

# Home In Tacoma Project (Phase 1) – Proposed City Council Amendment 1

*As directed by vote at the City Council Special Meeting on Dec. 1, 2021*

## **SUMMARY**

### **1. ORDINANCE (TEXT CHANGES):**

- a. Add language that as part of Phase 2, a view study shall be done, in particular to examine areas that have not previously received view analysis and/or protections in the Eastside and South End
- b. Add language to clarify that, as part of Phase 2, map adjustments may be appropriate after additional analysis
- c. Add language calling for study of the potential to expand Mid-scale along the S. 84<sup>th</sup> Street corridor, including additional areas around the Fern Hill District
- d. Add language calling for focused effort, as part of Phase 2, to ensure that zoning and standards are consistent with the goals and policies of historic areas including the North Slope Historic District
- e. Add language calling for evaluation, as part of Phase 2, of establishing maximum density standards

### **2. COMPREHENSIVE PLAN – URBAN FORM CHAPTER (TEXT CHANGES):**

- a. Clarify the policy intent that zoning should be structured to encourage development in areas that don't already meet the vision in terms of density targets
- b. Add policy language in the Plan to clarify that single-family detached housing is not non-conforming in both Low-scale and Mid-scale areas
- c. Add language regarding Historic Districts, discouraging demolition in Low-scale areas (in the same manner as in Mid-scale areas)

### **3. COMPREHENSIVE PLAN – URBAN FORM CHAPTER (FUTURE LAND USE MAP CHANGES):**

- a. Switch Mid-scale corridor from N. Union (21st to 26th St.) to N. 21st St. and Proctor
- b. Change Mid-scale west of South Jackson Ave. to Low-scale
- c. Change Mid-scale along North 26th St. between Proctor & Westgate Centers to Low-scale
- d. Switch Mid-scale from S. Yakima to Thompson (S. 40th to 48th St.)
- e. Change Mid-scale to Low-scale along the eastern boundary of Lower Pacific Mixed-Use Center

**1. ORDINANCE (TEXT CHANGES):**

*To be inserted in the proposed ordinance on page 5, just below the whereas calling out the ten components of Phase 2 in the current ordinance:*

WHEREAS, Home In Tacoma Phase 2 shall integrate the list of policy topics as recommended by the IPS Committee and Planning Commission, as well as the following additional policy topics and policy guidance as directed by Council:

1. A view study shall be done, in particular to examine areas that have not previously received view analysis and/or protections in the Eastside and South End (such as the areas around S. 35<sup>th</sup> and Ainsworth, E. 29<sup>th</sup> and M, S. Fawcett and Wright, and E. 32<sup>nd</sup> and E Streets).
2. Map adjustments may be made, as appropriate after additional analysis that identifies that map changes could better meet the policy intent
3. Study of the potential for a future expansion of Mid-scale along the S. 84<sup>th</sup> Street corridor, including additional areas around the Fern Hill District, as well as other corridors and areas meeting the policy intent for Mid-scale.
4. A focused effort to ensure that zoning and standards are consistent with the goals and policies of historic areas including the North Slope Historic District.
5. Evaluation of the potential for establishing maximum density standards as part of implementing the Home In Tacoma policies.

## 2. COMPREHENSIVE PLAN – URBAN FORM CHAPTER (TEXT CHANGES):

The following changes are being made to Ordinance 28793, Exhibit A – One Tacoma Comprehensive Plan amendments. Additional language shown in blue underlined and italicized text.

- a. Clarify the policy intent that zoning should be structured to encourage development in areas that don't already meet the vision in terms of density targets

### **TEXT:**

One Tacoma Comprehensive Plan – Urban Form Chapter (Exhibit A, page 25):

*Policy UF-1.13 - The Low and Mid-scale Residential density targets represent a desired neighborhood vision, rather than to indicate that more density is better in every case. Zoning should be structured to encourage infill in areas that are not currently meeting the vision, while not facilitating significant additional development in areas already meeting the vision.*

- b. Add policy language in the Plan to clarify that single-family detached housing is not non-conforming in both Low-scale and Mid-scale areas

### **TEXT:**

One Tacoma Comprehensive Plan – Urban Form Chapter (Future Land Use Designations table, Exhibit A pages 17 and 18):

#### **Low-scale Residential**

Primary housing types supported include detached houses, houses with attached and/or detached accessory dwelling units, duplexes, triplexes, townhouses up to 3 units, cottage housing, and cohousing. *Existing houses shall not be considered non-conforming.*

Secondary housing types including fourplexes and small-scale multifamily may be permitted, subject to appropriate design, locational and other standards, where they can fit harmoniously with the overall scale of the neighborhood such as corner lots, large sites or at transitions to more intensive designations. Community facilities including parks, schools and religious facilities are also desirable to enhance neighborhood vitality.

#### **Mid-scale Residential**

Housing types supported include small-lot houses, accessory dwelling units, duplexes, triplexes, townhouses, cottage housing, cohousing, fourplexes and multifamily. *Existing houses shall not be considered non-conforming.* Community facilities including parks,

schools and religious facilities are also desirable and some nonresidential uses such as small childcare, cafes or live-work may be appropriate in limited circumstances.

- c. Add language regarding Historic Districts, discouraging demolition in Low-scale areas (in the same manner as in Mid-scale areas)

**TEXT:**

One Tacoma Comprehensive Plan – Urban Form Chapter (Future Land Use Designations table, Exhibit A page 17):

**Low-scale Residential**

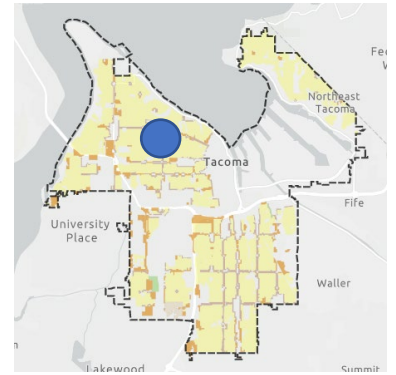
Qualities associated with low-scale residential areas include: Diverse housing types and prices, lower noise levels, limited vehicular traffic, moderate setbacks, private and shared open space and yards, street trees, green features, and complete streets with alleys. Infill in historic districts is supported to expand housing options consistent with the mid-scale designation, but must be consistent with neighborhood scale and defining features, *and with policies discouraging demolition.*

**3. COMPREHENSIVE PLAN – URBAN FORM CHAPTER (MAP CHANGES):**

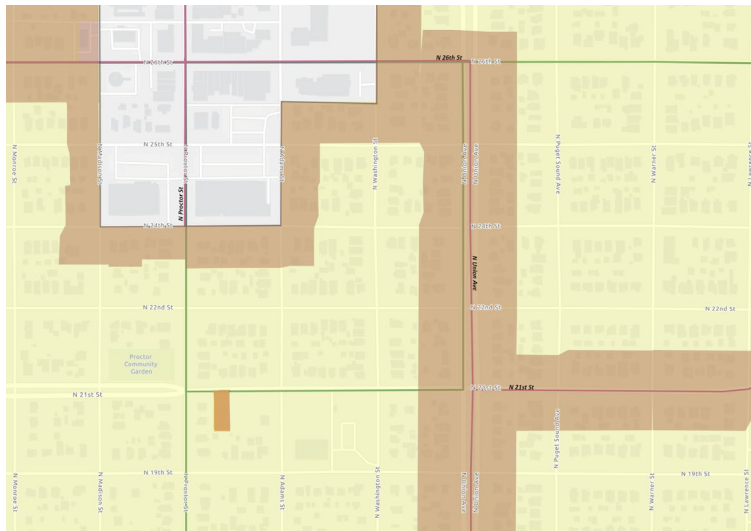
- a. Switch Mid-scale corridor from N. Union (21st to 26th St.) to N. 21st St. and Proctor
- b. Change Mid-scale west of South Jackson Ave. to Low-scale
- c. Change Mid-scale along North 26th St. between Proctor & Westgate Centers to Low-scale
- d. Switch Mid-scale from S. Yakima to Thompson (S. 40th to 48th St.)
- e. Change Mid-scale to Low-scale along the eastern boundary of Lower Pacific Mixed-Use Center

a. Switch Mid-scale corridor from N. Union (21<sup>st</sup> to 26<sup>th</sup> St.) to N. 21<sup>st</sup> St. and Proctor

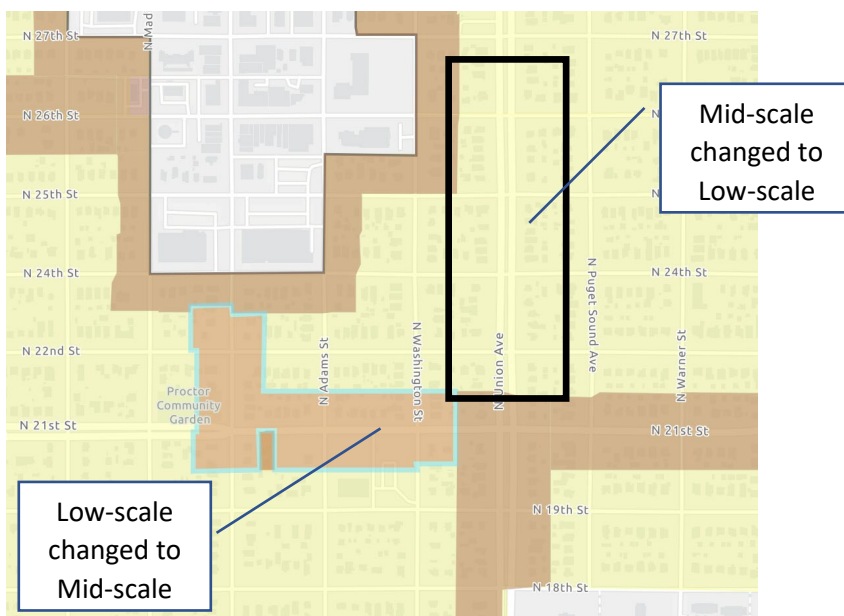
- *This amendment shifts a segment of the Mid-scale Residential corridor near the Proctor Mixed-Use Center from N. Union (between N. 21<sup>st</sup> and N. 26<sup>th</sup> Streets) to N. 21<sup>st</sup> Street and N. Proctor Street.*



IPS Recommendation (first reading) map:

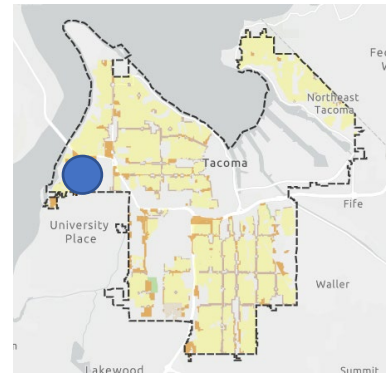


Map changes:

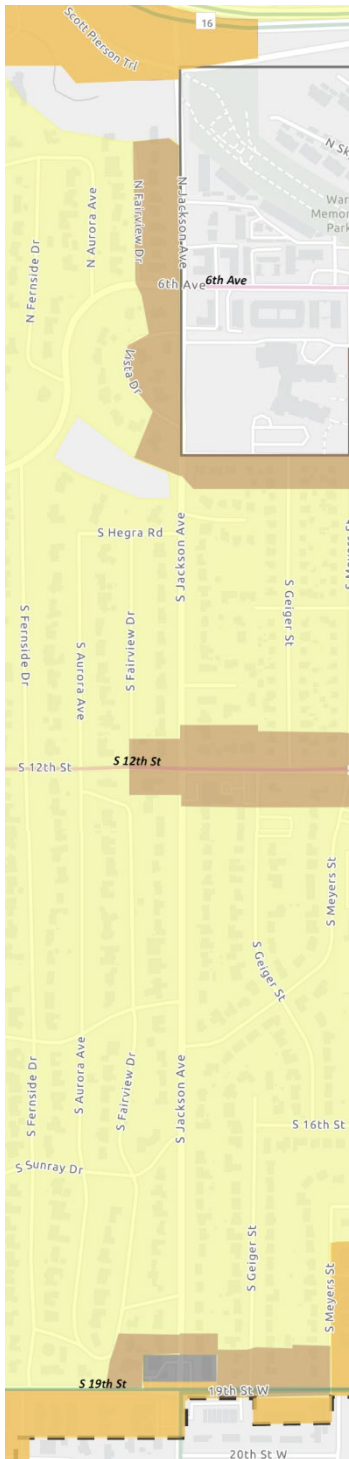


b. Change Mid-scale west of South Jackson Ave. to Low-scale

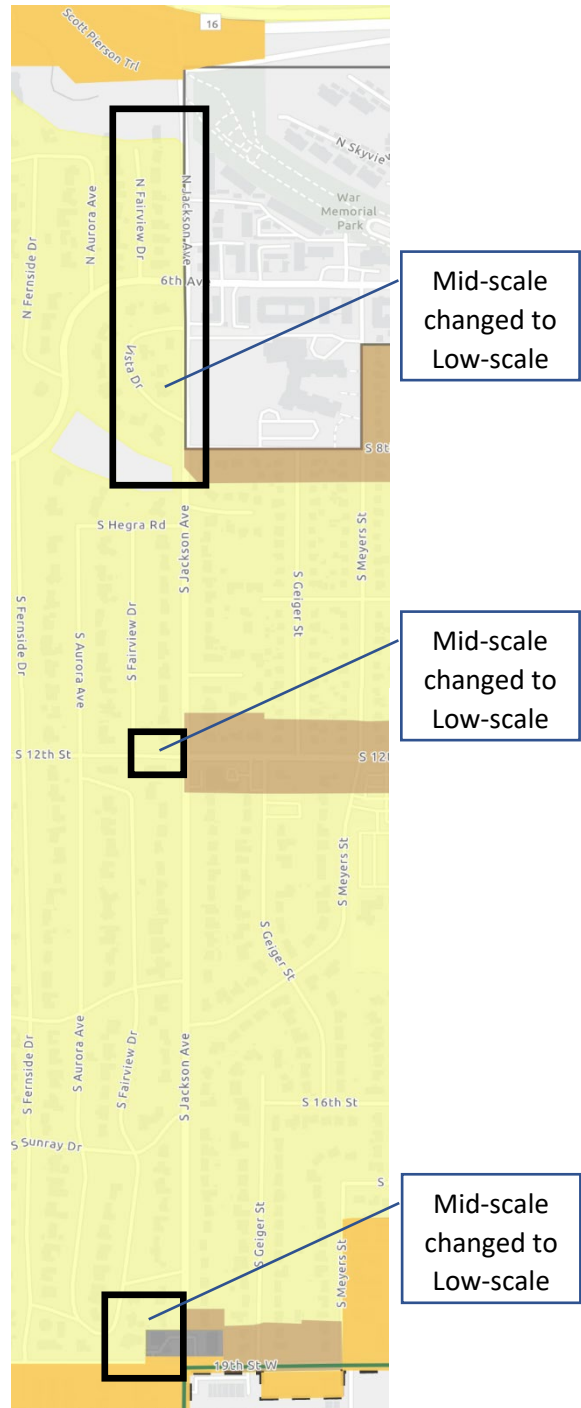
- *This amendment removes the Mid-scale Residential areas west of S. Jackson Ave. to Low-scale Residential.*



IPS Recommendation (first reading):

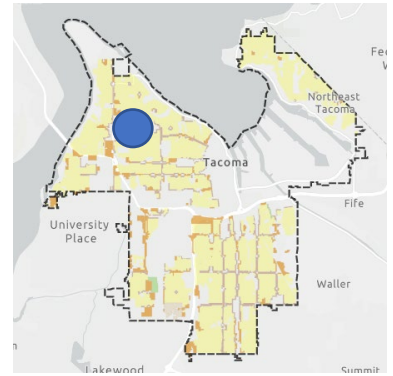


Map changes:

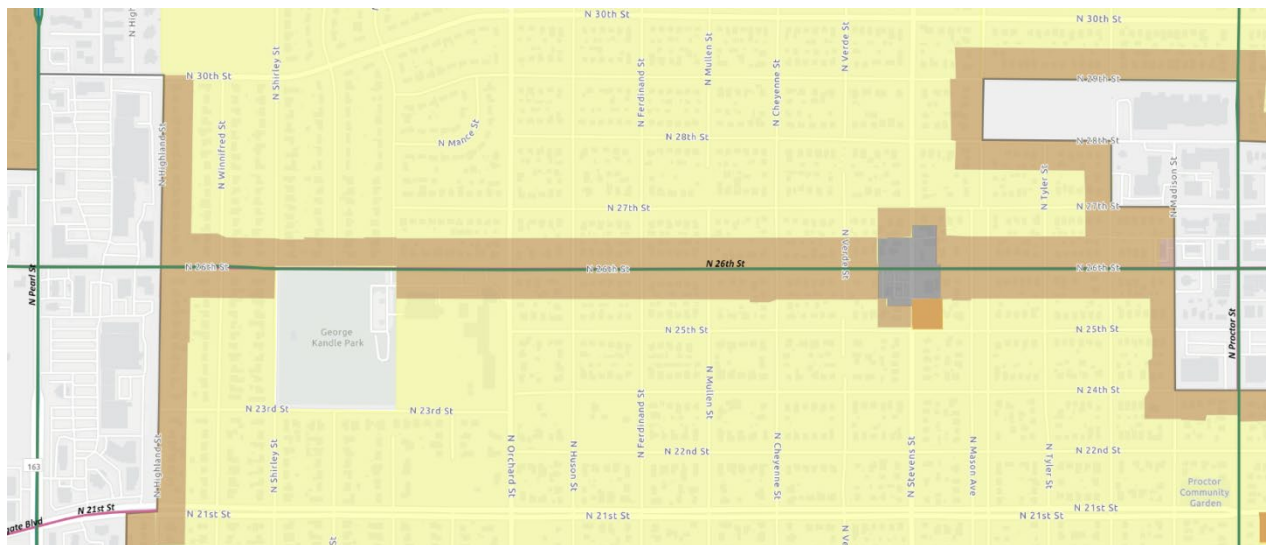


c. Change Mid-scale along North 26<sup>th</sup> St. between Proctor & Westgate Centers to Low-scale

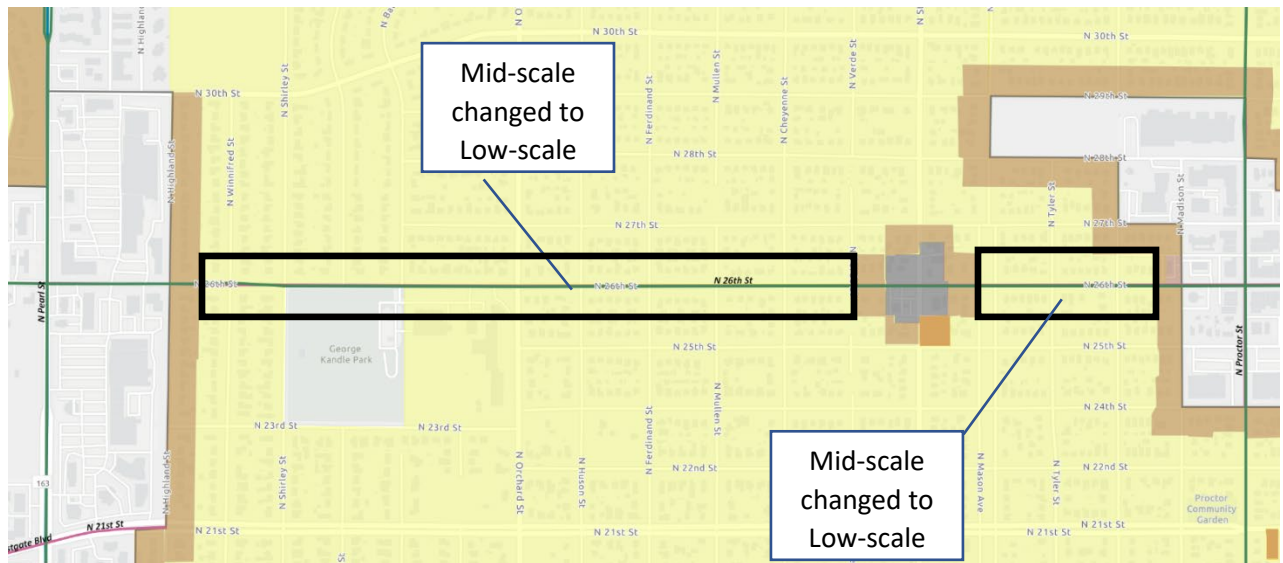
- *This amendment removes the Mid-scale Residential designation along the N. 26<sup>th</sup> Street Corridor between the Westgate Center and the Proctor Center.*



IPS Recommendation (first reading) map:



Map changes:

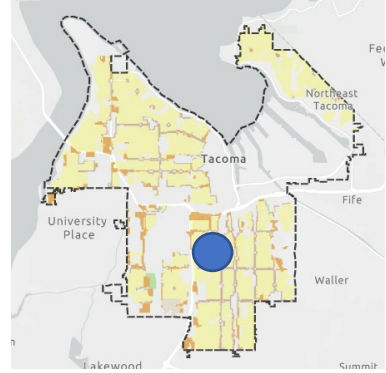




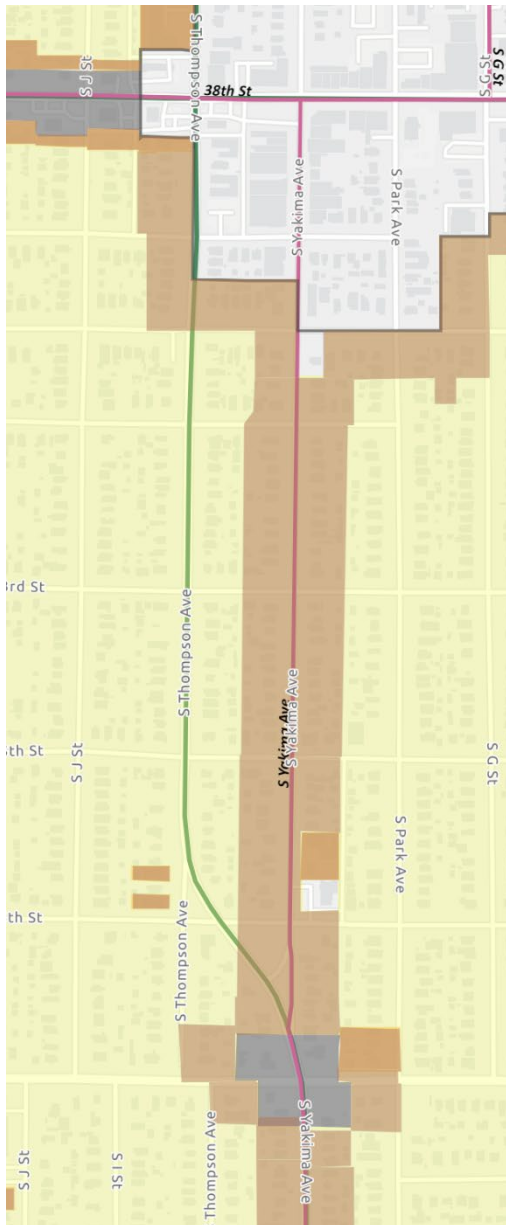
d. Switch Mid-scale from S. Yakima Ave to S. Thompson between S .38<sup>th</sup> and 48<sup>th</sup> Streets

City Council sponsor: Ushka

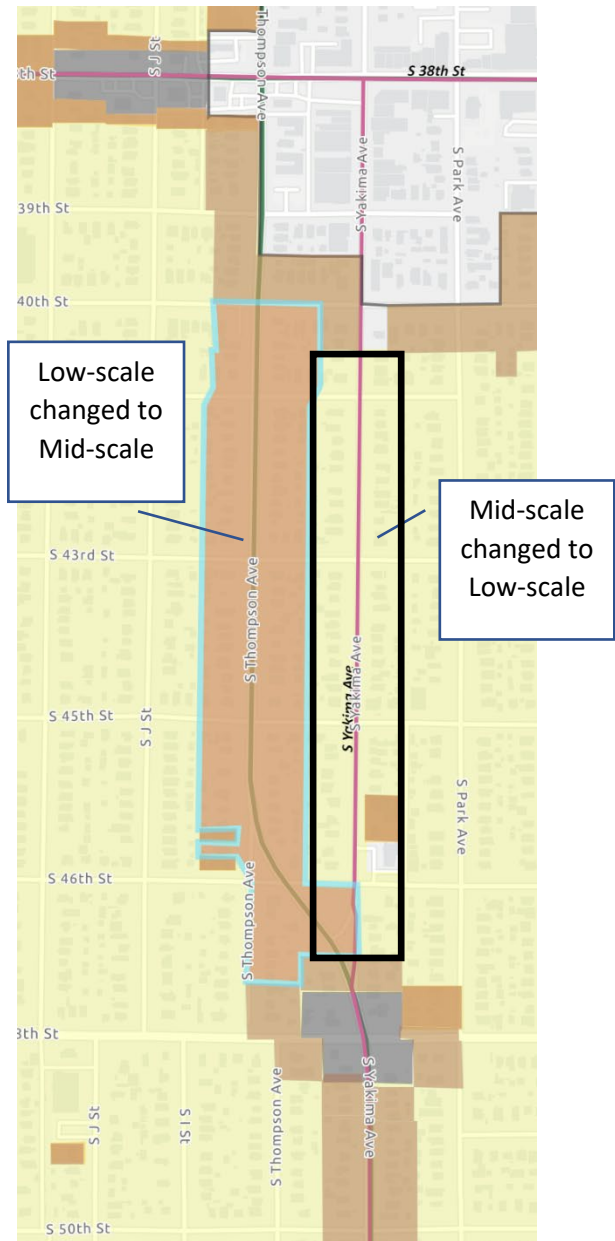
- This amendment shifts a segment of the Mid-scale Residential corridor south of the Lincoln Mixed-Use Center from S. Yakima Ave. to S. Thompson Ave. (between S. 40<sup>th</sup> and S. 48<sup>th</sup> Streets).



IPS Recommendation (first reading) map:

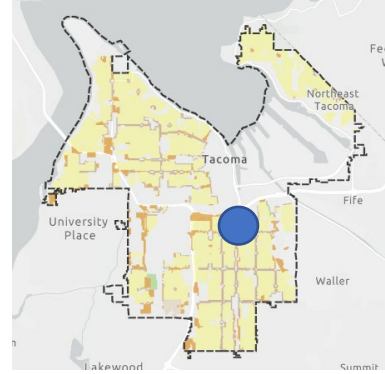


Map changes:

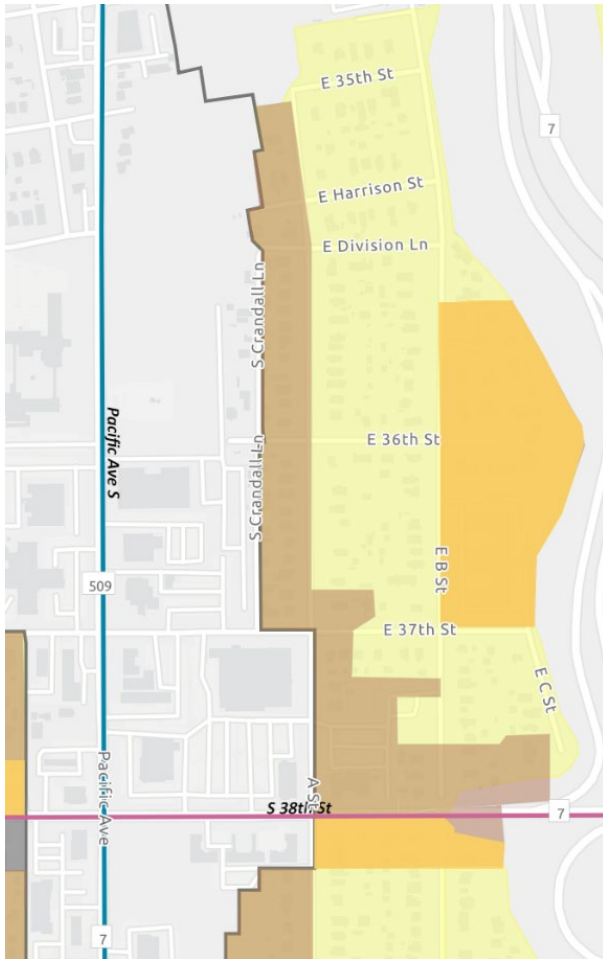


e. Change Mid-scale to Low-scale along eastern boundary of Lower Pacific Mixed-Use Center

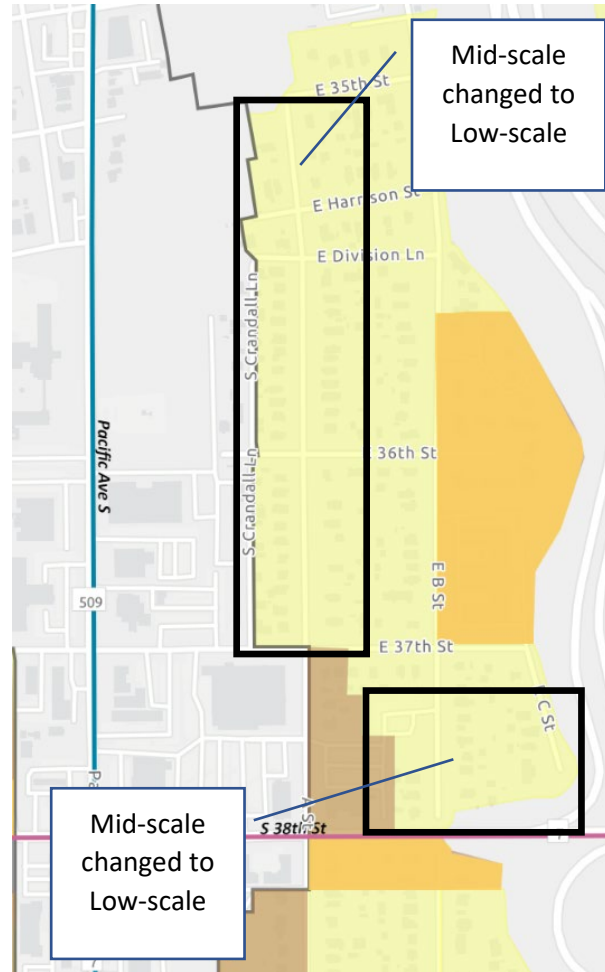
- *This amendment changes an area proposed as Mid-scale Residential to Low-scale (between E. 35<sup>th</sup> and 38<sup>th</sup> Streets).*



IPS Recommendation (first reading) map:



Map changes:



END