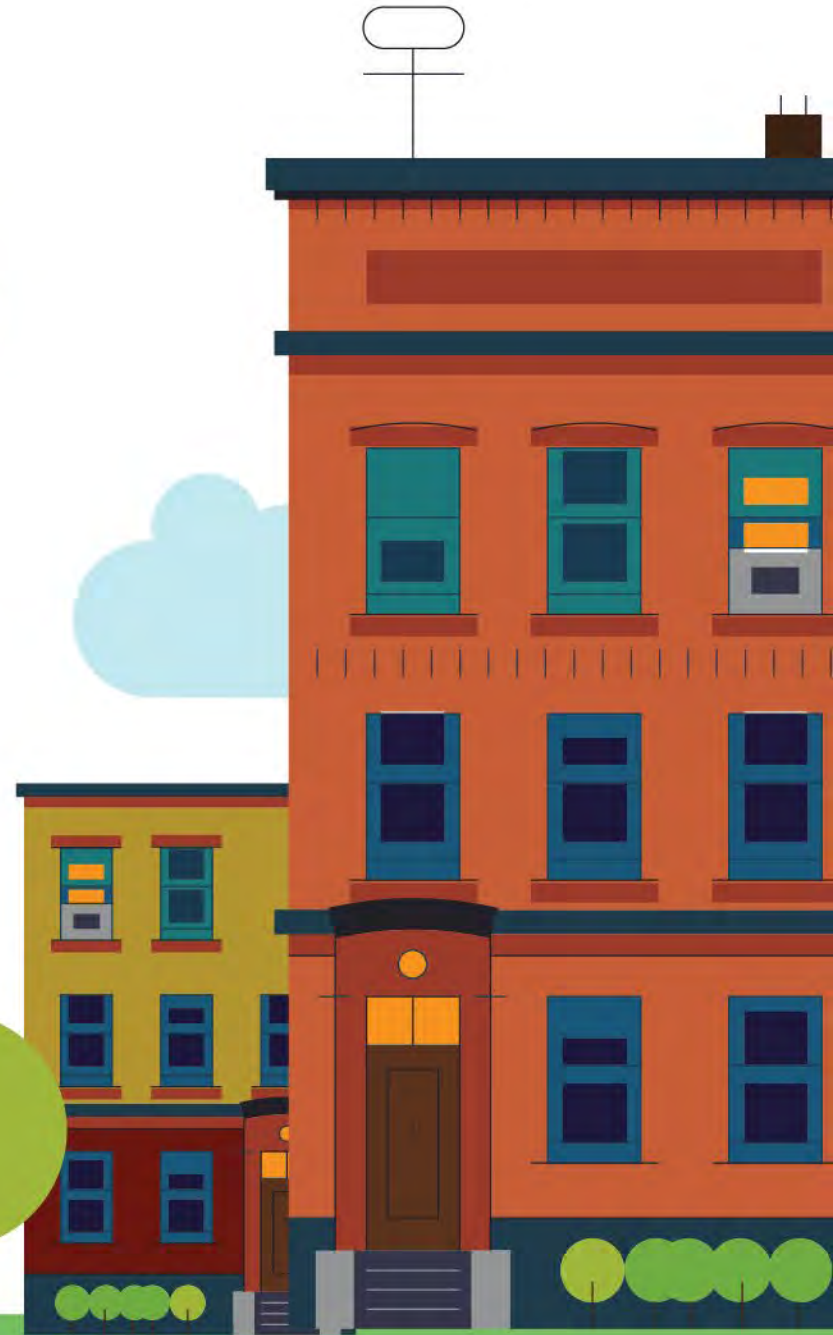


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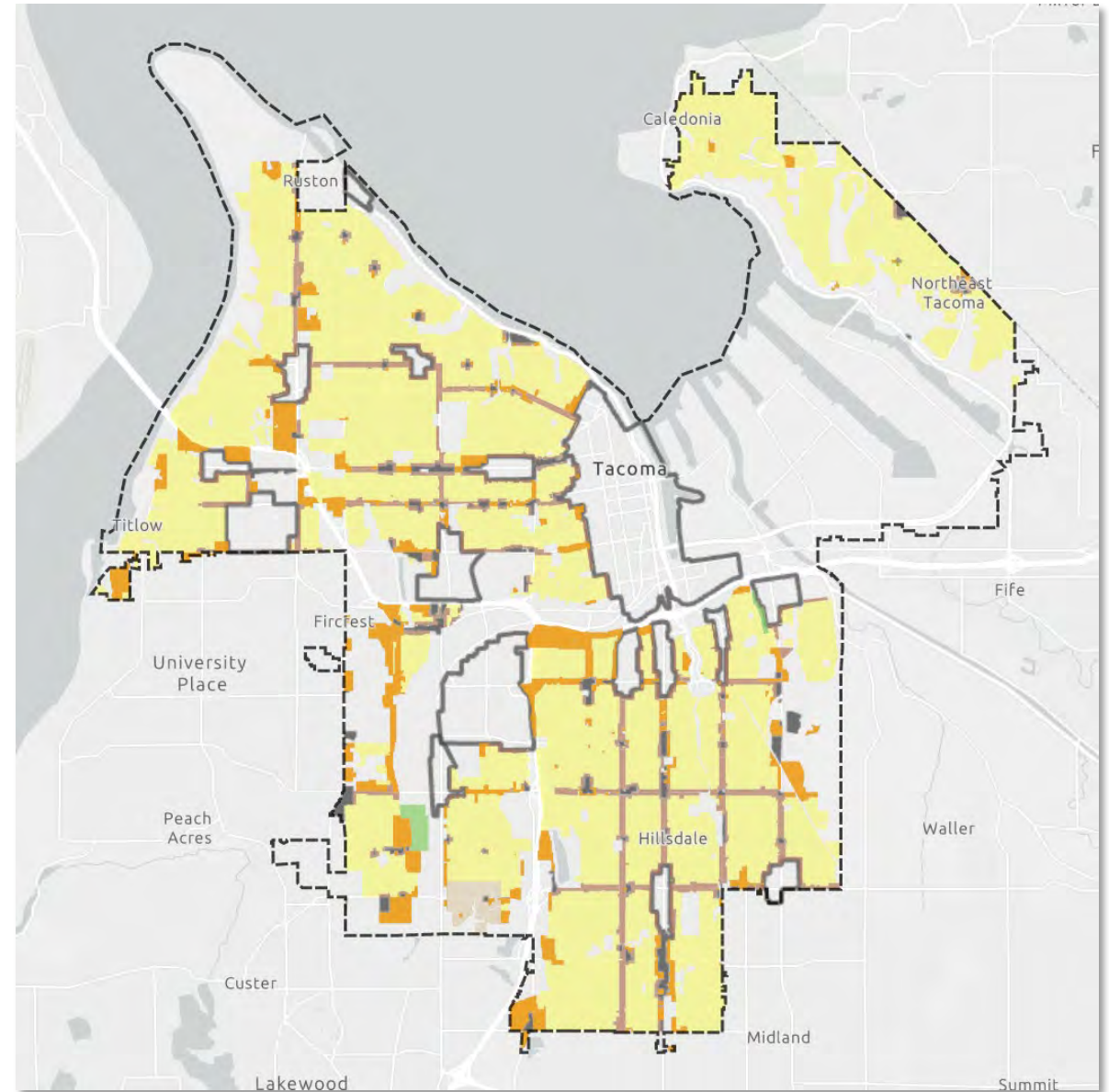
Purpose

- Daylighting and discussing potential amendments to the Home in Tacoma Ordinance
- Ordinance reflects the IPS Committee Recommendations
- Final reading of Ordinance – Nov. 30, 2021
- What's in the package
 - Comprehensive Plan policy changes
 - Near-term Code Changes
 - Housing Action Plan



IPS Recommended Mid-scale Map

- ½ block (approx.) Mid-scale
 - High-capacity transit corridors
 - Designated Comp Plan Corridors
 - Transition around Centers
 - Transition around Commercial nodes on transit
- Other areas Low-scale



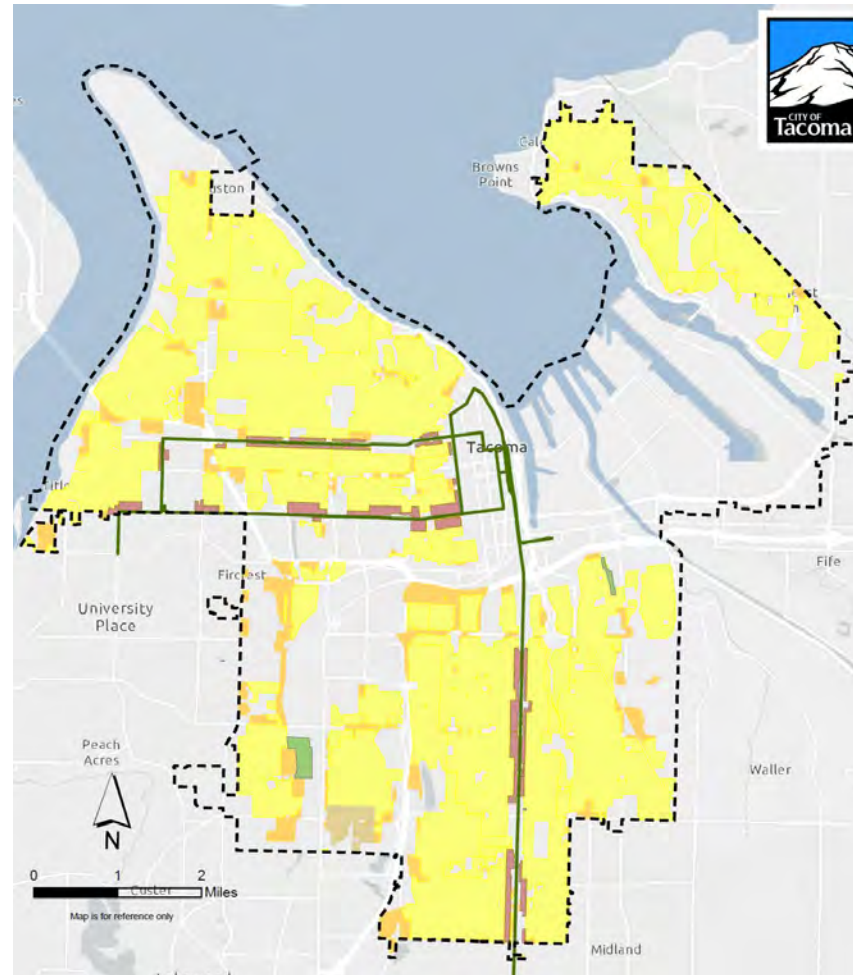
Potential Council Amendments (15)

- DM Blocker – 1 map change
- CM Hines – 2 map changes
- CM McCarthy – 3 map changes
- CM Thoms – 1 map change, 1 Comp Plan text change
- CM Ushka – 2 map changes, 3 Comp Plan/Ordinance text changes
- CM Walker – 1 Comp Plan text change
- CM Beale – 1 map change



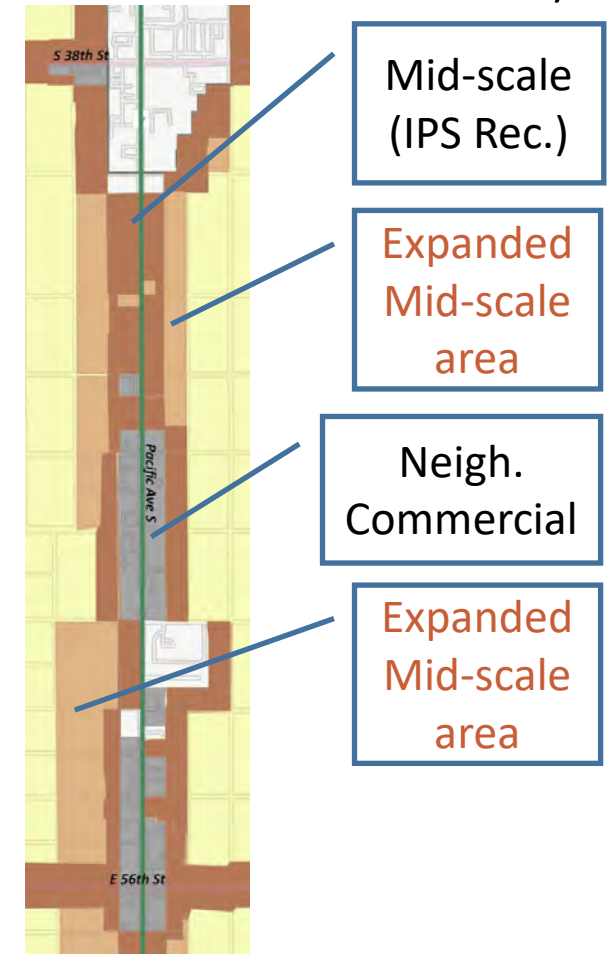
DM Blocker – Map change

- Expand Mid-scale along high-capacity transit corridors from ½-block to 1-block



1 block Mid-scale along HCT corridors

EXAMPLE: Pacific Ave. (S.
38th to 56th St – Route #1)



Mid-scale
(IPS Rec.)

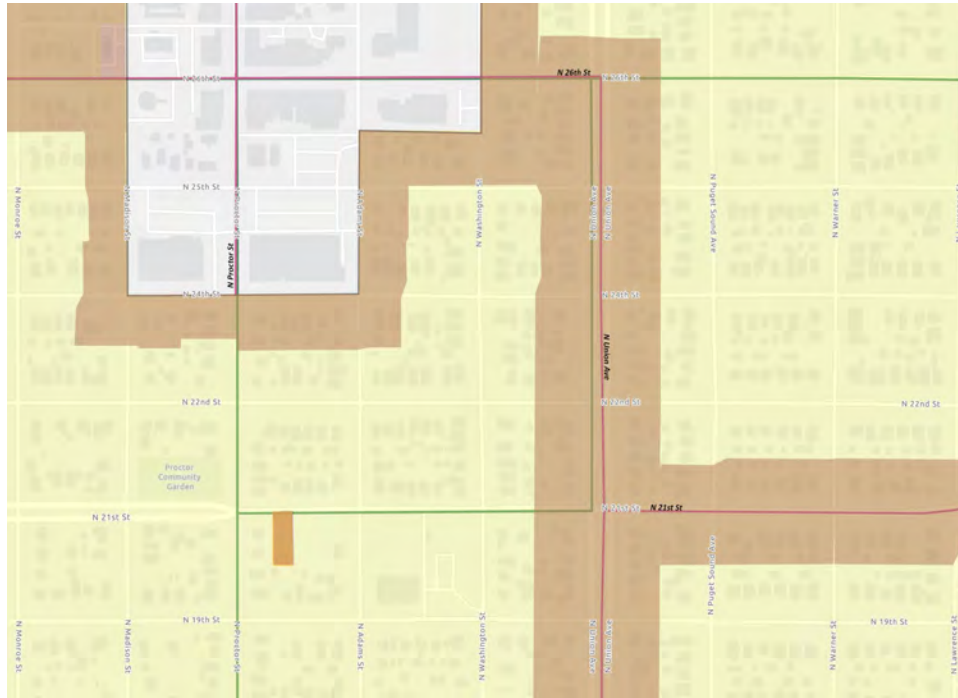
Expanded
Mid-scale
area

Neigh.
Commercial

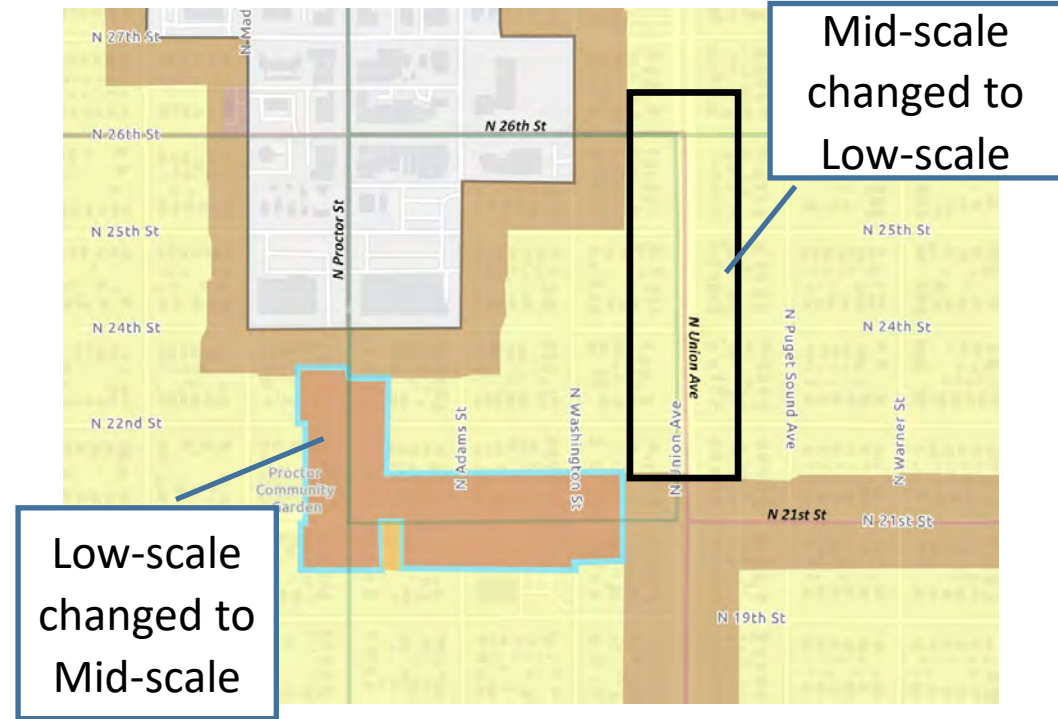
Expanded
Mid-scale
area

CM Hines – Map change #1

- Switch Mid-scale corridor from N. Union (21st to 26th St) to N. 21st St and Proctor



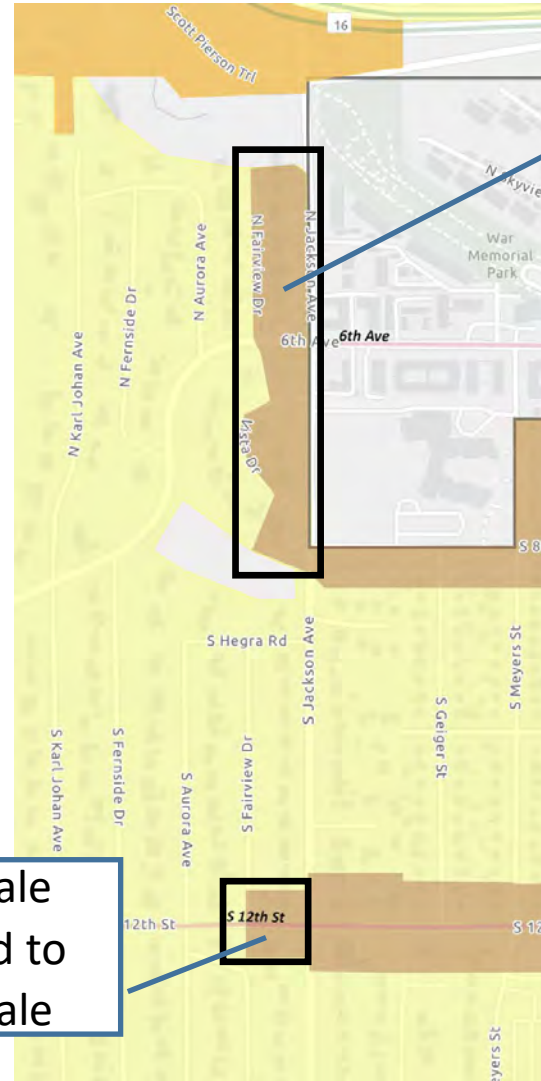
IPS Recommendation



Proposed change

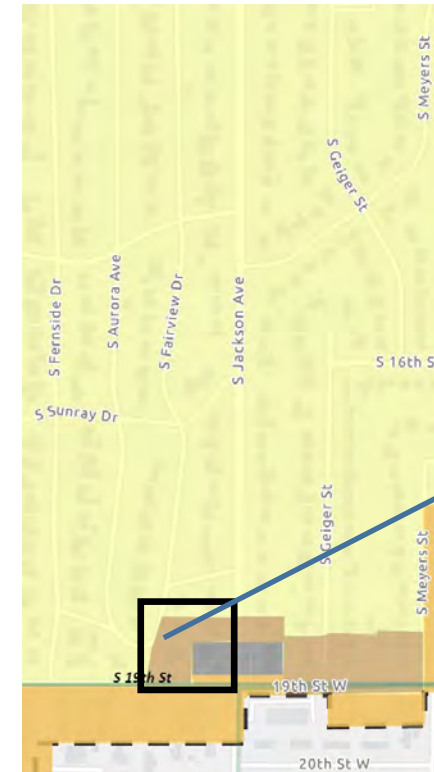
CM Hines – Map change #2

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



Mid-scale
changed to
Low-scale

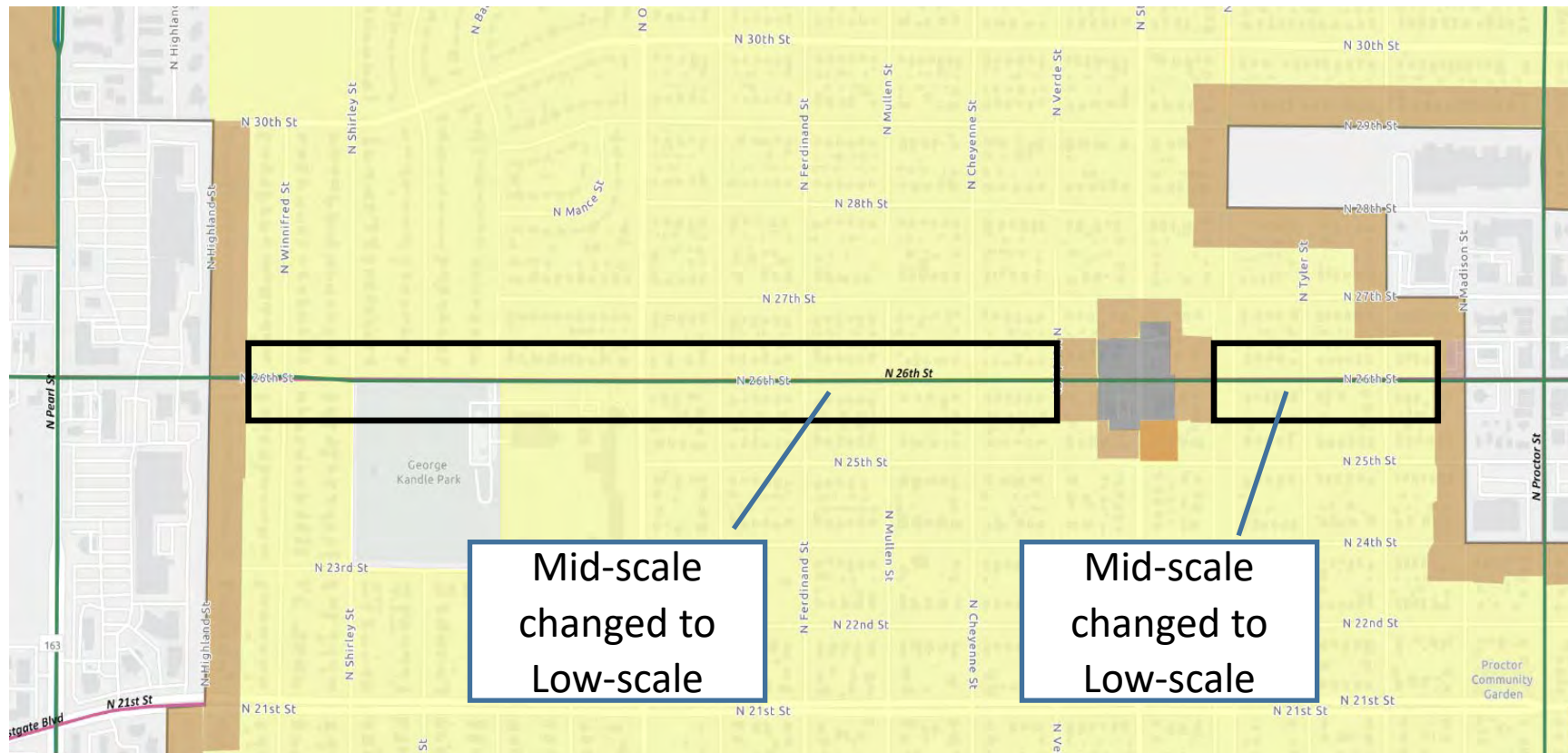
Mid-scale
changed to
Low-scale



Mid-scale
changed to
Low-scale

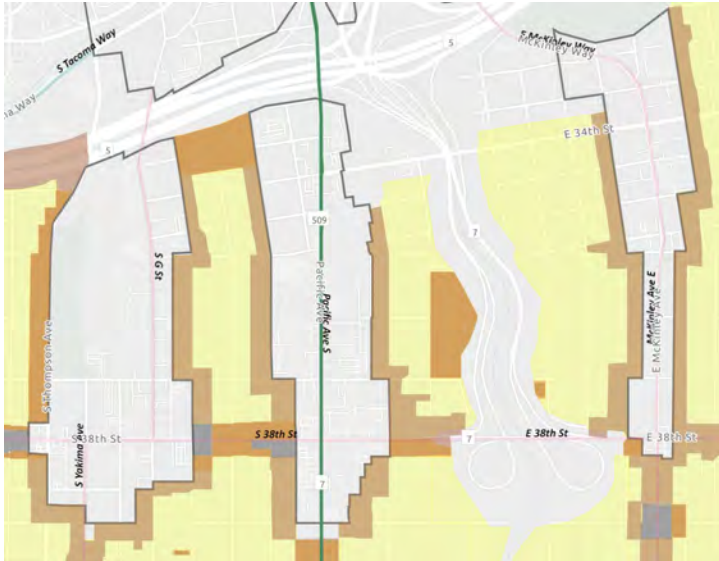
CM McCarthy – Map change #1

- Change Mid-scale along North 26th St between Proctor & Westgate Centers to Low-scale



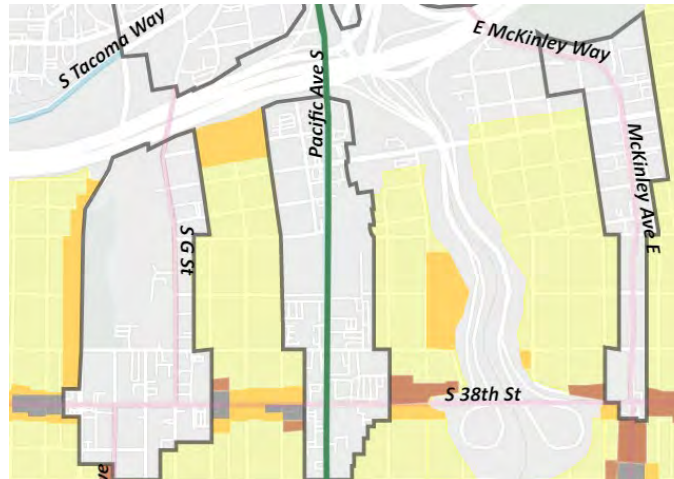
CM McCarthy – Map change #2

- Remove Mid-scale Centers transitions

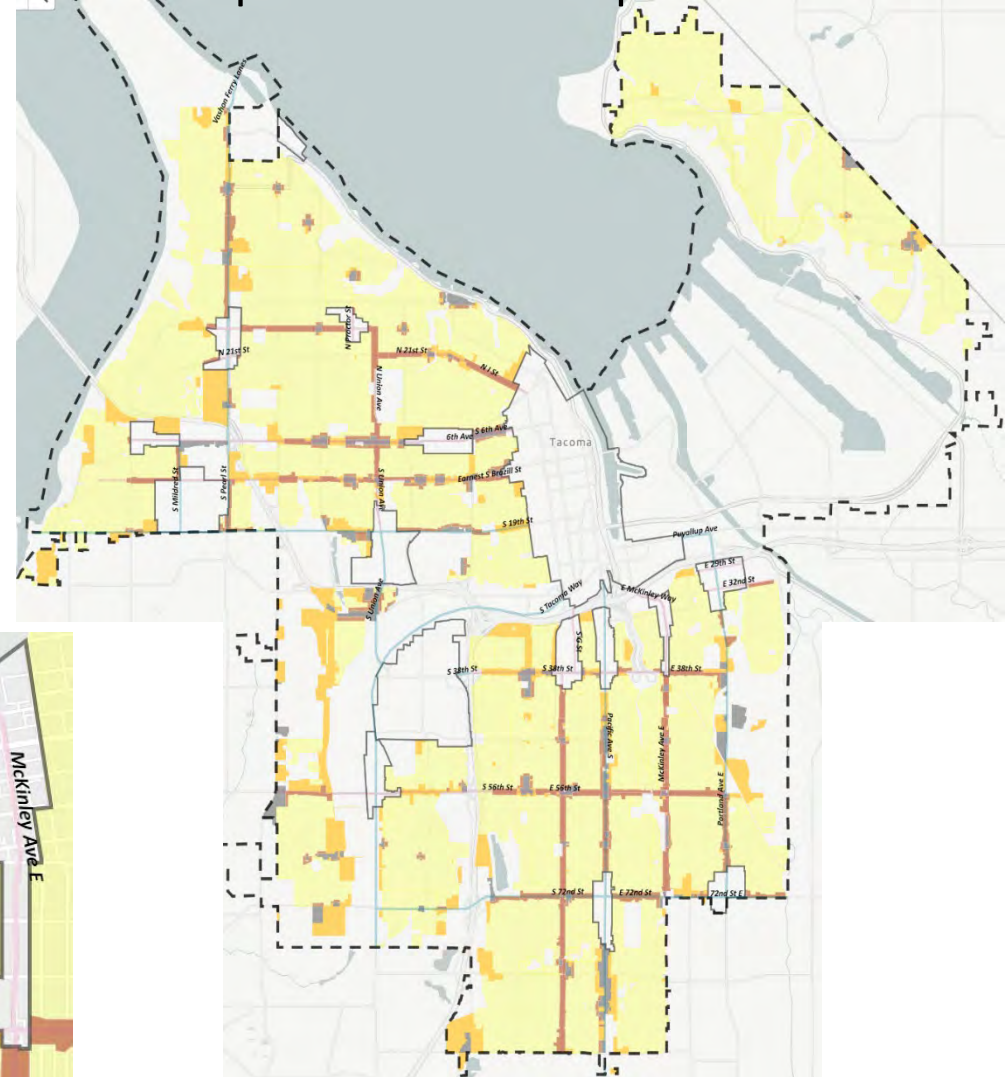


Example: *IPS*
recommendation for
Lincoln, Lower Pacific
and McKinley Centers

Same area as revised

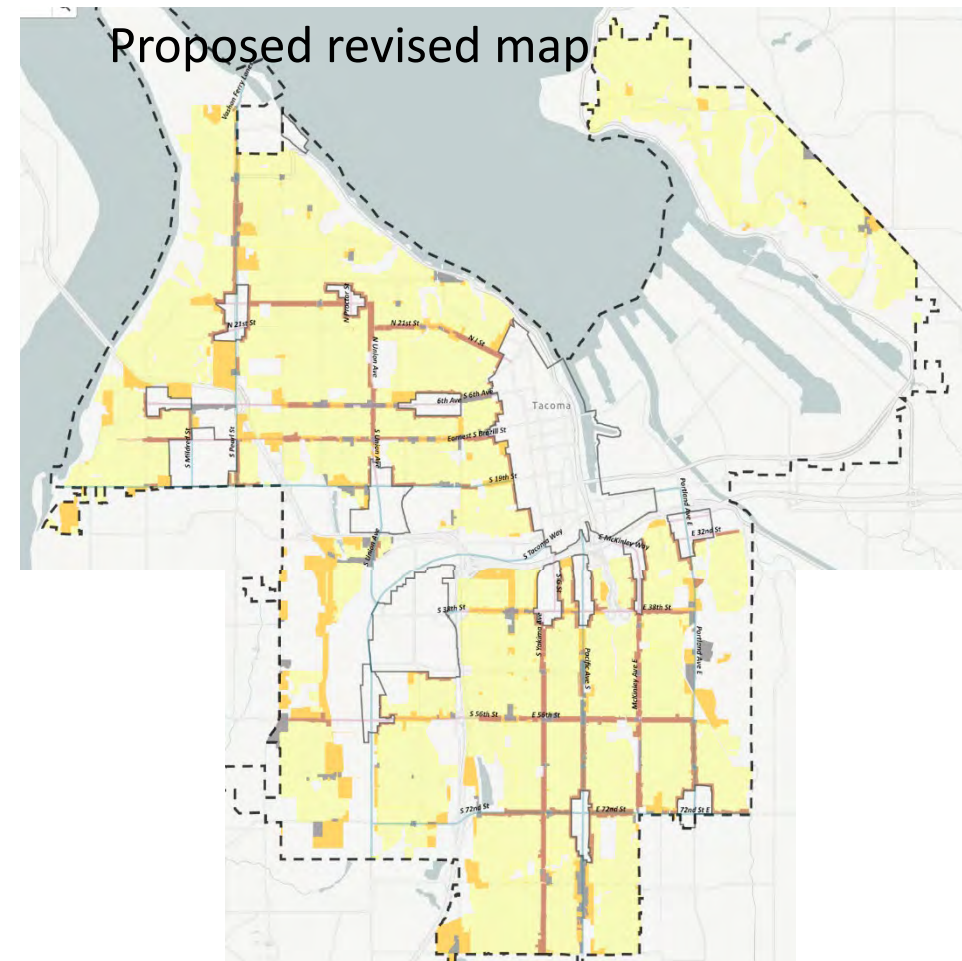
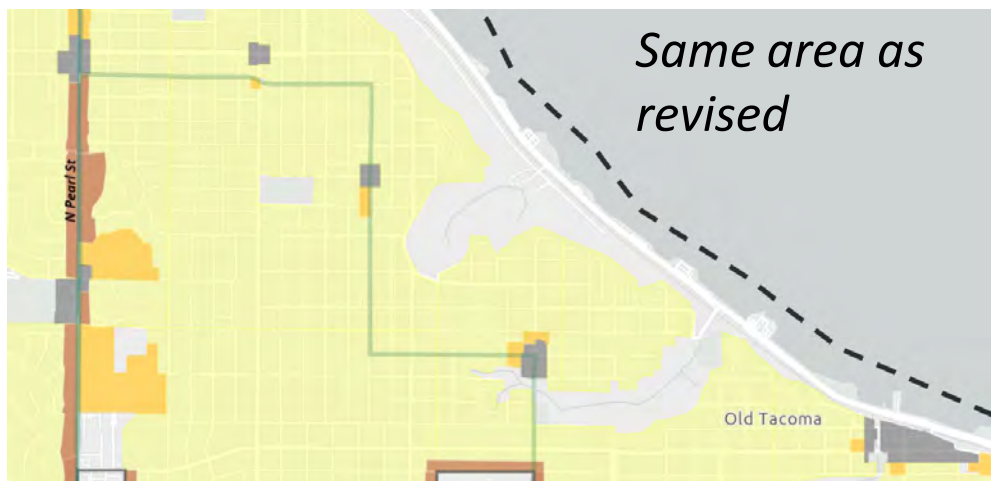
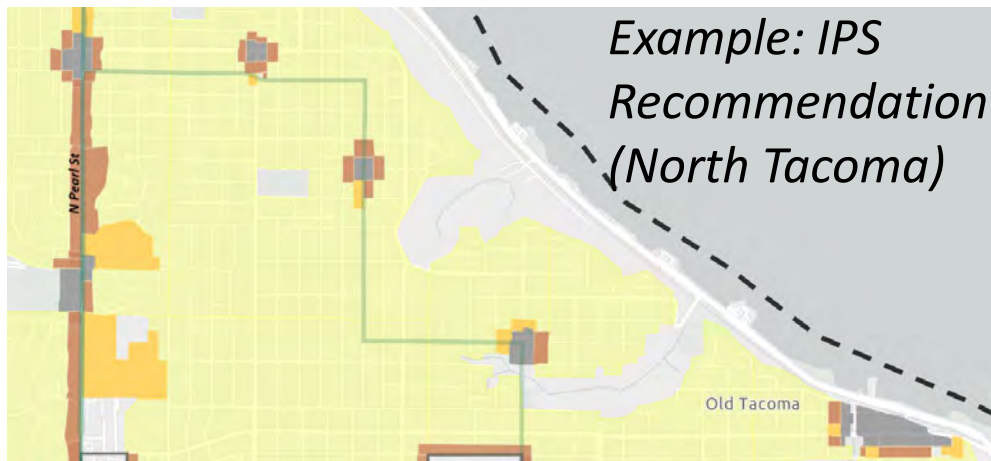


Proposed revised map



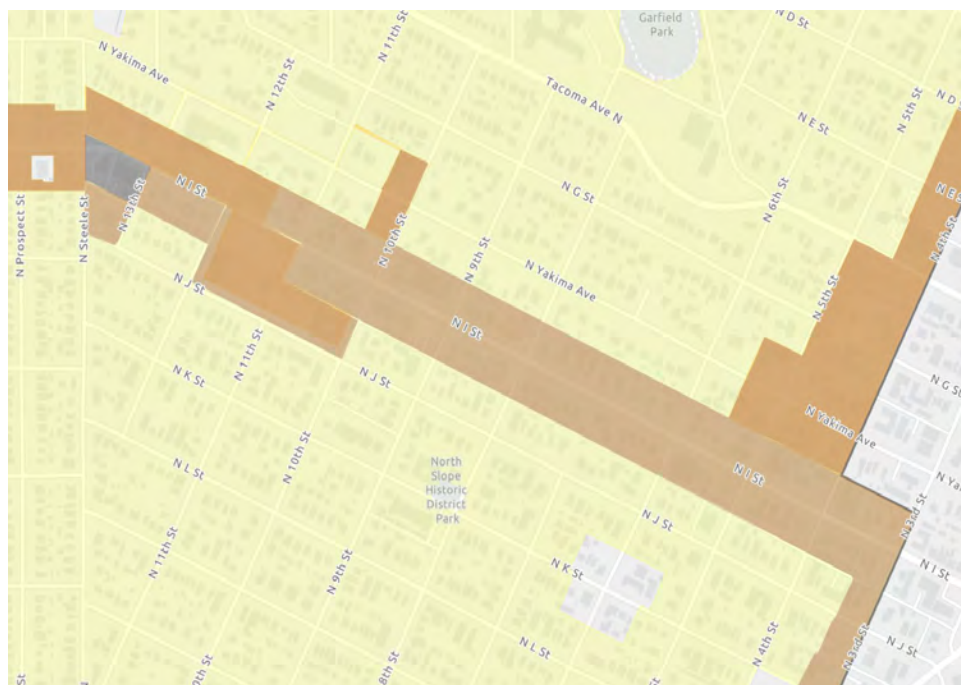
CM McCarthy – Map change #3

- Remove Mid-scale transitions around Neighborhood Commercial Nodes

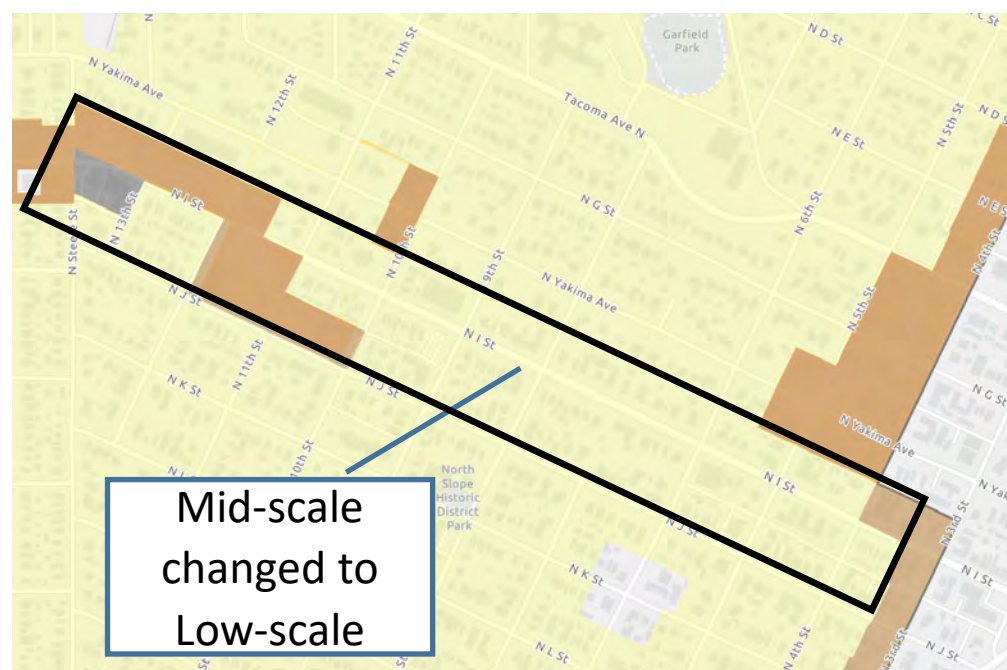


CM Thoms – Map change

- Change Mid-scale along N. “I” St within North Slope Historic District to Low-scale



IPS Recommendation



Proposed change

CM Thoms – Text change

- Comprehensive Plan text – Reduce maximum density in Low-scale Residential to 15 dwelling units per acre
- Context
 - Existing Comp Plan Single-family target density is 6 to 12 dwellings per acre
 - IPS Recommendation calls for Low-scale target densities 10 to 25 dwellings



CM Ushka – Map change #1

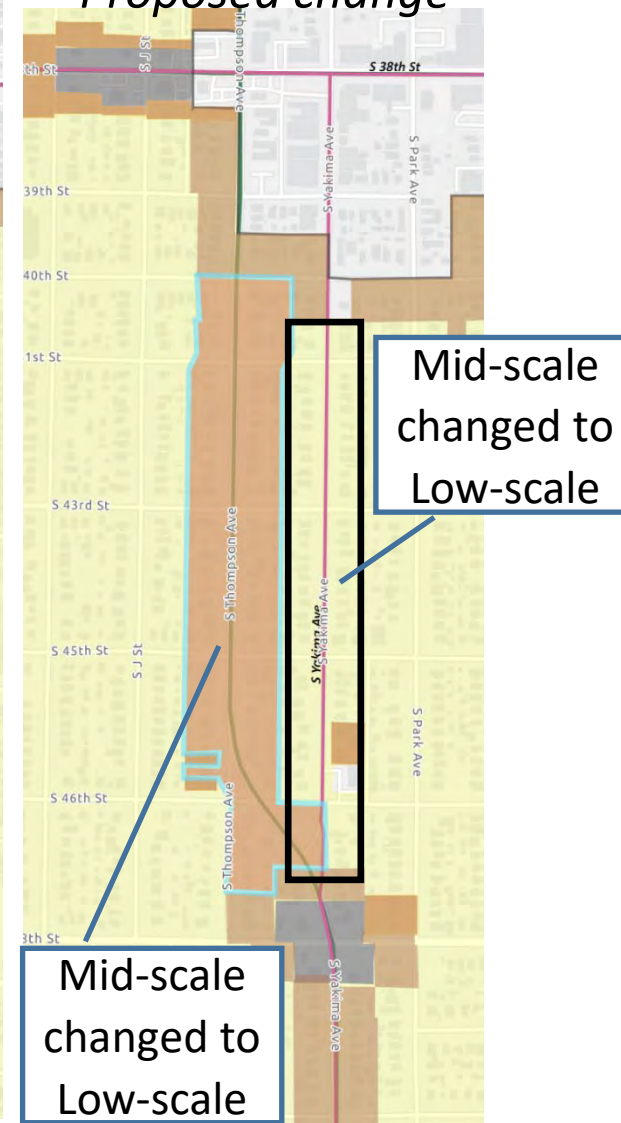
- Map change - Switch Mid-scale from South Yakima corridor to Thompson corridor (south of Lincoln Mixed-Use Center)



IPS Recommendation



Proposed change

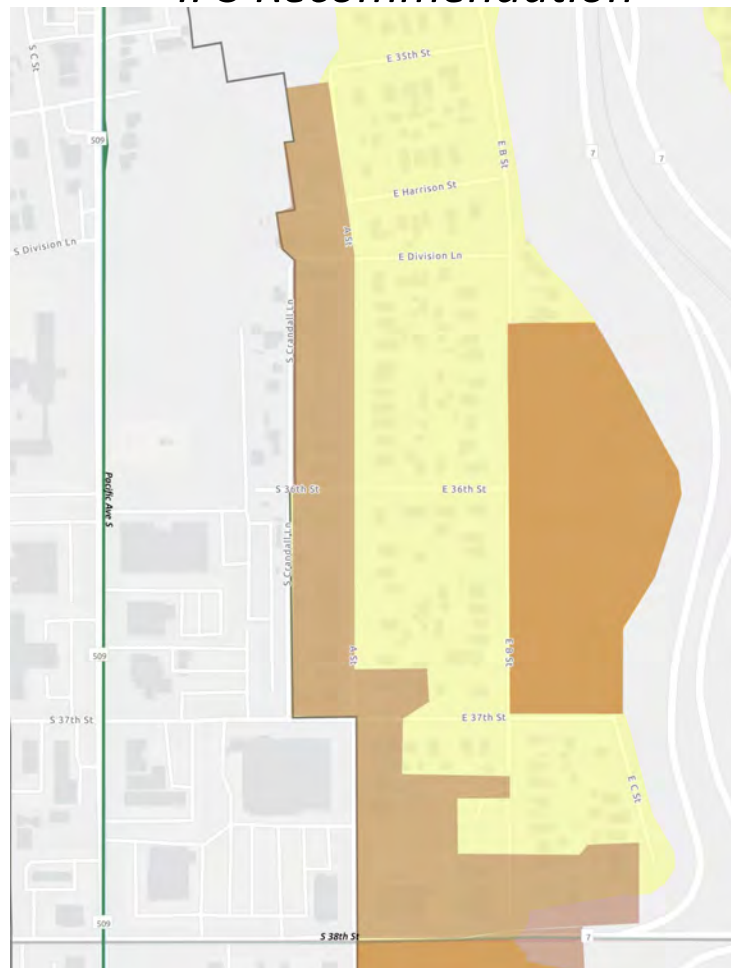


CM Ushka – map change #2

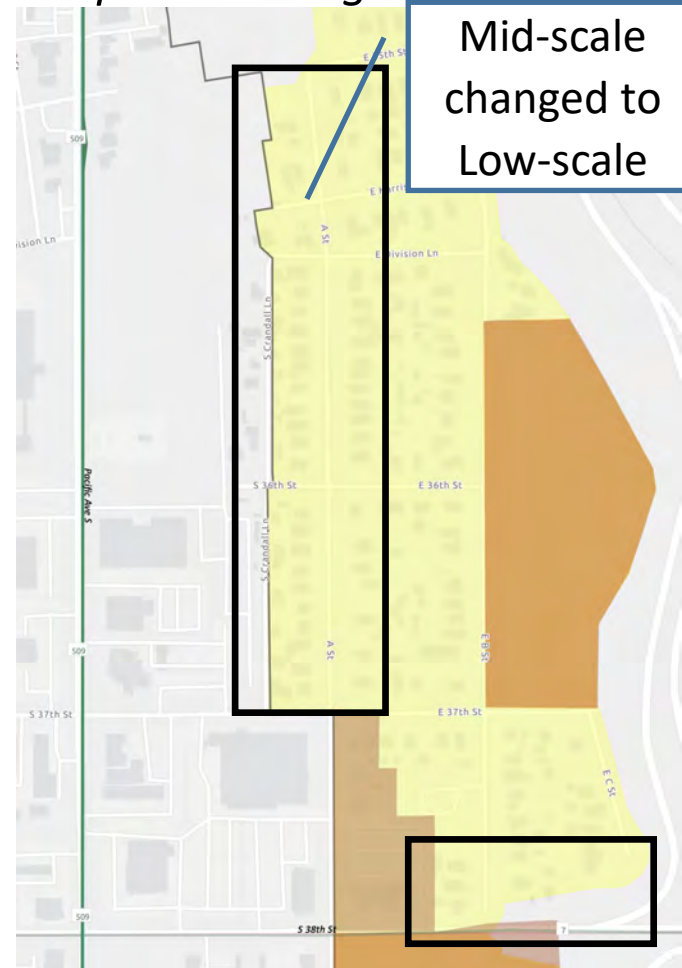
- Change Mid-scale to Low-scale along eastern boundary of Lower Pacific Mixed-Use Center



IPS Recommendation

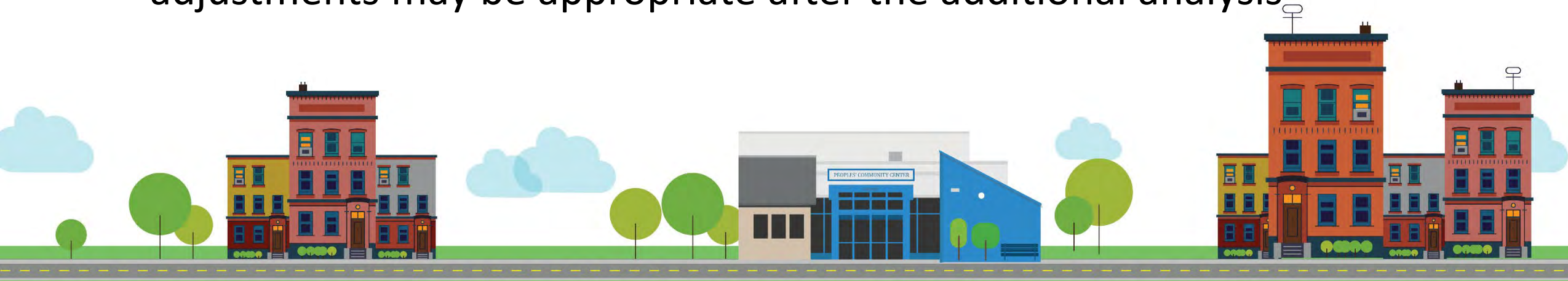


Proposed change



CM Ushka – Text changes

- Comprehensive Plan text – Clarify that single-family detached housing is not non-conforming in both Low and Mid-scale areas
- Ordinance text – 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
- Ordinance text – As part of Phase 2, clarify that map adjustments may be appropriate after the additional analysis



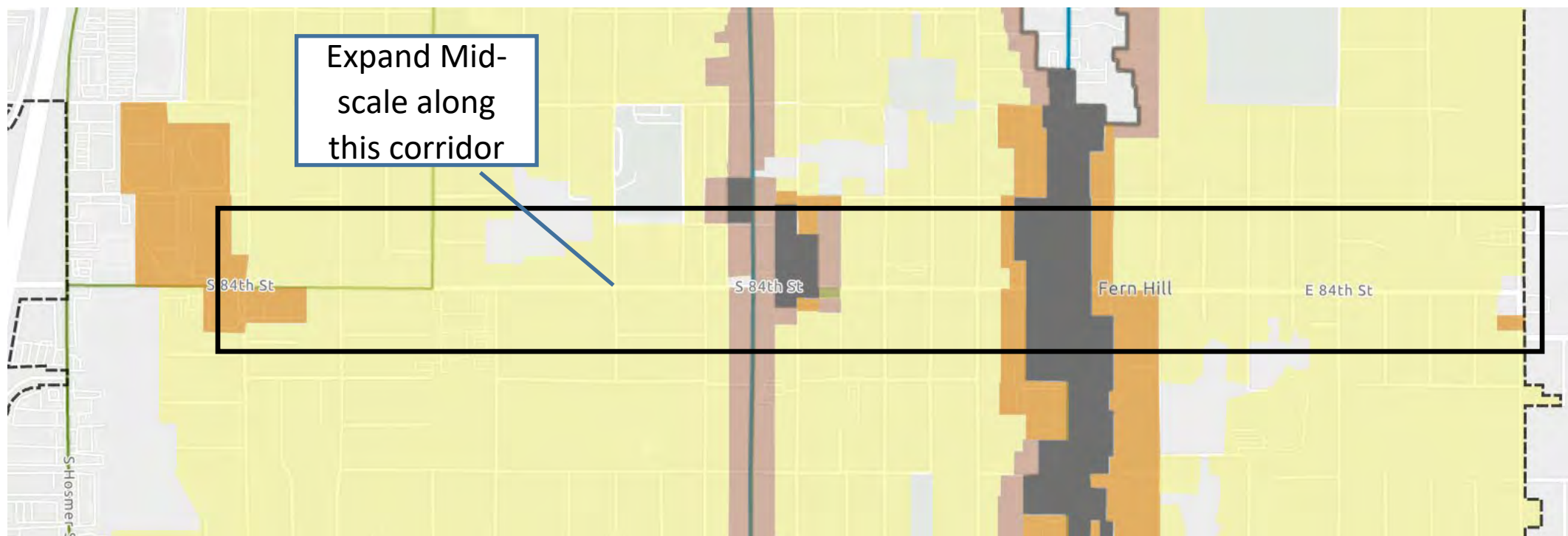
CM Walker – Text change

- Comprehensive Plan text – Clarify that in Low-scale areas, infill in historic districts must be consistent with neighborhood scale and defining features, and with policies discouraging demolition
- Context
 - Proposal already includes this language for Mid-scale areas



CM Beale – Map change

- Expansion of Mid-scale along the 84th Street corridor, including around Fern Hill



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