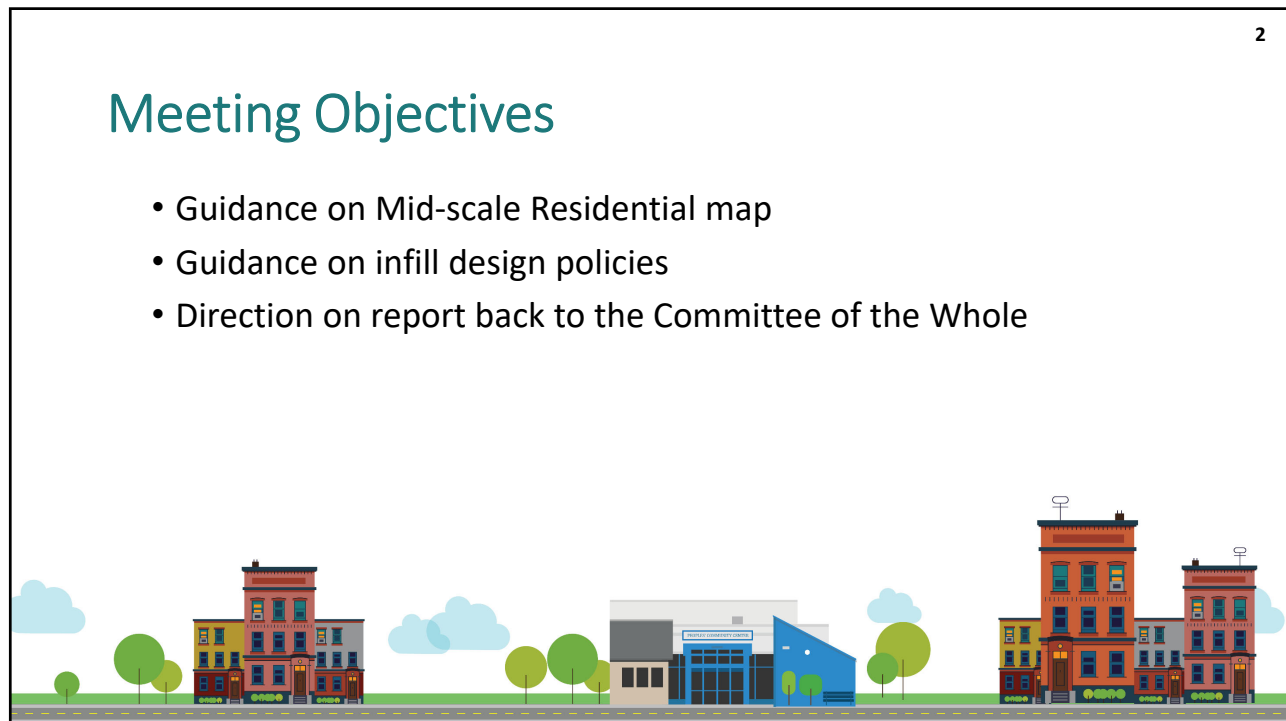


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Proposed scope and schedule

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 alternatives, design principles/controls
10/5	COW	<i>IPS review status update, City Council schedule</i>
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	<i>IPS recommendation, City Council process</i>

3

4

What does mid-scale multifamily look like?

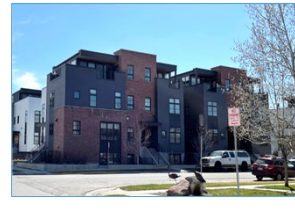
Low-scale



Mid-scale (OK, depending on context)



Large-scale (too big)

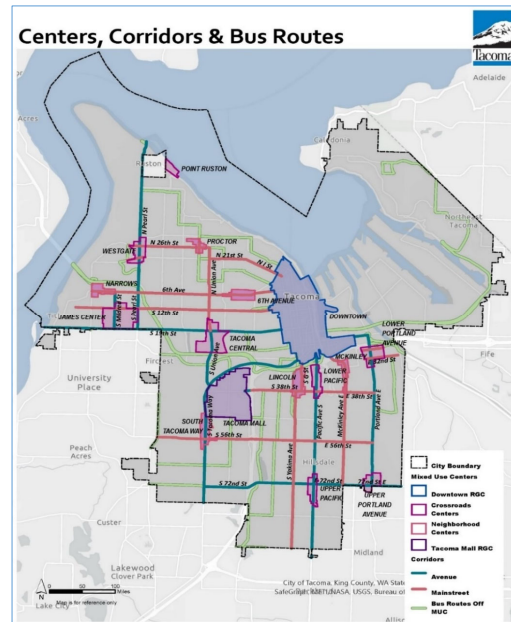


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Mid-Scale Map: Planning Commission criteria

- **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 areas, varied application of criteria to ensure equitable distribution of Mid and Low-scale throughout City



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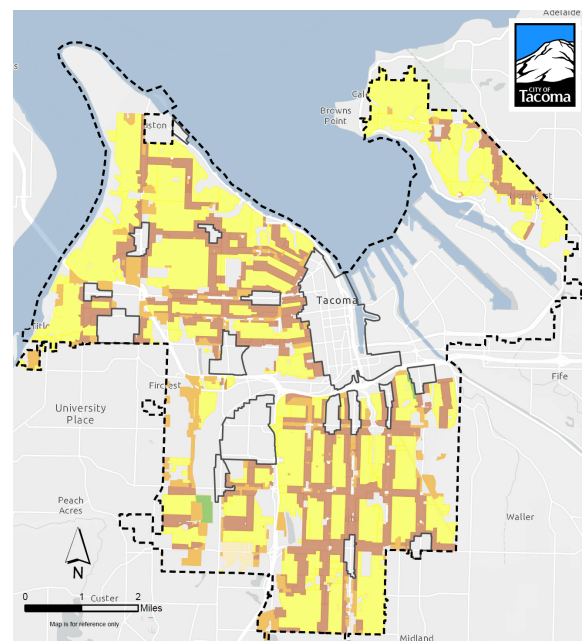
Commission Recommendation

Current:

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

Proposed:

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



6

7

Potential alterations to Mid-scale map

Alternative maps (all reduce Mid-scale amount and target locations)

FACTORS:

- Frequency of transit service
- Existing land use patterns (what's there today?)
- 1 block distance (or about 300 ft)
 - From Centers, Corridors, transit, etc.



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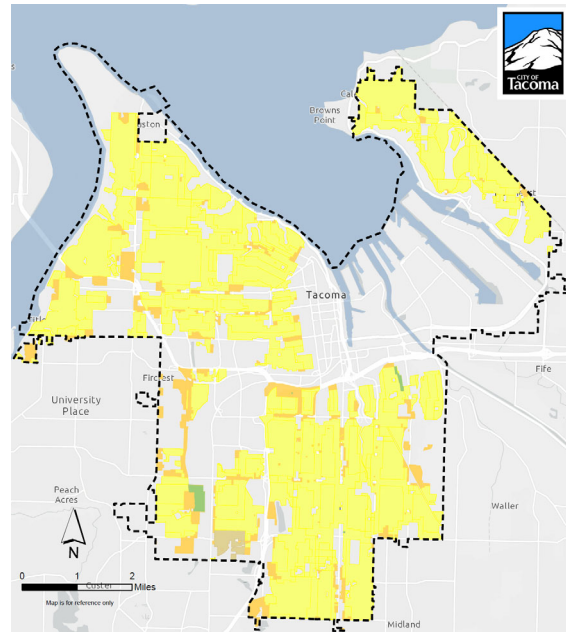
Map 1: No new Mid-scale

Current:

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

Proposed:

- Low-scale: 90%
- Mid-scale: 10%



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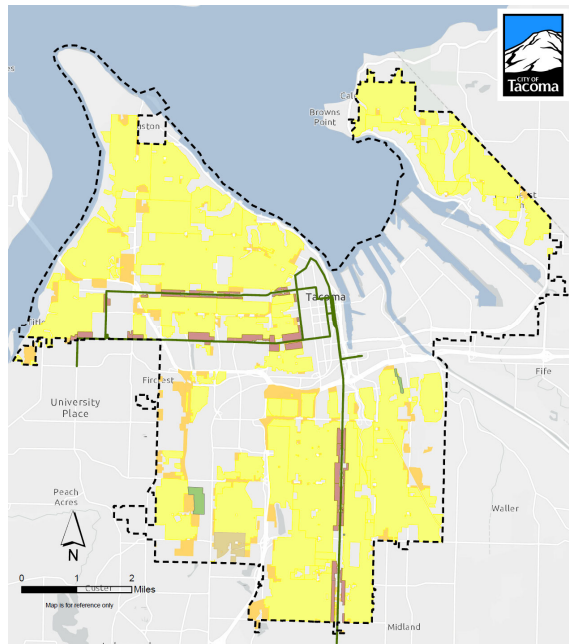
Map 2: High frequency transit routes

Current:

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

Proposed:

- Low-scale: about 87%
- Mid-scale: about 13%

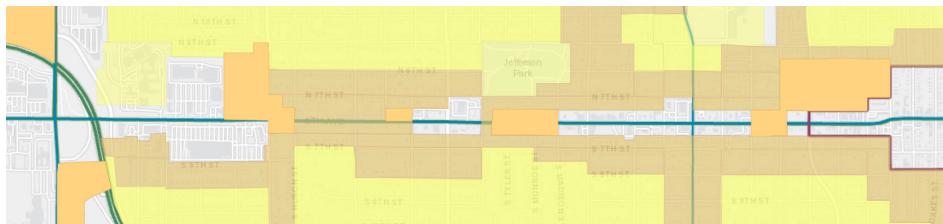


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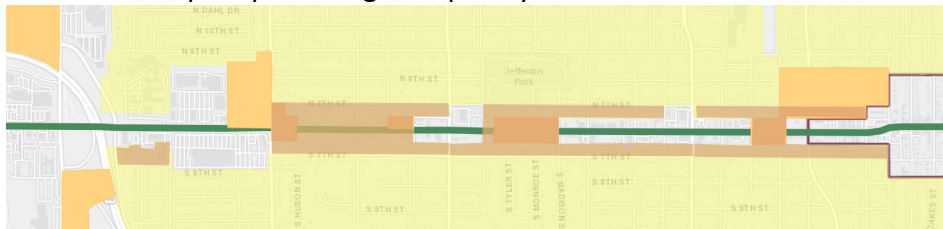
10

Example: 6th Ave (Pierce Transit Route 1)

Commission recommendation: High frequency transit – 2 blocks



Map 2 option: High frequency transit – 1 block



10

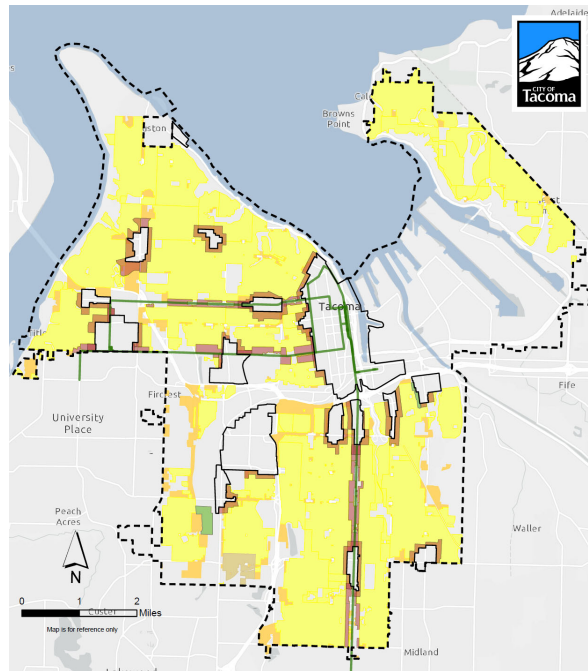
Map 3: Add Centers Transitions

Current:

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

Proposed:

- Low-scale: about 80%
- Mid-scale: about 20%

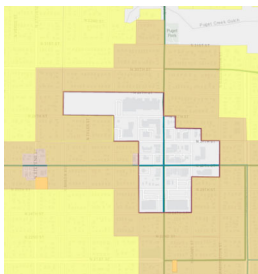


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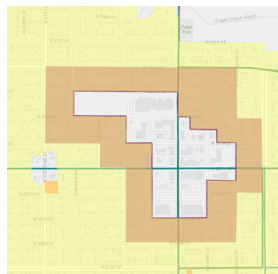
Centers examples

Proctor Center



Recommendation:

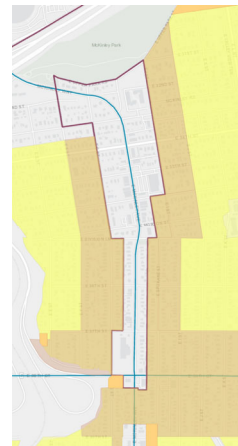
- Center – 1 block
- Corridors – 1 block



Map 3 option:

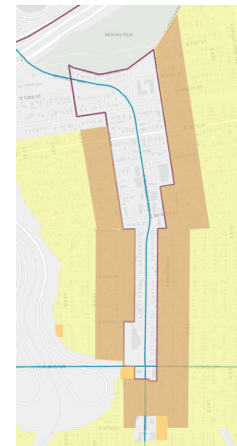
- Center – 1 block

McKinley Center



Recommendation:

- Center – 1 block
- Corridors – 1 block



Map 3 option:

- Center – 1 block

12

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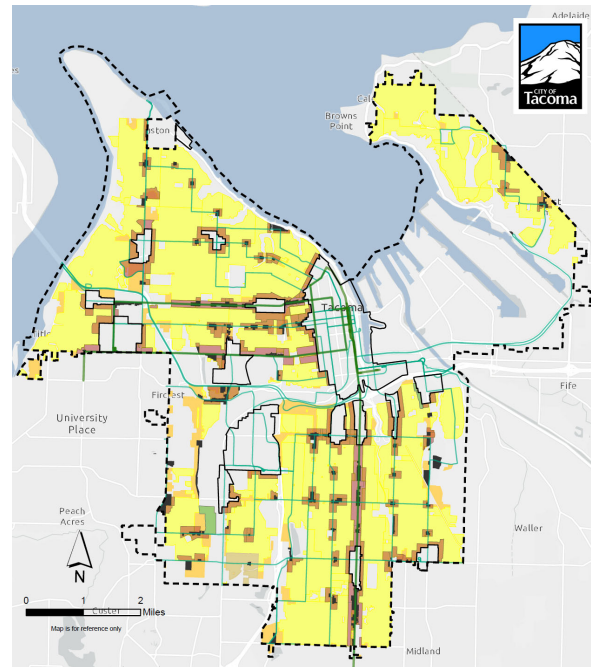
Map 4: Add Transitions Around Neighborhood Commercial Nodes (along transit)

Current:

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

Proposed:

- Low-scale: about 76%
- Mid-scale: about 24%



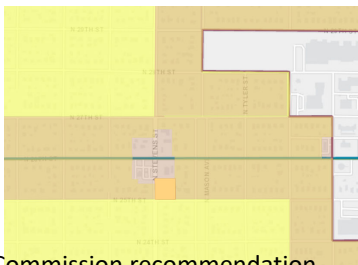
13

13

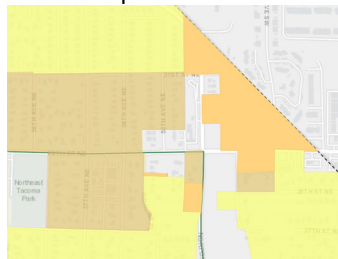
Corridors + Nghbhd. Commercial examples

14

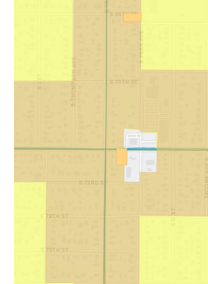
N. 26th & Stevens St.



NE. Norpoint & 29th St.

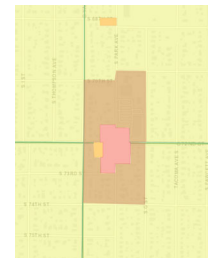
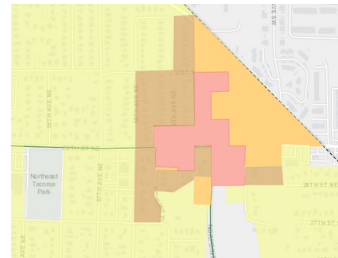
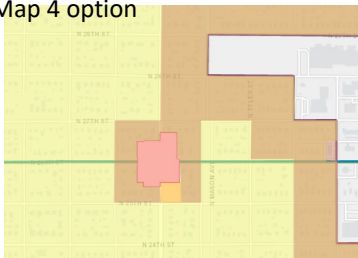


S. 72nd & Yakima Ave.



Commission recommendation

Map 4 option

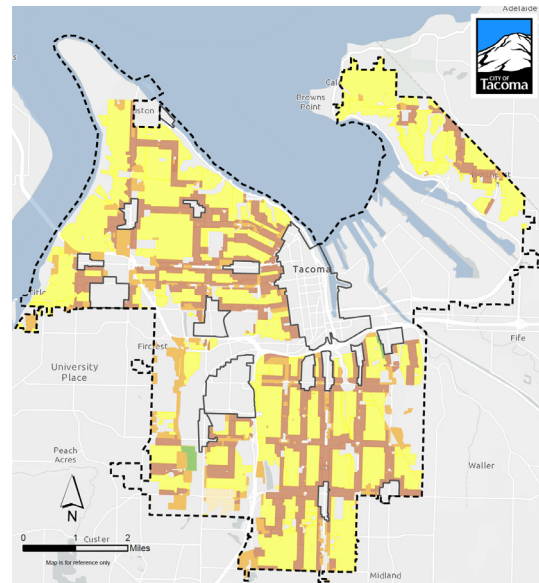
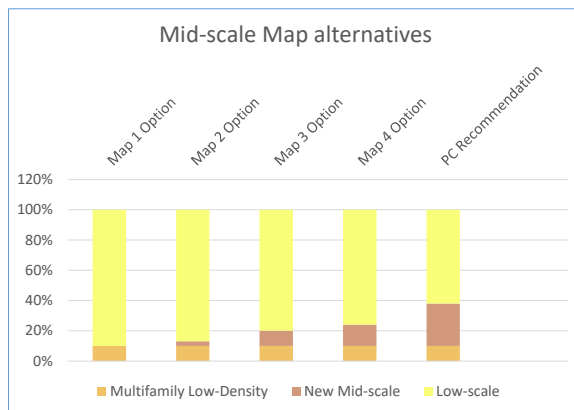


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Questions/feedback

- Guidance on Mid-scale Residential map

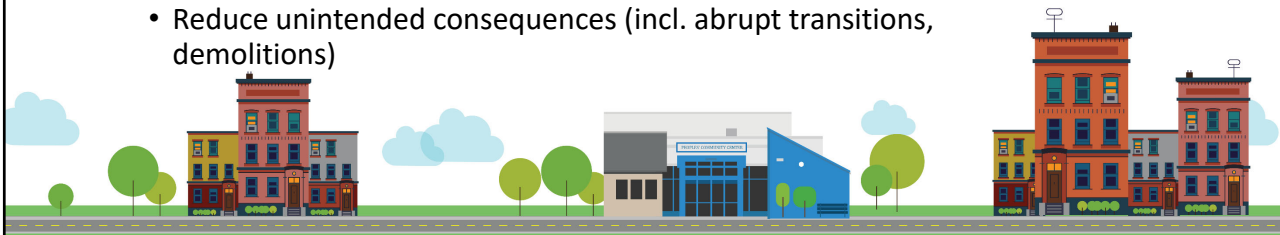


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Design policies

- Policy direction to inform Phase 2 (*when detailed zoning and design standards will be developed*)
- Commission recommended new policies
 - Missing Middle design principles (to replace system based on # of dwellings)
 - Focus is on “residential patterns” not architectural style
 - Infill scale and massing controls to ensure compatibility
 - Context-sensitive (tailor standards to neighborhoods)
 - Support multiple goals (incl. green features, open space, accessibility)
 - Reduce unintended consequences (incl. abrupt transitions, demolitions)



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Proposed Missing Middle Design Principles

- Walkable context and pedestrian orientation
- Consistent massing and scale with neighboring structures
- Smooth scale transitions
- Reduce appearance of density with design features
- Integrate shared open spaces
- Reduce vehicular/parking orientation
- Encourage reuse
- Standards for individual housing types



17

18

Standards for compatibility with residential patterns

- Front and rear yards
- Limited building footprint
- Space between houses
- Height and width of houses
- Main building in front
- Cars in back
- Walkways to front doors
- Trees and vegetation



EXAMPLE: Duplex/triplex

18

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Standards to reflect differences in neighborhood design and scale



TACOMA'S SIX RESIDENTIAL PATTERN AREAS

- 1 POST-WAR SLOPES
- 2 MIXED-ERA TRANSITION
- 3 PRE-WAR COMPACT
- 4 PRE-WAR EXPANSION
- 5 MID-CENTURY EXPANSION
- 6 SUBURBAN FRINGE



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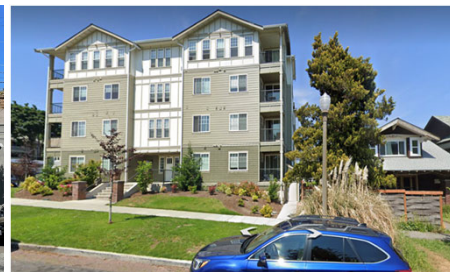
What does incompatible look like?



Lacks pedestrian orientation, design features



Too close to neighbor, no side yard



Four stories next to 1.5 story house – out of scale



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Infill Design & public comment

Comment themes	Potential Modifications
<ul style="list-style-type: none"> • Height and scale • Pedestrian orientation • Yards, open space • Reduce demolitions • Tree canopy/impervious surface • Reflect differences in neighborhoods • Trust in City processes 	<ul style="list-style-type: none"> • Provide further direction regarding balancing housing and other goals (<i>such as historic preservation, tree canopy, view protection</i>) • Add specificity to design policies (<i>such as how to reflect neighborhood differences</i>) • Provide guidance regarding the regulatory process (<i>such as whether larger projects should go through heightened design review</i>) • Add examples and illustrations • Other?

21

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Questions/feedback

- **Guidance on Mid-scale Residential map**
- **Guidance on design policies**
- **Direction on report to the COW**

Next steps:

- 10/05 COW (update on process, initial direction)
- 10/13 IPS (affordability, infrastructure)



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