



Infrastructure, Planning & Sustainability Committee

Home in Tacoma – Final Recommendation – Overview

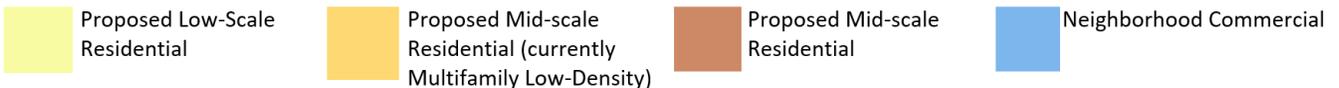
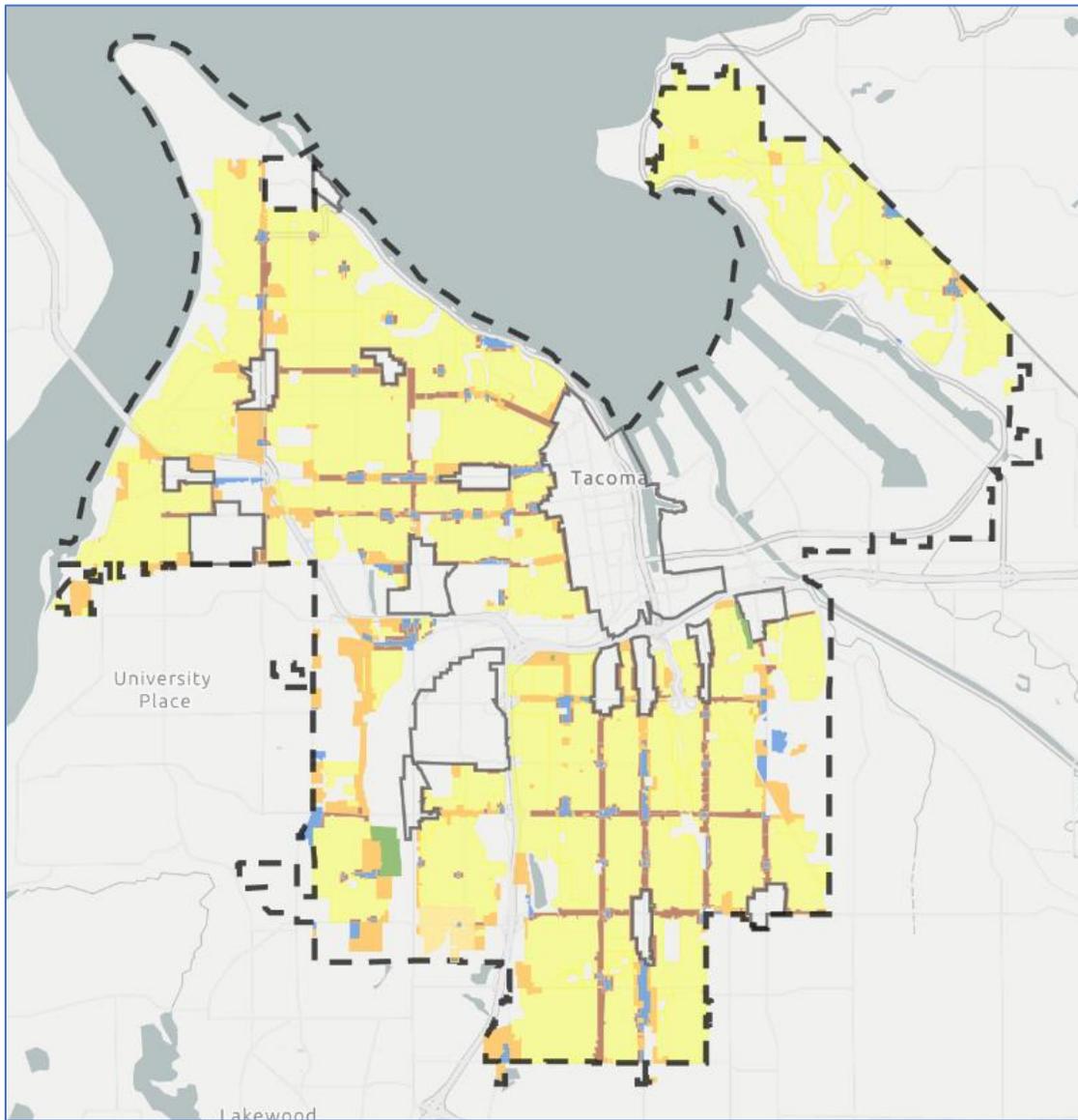
October 27, 2021



Mid-scale Map

High-Capacity Transit Corridors + Designated Corridors + Transitions around Centers and Commercial Nodes (along transit)

- 1/2-block deep for Mid-scale in these areas
- Approx. 17.5% Mid-scale
- Other Single-family becomes Low-scale



Implementation Phasing

IPS Addition: Direction on Phasing

- The Committee considered several phasing options and, in light of their recommendation to reduce the amount of Mid-scale Residential, reaffirmed the current approach of developing zoning and standards as part of a single, second project phase.

	Option A
Phase 1	Policy and Map for Low-scale & Mid-scale
Phase 2	Implementation of Low & Mid-scale

Infill Design Policies

IPS Addition: Strengthen emphasis on context-sensitive character and scale:

- Limit 4-stories to properties adjacent to Designated Corridors (not in transition areas)
- Add graphics clarifying compatibility vs. incompatibility
- Strengthen policy direction for development standards to include relative size standards that help ensure sensitive integration of new structures, such that new development is not dramatically out of scale with existing development in the immediate area
- Heightened design controls for larger projects and those in transition areas

Adopt Planning Commission Recommended policies, which include:

- 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

Nonconforming Sites & Near-Term Actions

IPS Near-Term Actions Addition: Establish site-specific flexibility through a Conditional Use Permit

- Addition to already proposed CUP options for religious institutions and non-profits
- Allow nonconforming non-residential buildings in residential area flexibility to add residential units and/or neighborhood-serving commercial uses
- Site specific review helps to ensure appropriate neighborhood engagement, project design, compatibility and addressing potential impacts

Infrastructure Policies

IPS Addition: Strengthen explicit policy commitment to providing infrastructure with infill

- **Strengthen policy direction regarding commitment to comprehensive concurrency analysis as part of Phase 2**
- **Direct staff to develop infrastructure funding options for infill (tie to ongoing Impact Fees study)**

Adopt PC recommended policies, which include:

- Growth strategy founded on smart growth and transportation choices
- Tacoma has strong infrastructure policies; committed to concurrency
- In-depth infrastructure and services analysis in Phase 2
 - Review system capacity & site standards
 - Coordination with all infrastructure and service providers
 - Recognition that there could be funding needs to address impacts
 - Link with ongoing efforts (Impact Fees, Urban Forest Management Plan, Climate Action Plan, Watershed planning)

Affordability Policies & Near-Term Actions

IPS Near-Term Actions Addition: Multifamily Tax Exemption (MFTE) option expansion

- **Recommend expansion of 12-year MFTE to Commercial nodes along transit and new Mid-scale areas (*defer to GPFC for details*)**

Adopt PC recommended near-term code amendments, including:

- Affordable housing bonus for non-profits and religious institutions (*allows flexibility/bonus/MFTE in exchange for affordable units*)
- Expand Development Regulatory Agreement option to larger commercial sites (*allows flexibility/bonus/MFTE in exchange for affordable units*)
- Improvements to the permitting process for ADUs and residential plats

Adopt PC recommended policies, which include:

- In addition to allowing Missing Middle, more actions are needed for lower incomes:
 - Continue to implement full AHAS actions
 - Expand optional affordability bonuses (development bonuses, 12-year MFTE)
 - Expand mandatory affordability (in strong markets)
 - Establish an Anti-displacement Strategy
 - Promote ownership (path to wealth-building)
 - Support, education, remove permit barriers