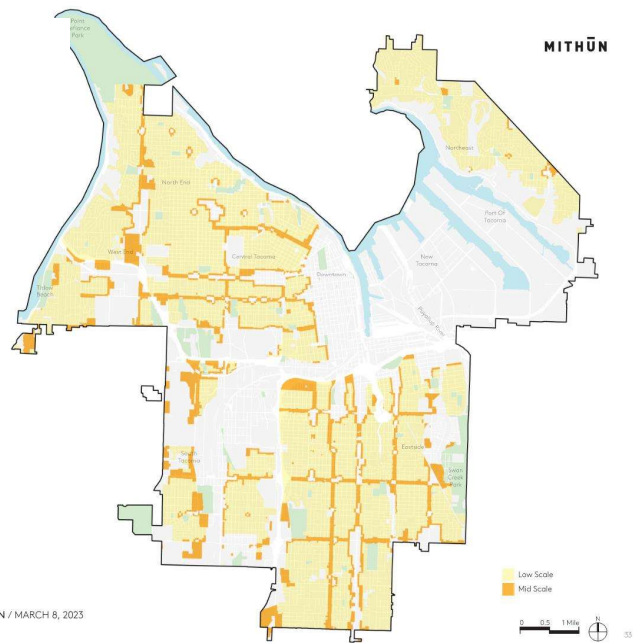

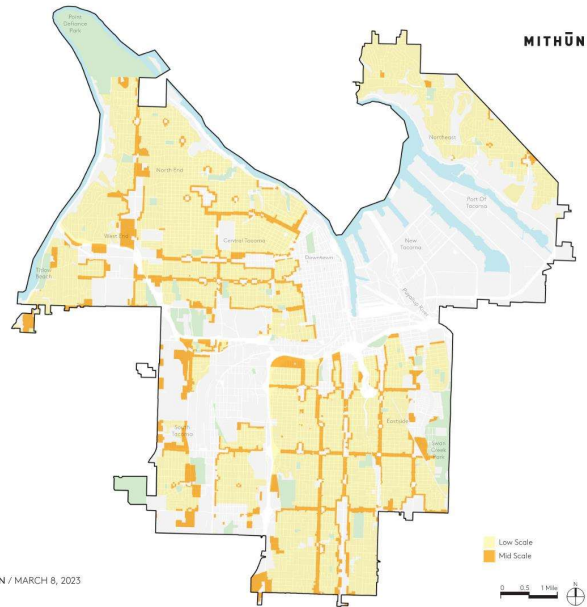
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Mid-scale Option 1

Mid-scale Option 1
One Mid-scale zone
Identical to Future FLUM Map from Home In Tacoma Phase 1

This option shows one Mid-scale zone.

Per Phase 1 policies, larger (4-story) multifamily would be allowed only along Corridors or a subset of them.

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Potential Mid-scale 2 Options

1/4-mile and 1/8-mile buffers: corridors
overlay with flum

This is not intended as a zoning map, but shows where Mid-scale areas are located relative to Comp Plan Corridors.

Per Phase 1 policies, larger (4-story) multifamily would be allowed only along Corridors or a subset of them.

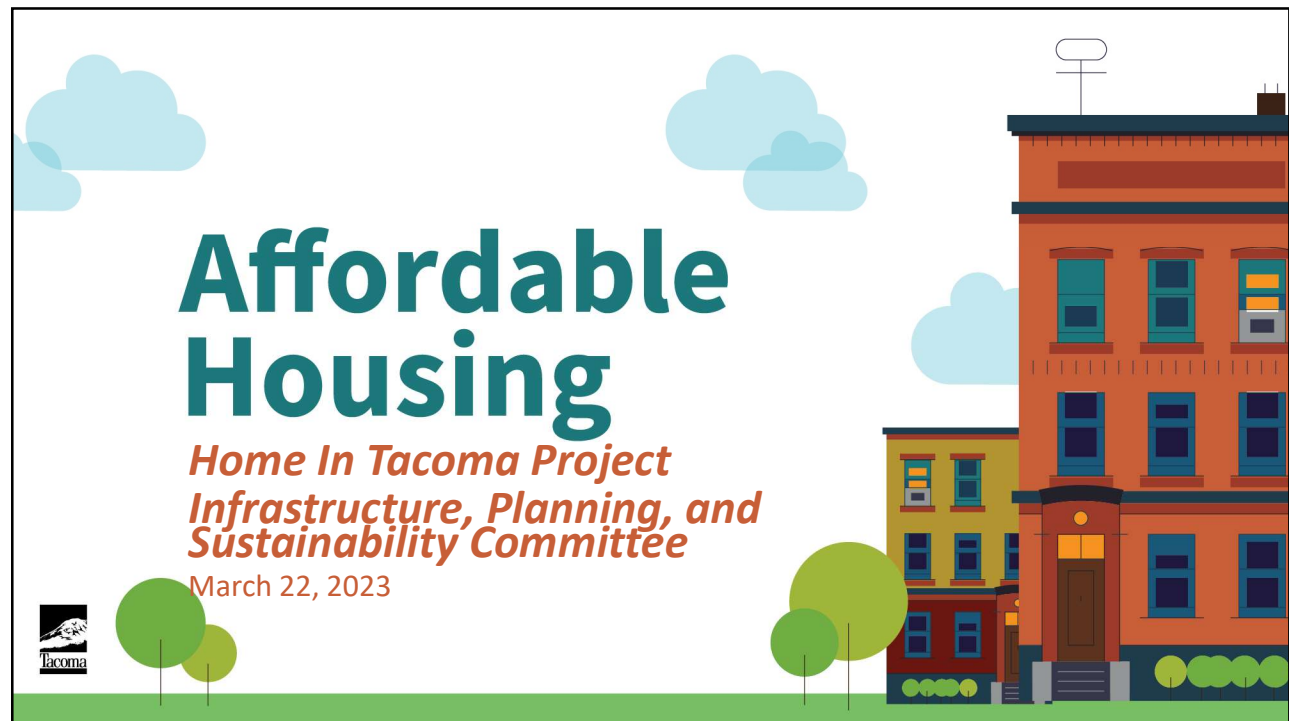HOME IN TACOMA PHASE 2 / INITIAL ZONING STANDARDS AND MAPS FOR PLANNING COMMISSION / MARCH 8, 2023

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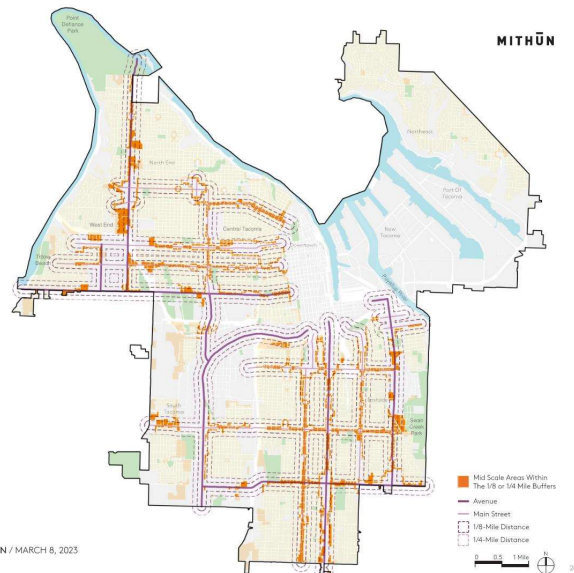
Discussion – Zoning Framework & Standards

Questions (for the next round of engagement)

1. Do these housing types make sense?

2. Are we headed in the right direction with initial standards?

3. Do the map options reflect adopted goals?

4. Any input on the Low-scale map options?

5. Any input on the Mid-scale map options?

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