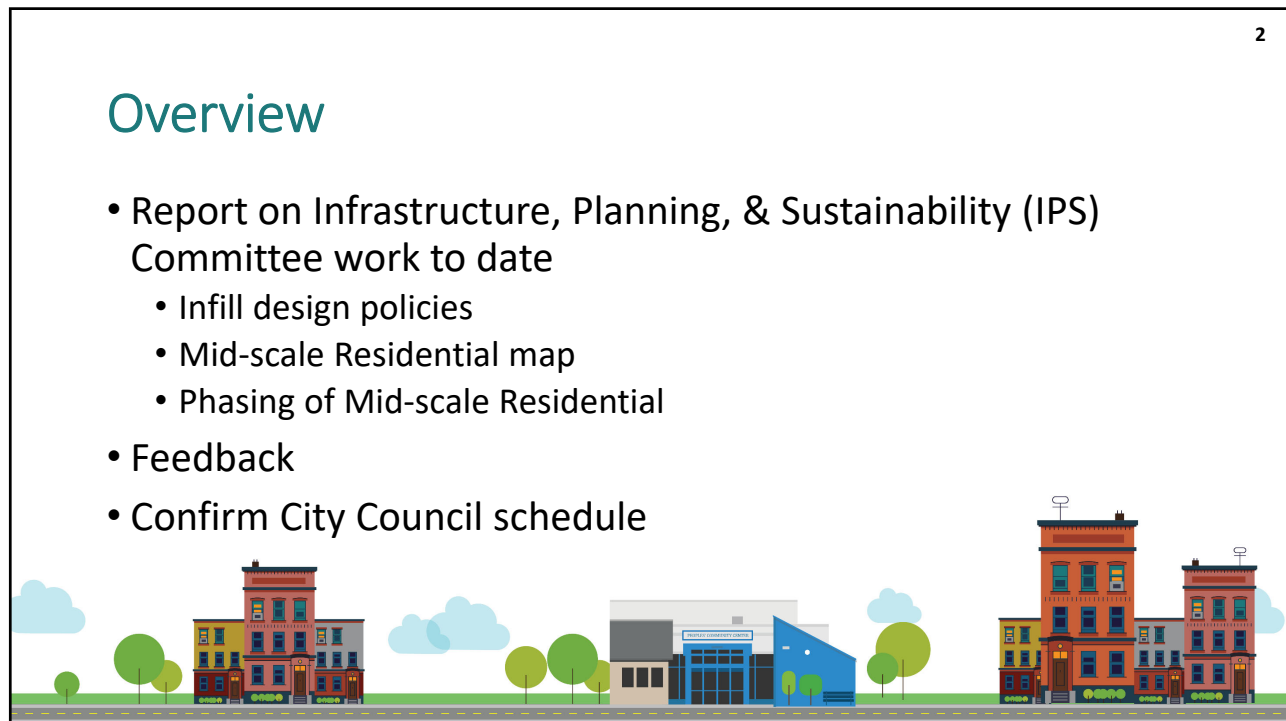


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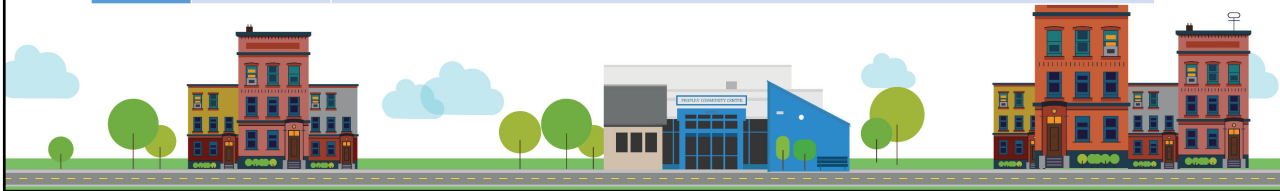
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IPS Review - Scope and Schedule

Date	Meeting	Topic(s)
9/8	IPS	Overview, Schedule, mid-scale definition, mid/low-scale map principles
9/22	IPS	Mid-scale map alternatives, design principles/controls
9/29	IPS	Special meeting – Mid-scale map, design, phasing
10/5	COW	IPS review status update, City Council schedule
10/13	IPS	Design, affordability, infrastructure, mid/low-scale map
10/27	IPS	Phase 2 review and engagement process, IPS recommendation
11/9	COW	IPS recommendation, City Council process



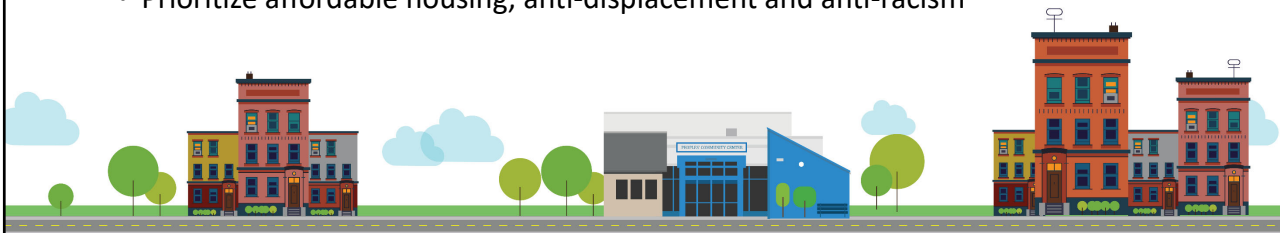
3

4

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



4

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

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Commission Recommendation

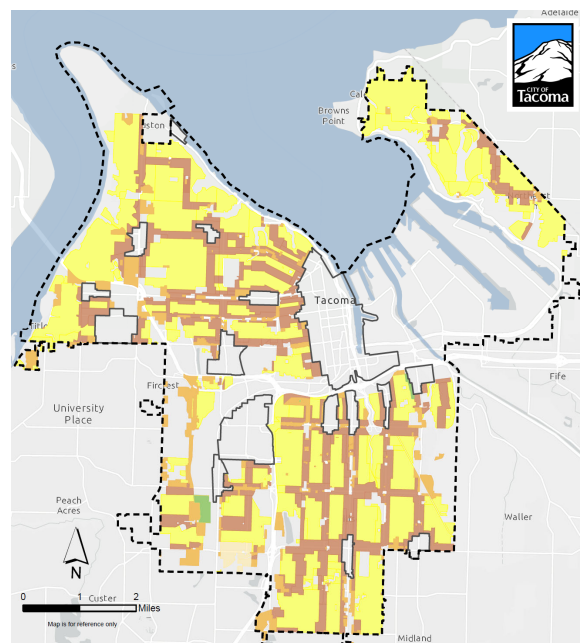
- **High Frequency Transit**
- **Center Transition**
- **Designated Corridors**
- **Other Transit Routes**

Current:

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

Proposed:

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



6

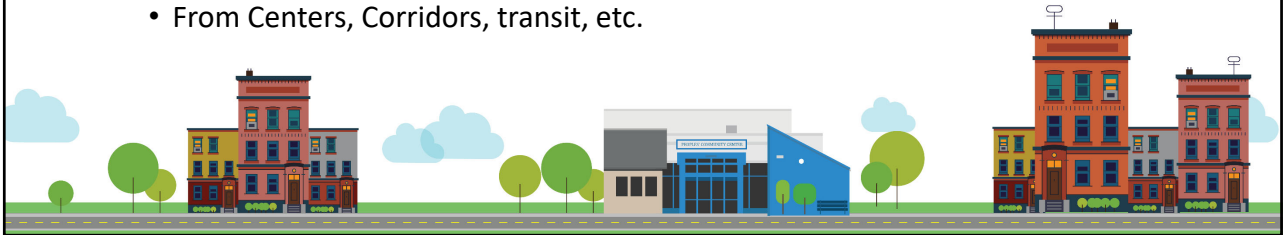
7

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?)
- Key Arterials
- 1 block distance (or about 300 ft)
 - From Centers, Corridors, transit, etc.



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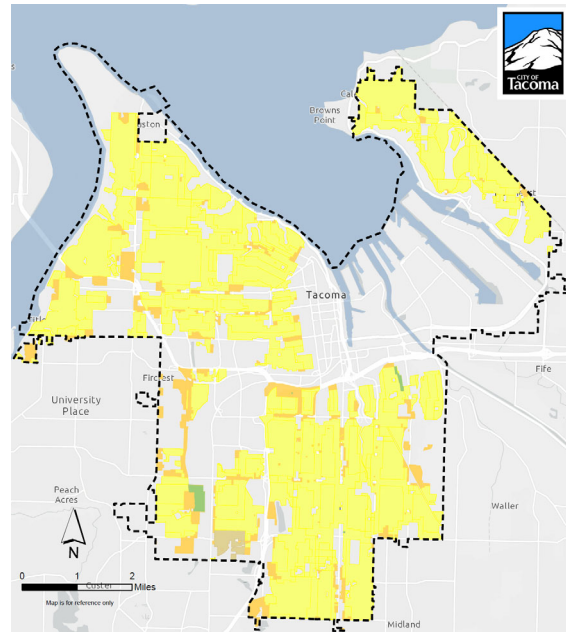
Map 1: No New Mid-scale

Current:

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

Proposed:

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



8

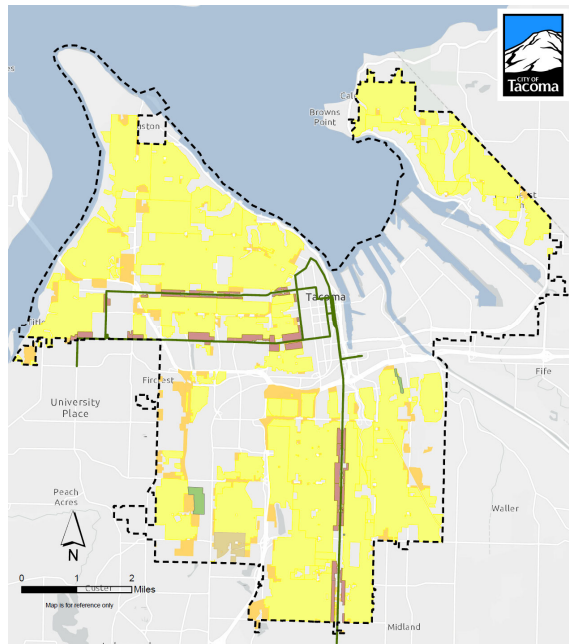
Map 2: High Frequency Transit Routes

Current:

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

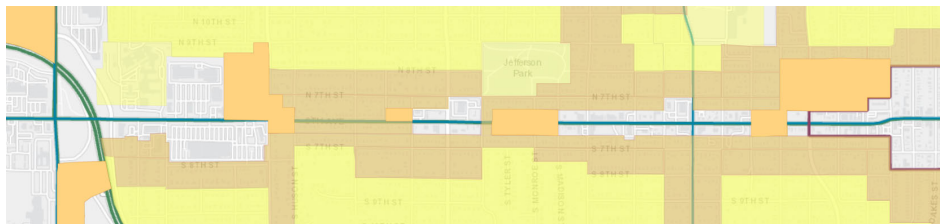
Proposed:

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

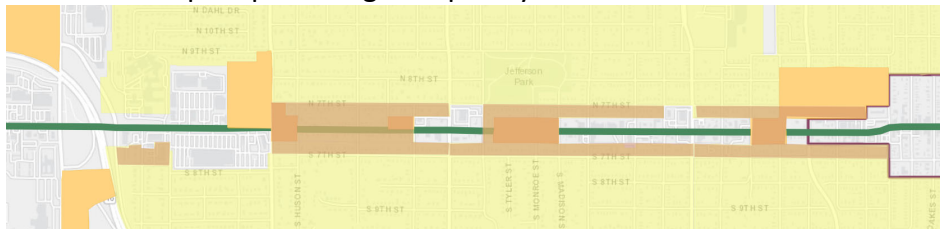


Example: 6th Ave (Pierce Transit Route 1)

Commission recommendation: High frequency transit – 2 blocks



Map 2 option: High frequency transit – 1 block



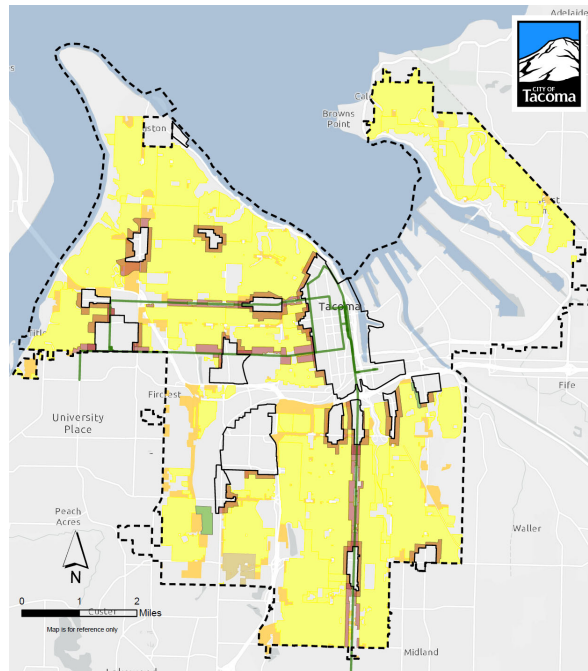
Map 3: Add Centers Transitions

Current:

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

Proposed:

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

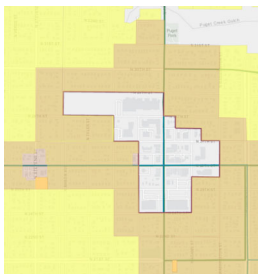


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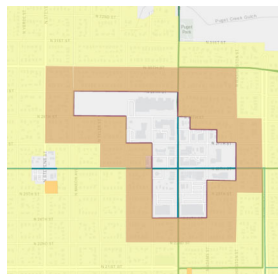
Centers Examples

Proctor Center



Recommendation:

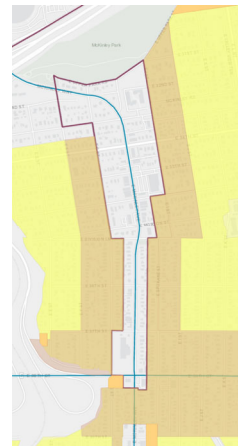
- Center – 1 block
- Corridors – 1 block



Map 3 option:

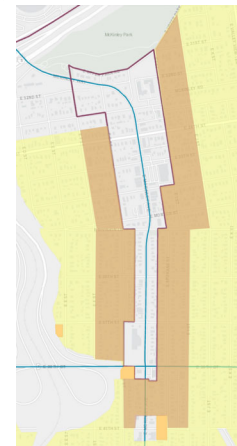
- Center – 1 block

McKinley Center



Recommendation:

- Center – 1 block
- Corridors – 1 block



Map 3 option:

- Center – 1 block

12

12

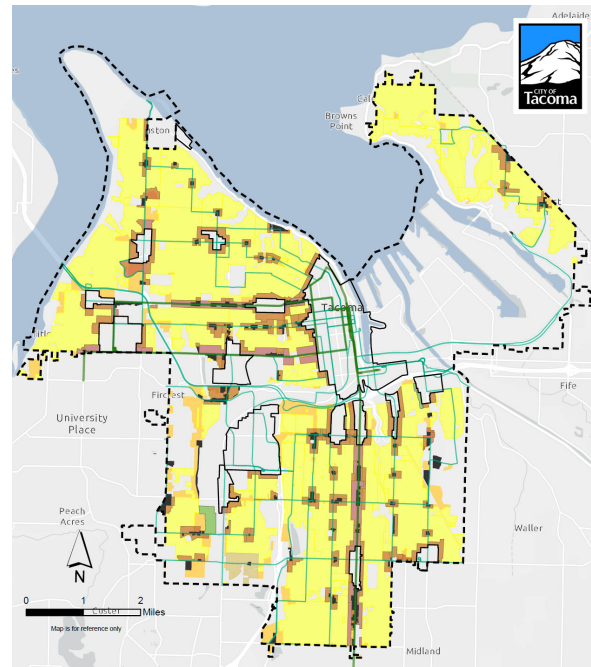
Map 4: Add Transitions Around Neighborhood Commercial Nodes (along transit)

Current:

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

Proposed:

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



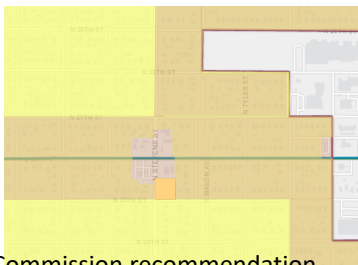
13

13

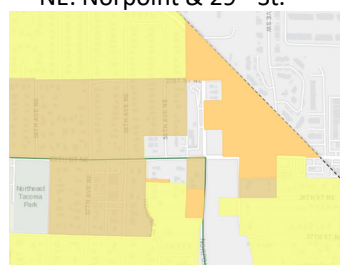
Neighborhood Commercial Nodes Examples

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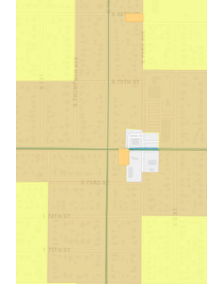
N. 26th & Stevens St.



NE. Norpoint & 29th St.

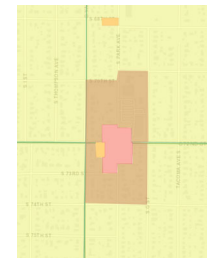
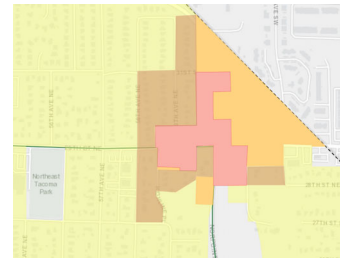
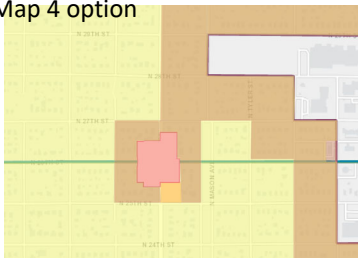


S. 72nd & Yakima Ave.



Commission recommendation

Map 4 option

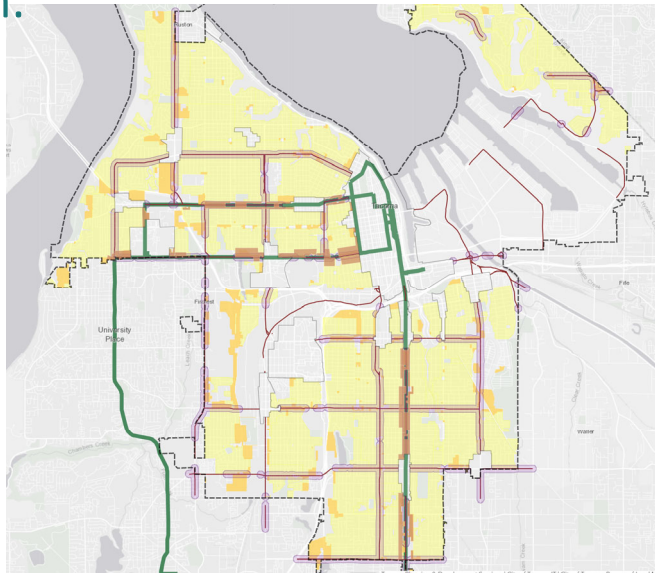


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Potential New Criterion: Principal Arterials

- Principal arterials
 - *Serves major activity centers, highest traffic volume, longest trip demands*
- 1 block distance?
- Rough estimate
 - Low-scale: 80%
 - Mid-scale: 20%

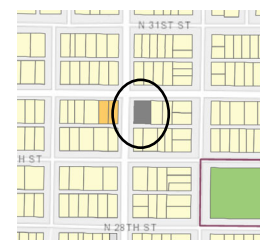
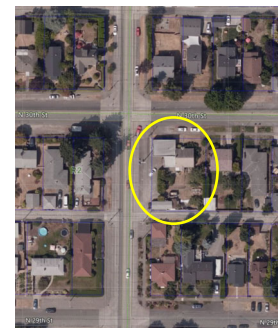


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Potential New Criterion: Nonconforming sites

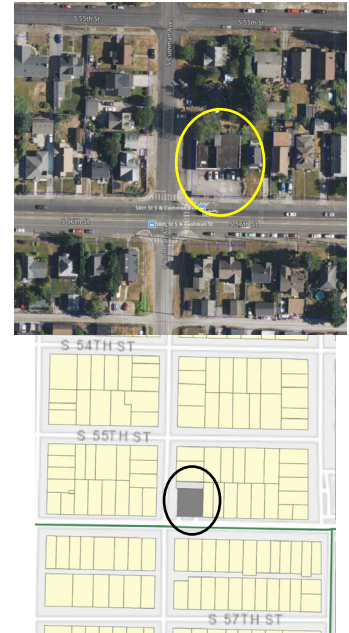
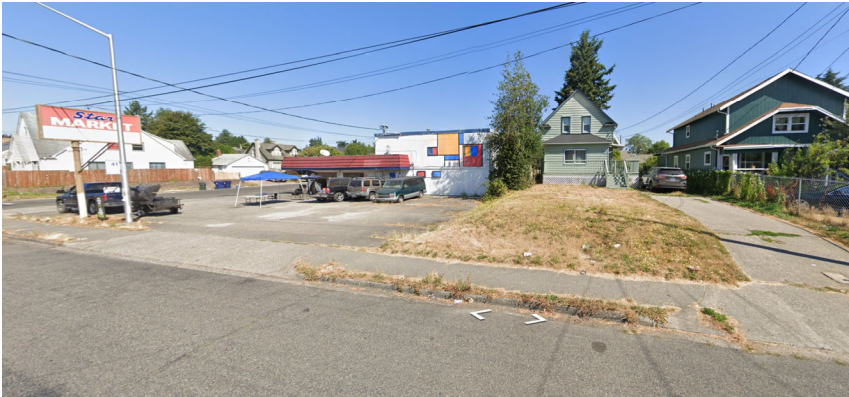
Example – North 30th & Stevens



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Potential New Criterion: Nonconforming sites

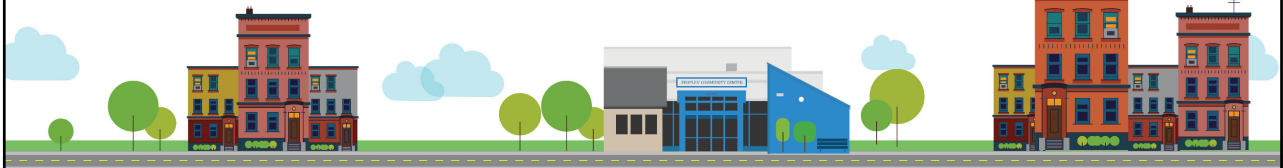
Example – South 56th & Cushman



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Recommended Infill Design Policies

- Focus on design instead of number of dwellings
- Focus on “residential patterns” (size, height, setbacks, orientation, yards, access, etc.), not architectural style
- Context-sensitive (tailor standards to different neighborhoods)
- Consistent massing and scale with neighboring structures
- Walkable context and pedestrian orientation
- Reduce appearance of density with design features
- Integrate shared open spaces
- Reduce vehicular/parking orientation
- Encourage reuse, discourage demolitions



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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

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Midscale Examples – how big is too big?



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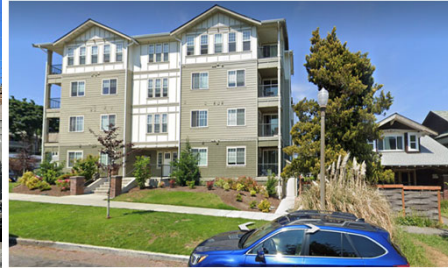
What does incompatible look like?



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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Phasing Options

- Recommendation calls for evaluation of phasing options within Phase 2 (and more time for Phase 2)
- Council could provide more direction, such as:

	Option A	Option B	Option C
Phase 1	Policy and Map for Low-scale & Mid-scale	Policy and Map for Low-scale and Mid-scale	Policy and Map for Low-scale & limited Mid-scale
Phase 2	Implementation of Low & Mid-scale	Implementation of Low-scale	Implementation of Low-scale
Phase 3		Implementation of Mid-scale	Implementation of limited Mid-scale
Phase 4			Possible Mid-scale expansion, after testing
All	Ongoing evaluation of outcomes and refinements		

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Questions and Input

- Feedback
 - Topics discussed to date
 - Options being reviewed
 - Upcoming topics
- Next Steps


Date	Meeting	Topic(s)
10/13	IPS	Design, affordability, infrastructure, mid/low-scale map
10/27	IPS	Phase 2 review and engagement process, IPS recommendation
11/9	COW	<i>IPS recommendation, City Council process</i>

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Affordable Housing

Home In Tacoma Project

City Council Committee of the Whole
October 5, 2021

 Tacoma

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