



# City of Tacoma

## Committee of the Whole Minutes

Dial: 253-215-8782 Meeting ID: 894 9617 1192

Webinar Link: [www.zoom.us/j/89496171192](https://www.zoom.us/j/89496171192) Passcode: 896569

**October 05, 2021**

**3:00 PM**

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### SPECIAL MEETING

#### Call To Order

Mayor Woodards called the special meeting to order at 3:15 p.m.

#### Roll Call

**Present:** 8 - Beale, Blocker, Hines, Hunter, McCarthy, Ushka, Walker and Mayor Woodards

**Absent:** 1 - Thoms

All Council Members participated virtually.

#### Briefing Items

1. [21-0953](#) Home in Tacoma Update

At approximately 3:17 p.m., Peter Huffman, Director, Planning and Development Services (PDS), provided opening remarks regarding the Home in Tacoma Project proposal, and introduced Brian Boudet, Planning Manager, PDS, and Council Member McCarthy, Chair, Infrastructure, Planning, and Sustainability (IPS) Committee. Council Member McCarthy provided a report on the IPS Committee's work to date, noting the three meetings held so far, lack of consensus to move forward with the Planning Commission recommendations as presented, support for the low-scale housing changes and for some mid-scale changes, lack of consensus on mid-scale proposals, a request for feedback from the full City Council, and a definition of low-scale housing as allowing up to four unit housing developments in all residential zones.

Mr. Huffman presented the Home in Tacoma update, including an overview; IPS Committee review scope and schedule, noting major topics; and the Planning Commission's recommendations related to the Home in Tacoma Project Phase 1 vision and policy for changing housing rules. Mr. Boudet

further reviewed the concept and purpose of mid-scale residential; the Planning Commission recommendations related to transit and designated corridors, noting the difference between current zoning and proposed changes; potential alterations to the mid-scale map; a comparison of map options, noting comparisons of land use under current and each proposed zoning; map alternatives, noting no new mid-scale, adding mid-scale in high frequency transit routes, adding Mixed-Use Center transitions, and adding transitions around neighborhood commercial nodes along transit; potential new criteria related to principal arterials and nonconforming sites; recommended infill design policies; the mid-scale residential definition; examples of mid-scale development; examples of incompatible buildings; phasing options; and opportunities for questions and input, noting upcoming IPS meetings on October 13, 2021, and October 27, 2021, and a Committee of the Whole special meeting planned for November 9, 2021.

Discussion ensued regarding appreciation for staff and IPS Committee members, implementation phasing for low-scale and mid-scale options, encouraging development along high-capacity transit corridors and bike paths, expected time frames for implementation, community concerns and the need for further communication and education, the Pierce County Buildable Lands Report, ideas to revise or expand the Multi-Family Tax Exemption program, the urgent need to move forward with policy changes and implementation, unused capacity and empty lots around the City, providing incentives for residential development, touring the City to view examples of different types of development, continued community engagement, ways to encourage density, impacts of adding housing units on availability and affordability, expectations that Tacoma's population will continue to grow, and next steps.

## Adjournment

On proper motion, the special meeting was adjourned at 4:07 p.m.



Victoria R. Woodards, Mayor



Doris Sorum, City Clerk