Anna Petersen, Chair
Jeff McInnis, Vice-Chair
Carolyn Edmonds
Ryan Givens
David Horne
Christopher Karnes
Brett Santhuff
Andrew Strobel
Alyssa Torrez

PRESENTATIONS

Meeting on February 19, 2020

Agenda Items	Page
1. **Heidelberg-Davis Land Use Designation Change** (PowerPoint Slides, for Discussion Item D-1)	**3 – 16**
2. **AHAS Planning Actions 2020 to 2021 – Public Scoping Hearing** (PowerPoint Slides, for Discussion Item D-1)	**17 – 24**

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Heidelberg-Davis Land Use Designation Change

2020 Amendment

Tacoma

LONG RANGE PLANNING

Planning Commission

2.19.2020

OVERVIEW

1. Description of Proposal
2. Update (Analysis, Outreach, and Preliminary Conclusions)
3. Next Steps
4. Planning Commission Comments

LONG RANGE PLANNING

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1. Description of Proposal

- **Proposal:** Land Use Designation Change from “Parks and Open Space” to “Major Institutional Campus” for the Heidelberg-Davis Park area
- **Applicant:** Metro Parks Tacoma

LONG RANGE PLANNING

Tacoma

Subject Area (Aerial)

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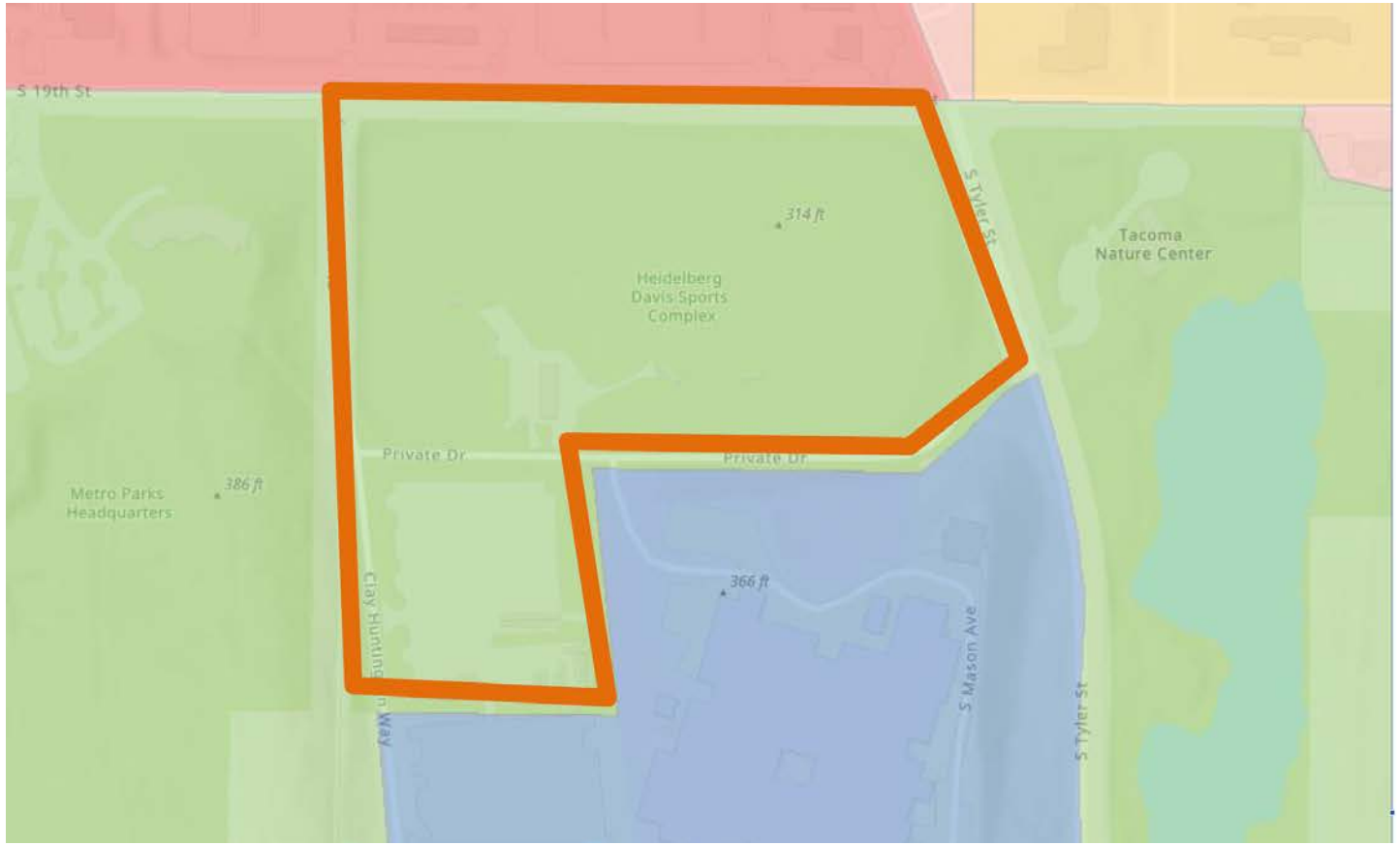
SUBJECT AREA (LAND USE DESIGNATIONS)



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Subject Area (Parcels and Ownership)

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Conceptual Stadium Elevation

LONG RANGE PLANNING

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Stadium Specifications - Site Plan

SITE PLAN

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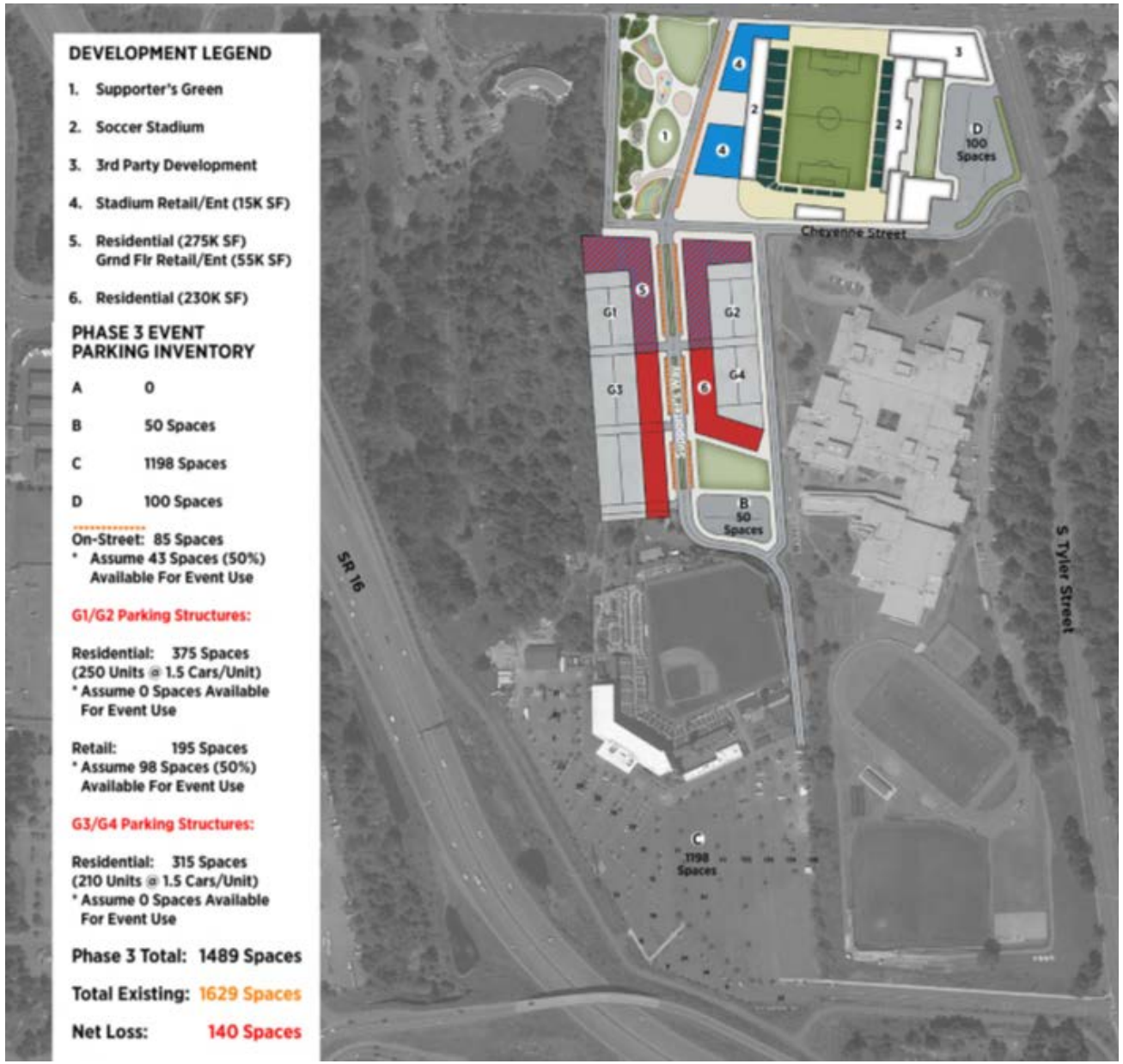
Conceptual Complete development



LONG RANGE PLANNING

Tacoma

2. Outreach

Meeting held at Metro Parks HQ building on Nov. 4, 2019

- Approximately 40 Tacoma residents in attendance.
- Representatives of Central and South Tacoma Neighborhood Councils

Concerns:

- "What if" the stadium does not get built?
- Tacoma Community College Fields

LONG RANGE PLANNING

Tacoma

3. Preliminary Technical Evaluation

- Traffic Study –
  - Likely mitigations: added signals, bike and pedestrian safety features.
  - Further more detailed traffic study required at time of specific proposal
- Sound and Light Study –
  - Use of new LED technology might reduce light pollution
  - Sound mitigation plan will be required
- Field Study –
  - Metro parks has committed to fully replacing the lost capacity

LONG RANGE PLANNING

Tacoma

4. Preliminary Conclusions

- The proposed Land Use Designation change is not inconsistent with the goals of the Comprehensive Plan
- Mitigations will be required at the time of actual development
- Tacoma Metro Parks is working to mitigate the loss of open and programmable space

LONG RANGE PLANNING

Tacoma

5. City Council consideration

- July 2019- Joint City Council – Metro Parks Board Study Session to receive the feasibility report and direct staff to continue negotiations

- Negotiations between City of Tacoma, Metro Parks and the teams progresses
  - March 3, 2020 City Council letter of intent

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Tacoma

6. Next Steps

- March 18, 2020 – Releasing packet for public review
- April 15, 2020 – Public Hearing
- February-April – Continued outreach

LONG RANGE PLANNING

Tacoma

Affordable Housing

Planning For Housing

PUBLIC SCOPING HEARING

Planning Commission

February 19, 2020

Meeting Objectives

LONG RANGE PLANNING

Gather public input on proposed project scope

- Comments welcome through Feb. 29th

Next Steps

- De-brief comments & finalize project scope
- PC + HRC Joint Housing Taskforce meeting
- Seeking consultant services

Staff contact

Elliott Barnett, Senior Planner, (253) 591-5389

www.cityoftacoma.org/planningforhousing

10-YEAR TARGET:

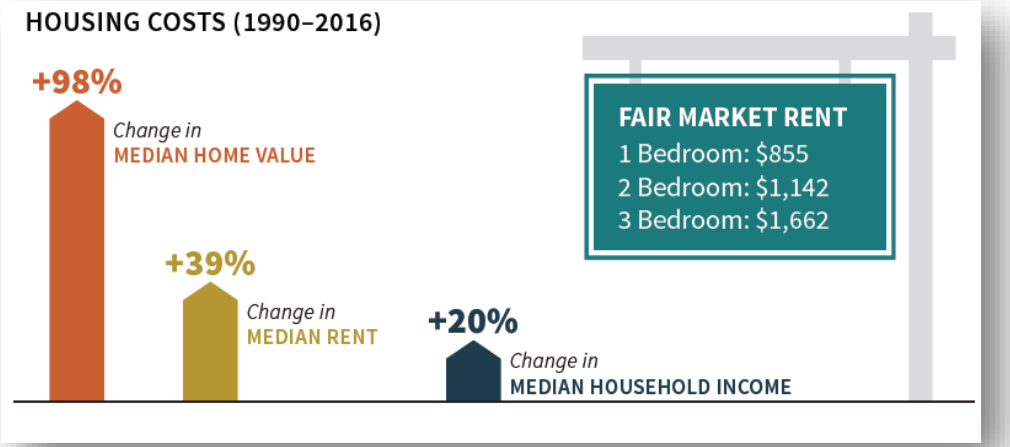
6,000 NEW UNITS

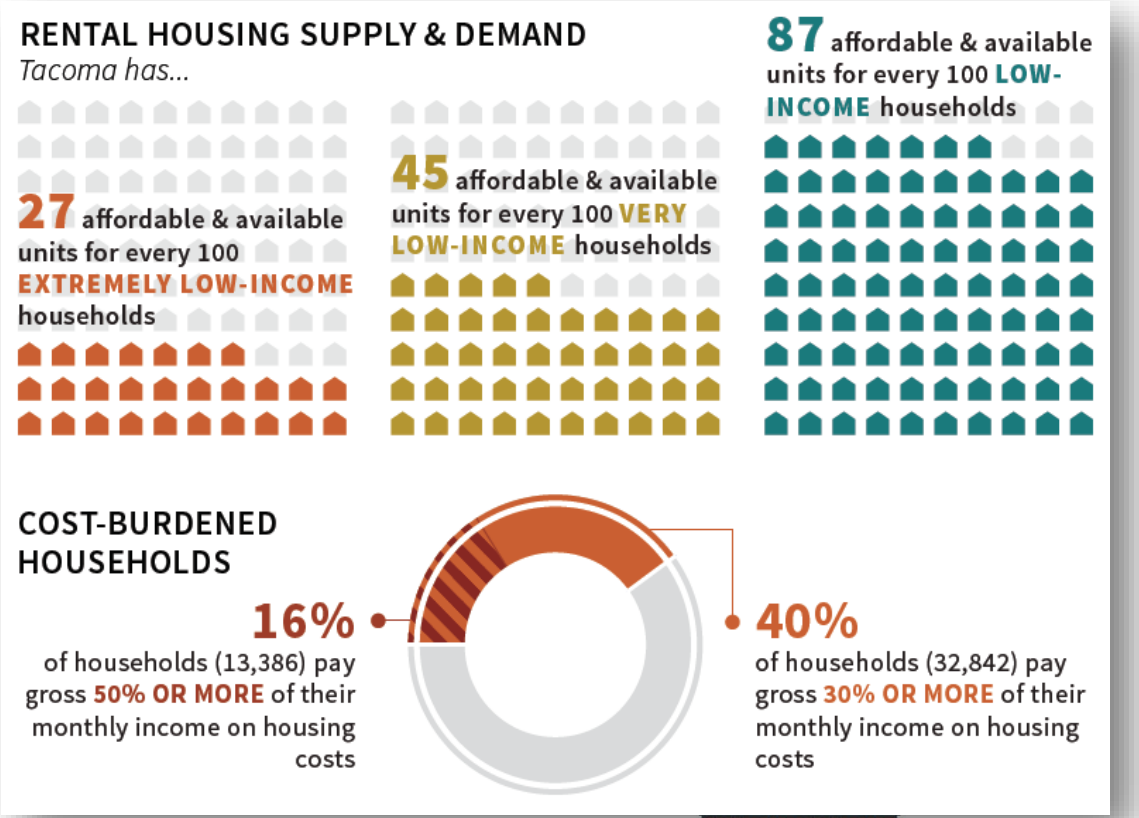
TOTAL 10-YEAR INVESTMENT:

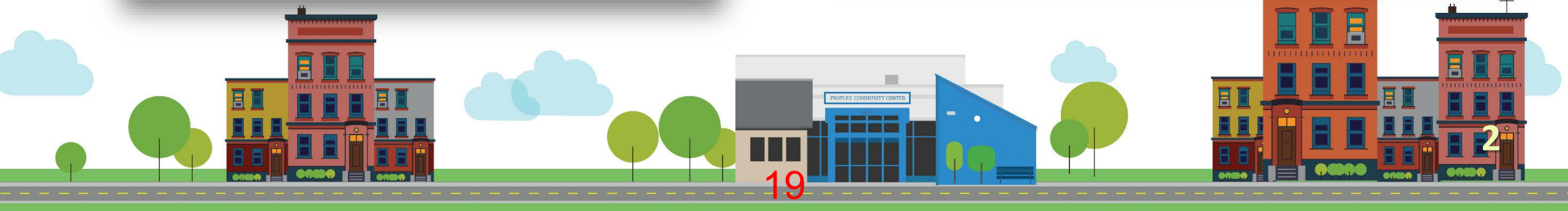
$15–$33 MILLION

What is the need?

- 40% of Tacoma households “cost burdened”
- Housing costs rising faster than incomes
- Low and moderate incomes most affected
- Limits access to opportunities





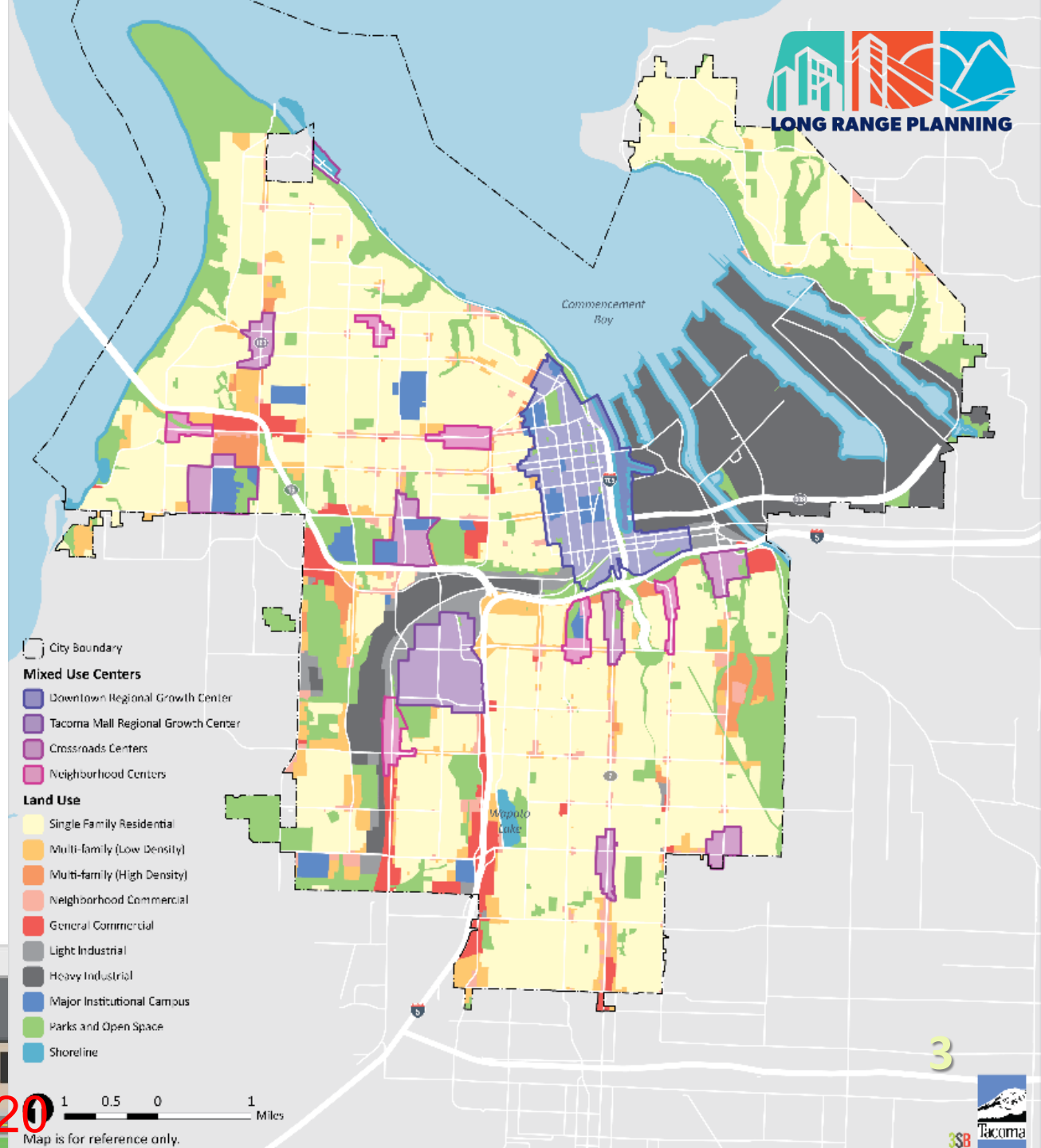


Tacoma's growth vision

Growth Target: 54,741 housing units by 2040

- Primarily multifamily, in Centers
- 75% of residential area is exclusively single-family detached
- Limited area for mid-range density
- Limits housing choices in some areas

A state and regional conversation



Market-based development is part of the solution

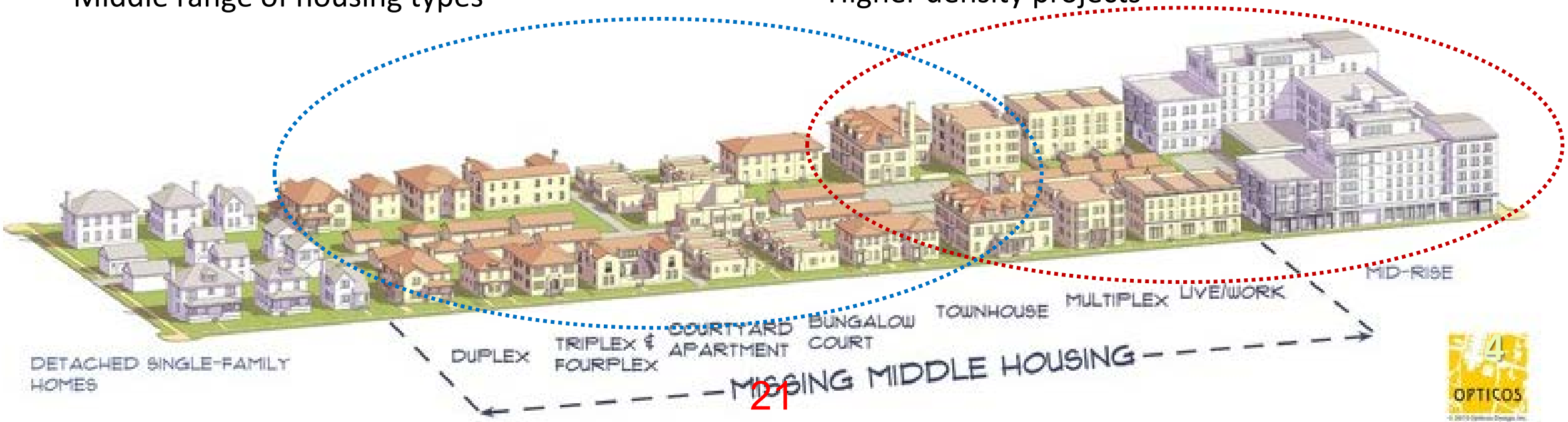
LONG RANGE PLANNING

Diverse Housing Types (1.8) *Encourage more diverse types of housing development through relaxed land use standards, technical assistance, and financial incentives.*

- Increases housing development capacity
- “Naturally occurring” affordability
- Middle range of housing types

Inclusionary Zoning (1.2) *Modify inclusionary housing provisions to target unmet need and align with market realities.*

- Increases housing development capacity
- Dedicated affordability in exchange for incentives/bonuses
- Higher density projects



Scope of work

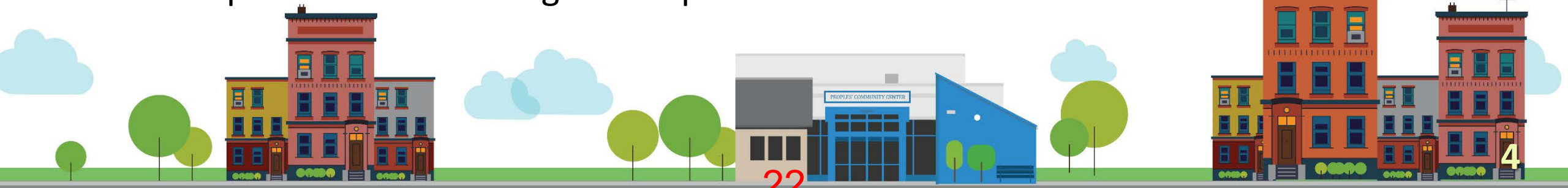
1. Broad equitable communication strategy
2. Understanding current circumstances
   - Evaluate effectiveness of existing policy tools
   - Capacity analysis and building trends
   - Characterizing housing needs
3. Developing proposals to meet City goals
   - Meet housing affordability and choice needs
   - Increase equity & access to opportunity (displacement risk)
   - Tailor proposals to market conditions
   - Urban design and neighborhood characteristics
   - Utilities, infrastructure, transportation, services
   - Potential near-term changes (e.g., legislative direction)
4. Implementation strategies and priorities

Scoping: early 2020

Analysis & public engagement: Through 2020

Council direction: 2021

Policy and code changes



Scoping comments themes (to date)

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BIG PICTURE:

- Support (affordable) housing; missing middle; multifamily; density; supportive housing; public housing; help people experiencing homelessness; Inclusionary Zoning; home-ownership and rental opportunities
- Oppose change to single-family; oppose growth in already dense areas
- We need housing growth, done right

ISSUES:

- Impacts to/adequacy of services; utilities; parking; transportation; schools
- Density; height; scale; changing "character"
- Urban design; green space; green building
- Equity: Historic inequities; displacement; who does growth benefit?
- Permit streamlining; reduce barriers; promote infill
- Rent control; rental/landlord relations; impacts to landlords
- Also need well-paying jobs in Tacoma

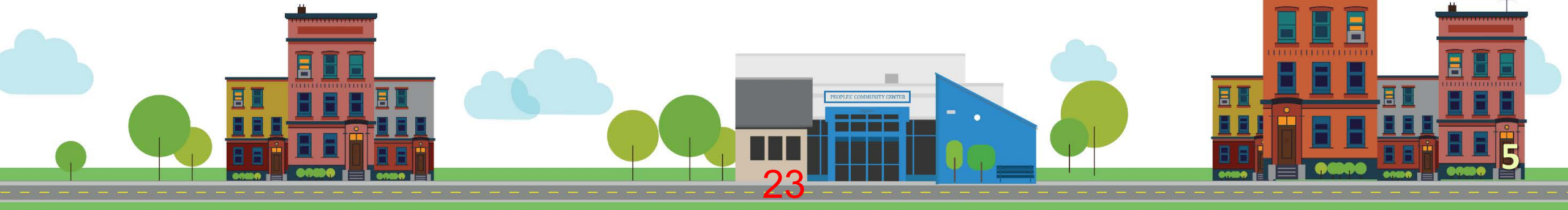
Outreach methods

- Public notice
- Social media
- Coordination
- News release

Input

- Listen, esp. to people facing challenges
- Networking opportunities

35+ COMMENTS (so far)



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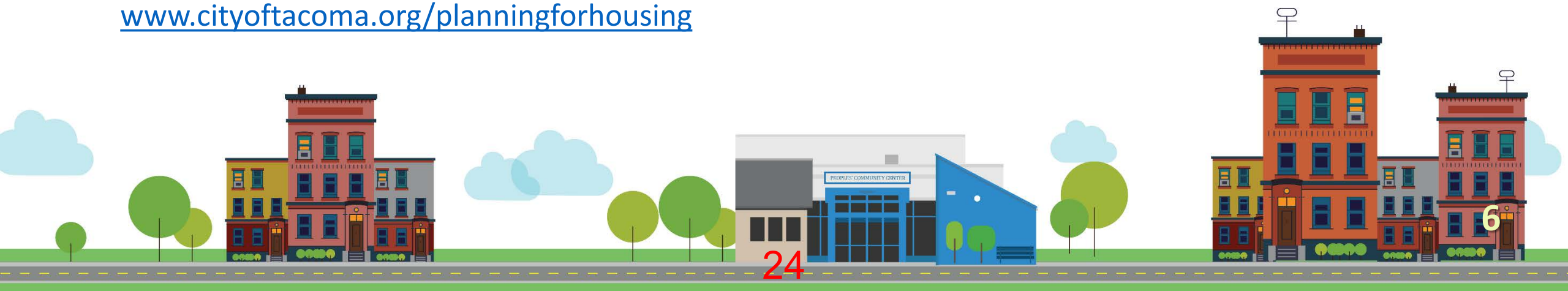
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