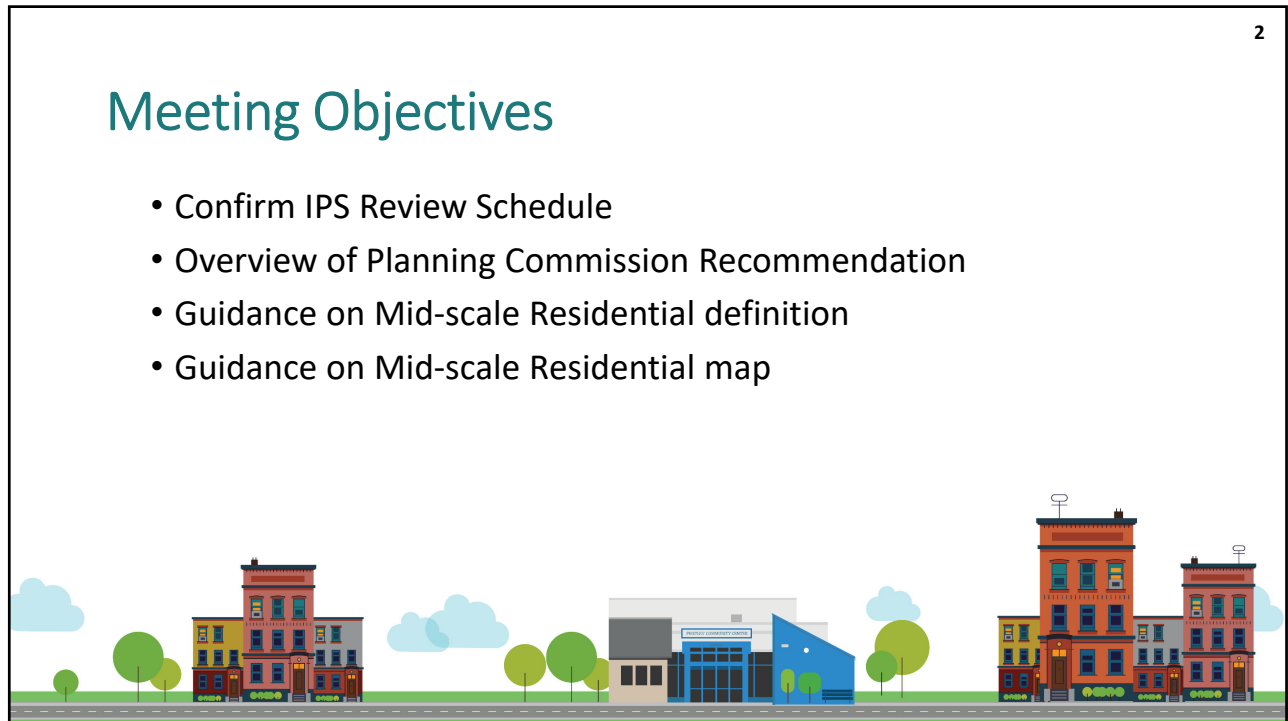


1



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2

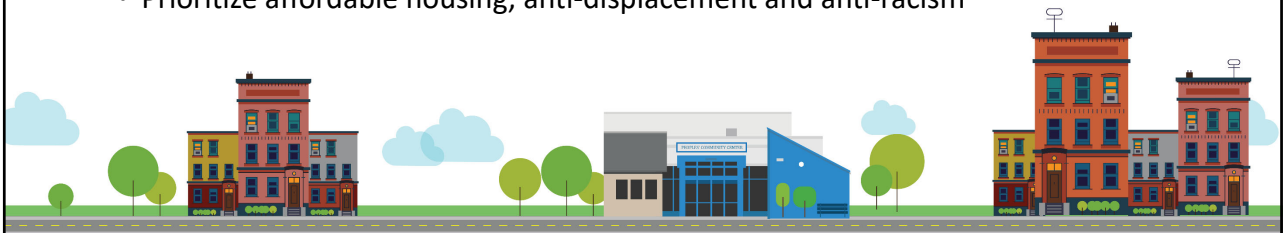
Proposed 2021 Scope and Schedule

Date	Meeting	Proposed Topic(s)
9/8	IPS	Overview, Schedule, mid-scale definition, guidance on mid/low-scale map principles
9/22	IPS	Mid-scale map results, design principles/controls
10/5	COW	IPS review status update, City Council schedule
10/13	IPS	Design, affordability, infrastructure, mid/low-scale map (if needed)
10/27	IPS	Phase 2 review and engagement process, IPS recommendation
11/9	COW	IPS recommendation, City Council process

Home In Tacoma (Phase 1)

PC 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



5

Mid-Scale Residential - Purpose

- Supports diverse housing types (up to medium-scale multifamily)
- In walkable areas, near shopping and transit
- Establishes a scale transition between low and high-scale areas
- Builds on the existing “Multifamily Low-Density” designation



5

6

Mid-Scale Residential Definition

Standards to reflect residential patterns

- Max height
 - 35 ft (3 stories)
 - 45 ft (4 stories)
- Limited building footprint/mass
- Required front yards
- Required side setbacks
- Required open space
- Off-street parking in back
- Pedestrian orientation
- Required landscaping

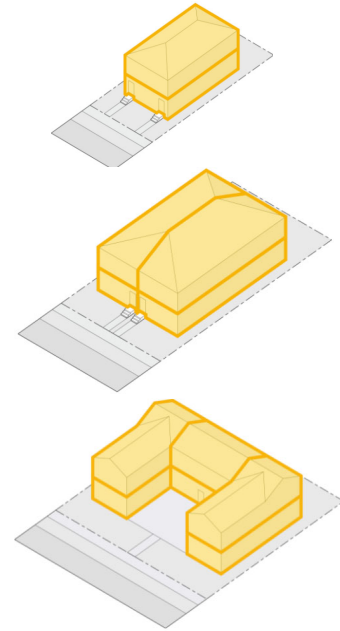


EXAMPLE: Medium multifamily

6

Current Single-family and Multifamily Low-Density Standards

- Height limits
 - 35 ft (typically up to 3 stories)
 - 25 or 20 ft in View Sensitive Districts (typically up to 2 stories)
- Building bulk limitations (general)
 - Setbacks: Front 20 ft, side 7.5 ft or 5 ft, rear 25 ft or 20 ft
 - Usable Yard Space: 10% to 20% of lot, or 300 to 400 sf per dwelling
 - Parking: 1 to 2 per dwelling
 - Max building coverage: 50% of lot
 - Tree canopy: 20 to 30% of lot for multifamily



What does 2 stories (25 feet) look like?



9

What does 3 stories (35 feet) look like?



9

10

What does 4 stories (45 feet) look like?



10

What does mid-scale multifamily look like?

Low-scale

Mid-scale (OK, depending on context)

Large-scale (too big)



What does incompatible look like?



Lacks pedestrian orientation, design features



Too close to neighbor, no side yard



Four stories next to 1.5 story house – out of scale

Mid-Scale Residential Definition

Comment themes

- Height and building scale
- Affordability, ownership
- Loss of yards and trees
- Parking and traffic
- Infrastructure and utilities
- Spurring demolitions
- Effect on property values and taxes

Potential Adjustments

- More policy direction/specificity on building scale or height
- More specificity on permitting process
- Other?



Mid-Scale Map: Recommendation

Current:

- Single-family: 90%
- Multifamily Low: 10%

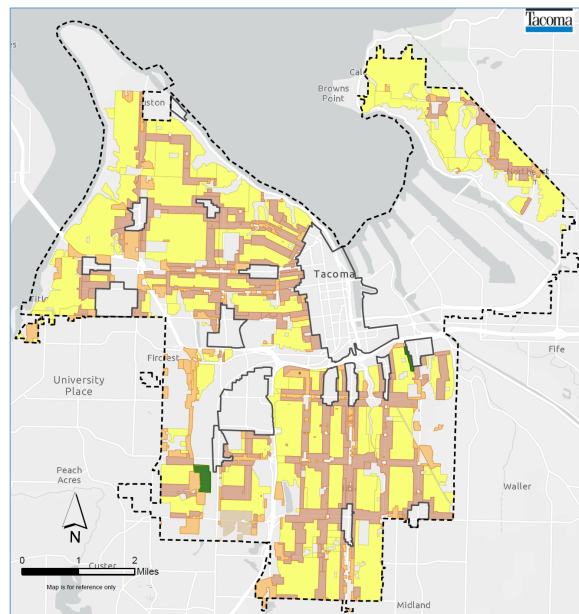
Proposed:

- Low-scale: about 62%
- Mid-scale: about 38%

Related changes:

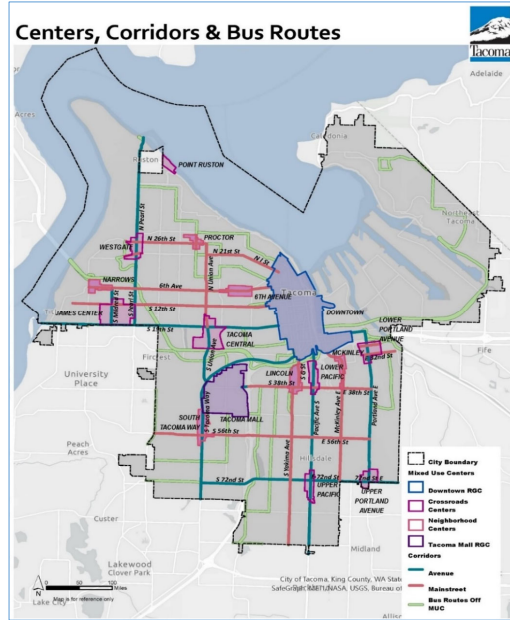
- Parks and Open Space
- Airport Compatibility Residential

Interactive map is at cityoftacoma.org/homeintacoma



Mid-Scale Map: Planning Commission criteria

- Distance from Centers:
 - 1 block, 2 blocks from Downtown and Tacoma Mall Centers
- Distance from designated Corridors:
 - 1 block
- Distance from Transit Routes:
 - 1 block, 2 blocks from high frequency routes
- Transitions from Low to Mid-scale at streets (not alleys, primarily)
- In some cases, used distance (300 ft/600 ft) rather than streets/alleys
- In some areas, varied application of criteria to ensure equitable distribution of Mid and Low-scale throughout City



Mid-scale Map and Public Comment

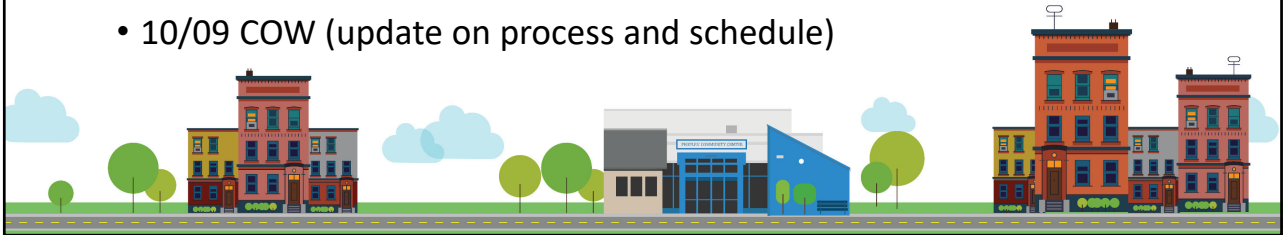
Comment themes	Potential Modifications/new criteria
<ul style="list-style-type: none"> Amount needed Frequency of transit service Existing land use patterns Historic and View Districts Vacant/under-developed land Displacement risk areas High vs. low opportunity areas 	<p>POTENTIAL MODIFICATIONS</p> <ul style="list-style-type: none"> Modify criteria Remove criteria Adjust distances Adjust where transitions should occur <p>POTENTIAL NEW CRITERIA</p> <ul style="list-style-type: none"> Existing land uses Intersections Historic/View Districts Other? <p>OTHER POTENTIAL CHANGES</p> <ul style="list-style-type: none"> Phasing of Mid-scale implementation Metering (limiting Mid-scale infill by block/other)

Questions/Feedback

- Confirm IPS Review Schedule
- Overview of Planning Commission Recommendation
- Guidance on mid-scale residential definition
- Guidance on mid-scale residential map

Next steps:

- 9/22 IPS discussion (potential map options, design)
- 10/09 COW (update on process and schedule)



A graphic for an affordable housing project. The main text reads "Affordable Housing" in large, bold, teal letters. Below it, in smaller orange text, is "Home In Tacoma Project". Underneath that, in even smaller orange text, is "IPS Committee" and "September 8, 2021". In the bottom left corner, there is a small black and white logo for "Tacoma" featuring a mountain peak. The background features a stylized illustration of a city street with a prominent red brick building on the right, green trees, and light blue clouds in the sky.