Meeting objectives

- Introductions
- Commission direction on early work products
  - **Zoning scenarios**: what factors should be considered in crafting zones?
  - **Growth estimates**: establishing range of potential growth to start impacts analysis
  - **Evaluation criteria**: establishing how we will evaluate policy options
  - **Engagement**: key questions for 3 rounds of public engagement
- Next steps
  - Council and Council Committees updates
  - Begin next round of engagement
  - Work on policy tracks: Zoning, Standards, Affordability tools
  - Tracking state and regional policy development
Home In Tacoma - Phase 2 Scope

Phase 1 adopted a middle housing growth vision and guiding policies
Phase 2 implements Tacoma’s new housing growth vision and policies through:

• Zoning (geography, districts, permitting)
• Expand affordability and anti-displacement tools
• Actions to support housing growth
  • Design standards (and height, size)
  • Infrastructure and services
  • Parking and transportation choices
  • Reduce potential demolitions
  • Green, sustainable, and resilient housing
  • Promote physical accessibility
  • City permitting/process; education and support
  • Study view impacts in areas without protections

Phase 2 Project Scope finalized June 15th
1. Residential zoning districts and framework
2. Residential development standards
3. Affordable housing regulatory tools
4. Anti-displacement strategy
5. Administrative and technical actions

What Will Phase 2 Focus On?

• Home in Tacoma project will evaluate **HOW** Tacoma can best retain and welcome more neighbors into existing neighborhoods.
• Phase 2 will evaluate how housing growth can help meet and be balanced with other community goals.
• This includes the best approach to **infill design standards**, actions to reduce demolitions of viable structures, steps to ensure that housing growth is supported by infrastructure and services, and to support green, community responsive housing.
Why focus on these questions now?

- Scoping process has focused the work for Phase 2
- Starting with big picture decisions on the project approach
  - What are the policy options for zoning?
  - How will we estimate potential growth?
  - How will we evaluate policy choices?
  - Does this approach seem like the right one to get there?
  - Identify questions and topics for study
- What these decisions will NOT do
  - Not asking if we move forward or not – this has been decided
  - Not creating a detailed or specific zoning framework (yet)

Project Milestones

- **Principles and Options**: Set direction for decision-making, Establish options, Study and plan, Zoning and standards concepts development, Engagement Round 1
- **Vetting and Refinement**: EIS notification, Scenario analysis, Public options, Scenarios writing, Engagement Round 2
- **Public Review of Draft Proposals**: Preliminary analyses, Draft EIS, Goal, Standards, Public hearing, Commission recommendations, Engagement Round 3
- **City Council Action**: Public hearing, Decision, Final EIS, Final Standards
- **Implement**: Adopted package takes effect, EIS actions, Implement/monitor actions
### Project Workflow

<table>
<thead>
<tr>
<th>2022</th>
<th>2023</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>October</strong></td>
<td><strong>November</strong></td>
</tr>
<tr>
<td>Engagement Round 1: Listening / Learning</td>
<td>Engagement Round 2: Testing Ideas</td>
</tr>
<tr>
<td>May 2023 Planning Commission Public Hearing</td>
<td>Draft EIS</td>
</tr>
<tr>
<td>December Recommendations</td>
<td>Council Public Hearing</td>
</tr>
</tbody>
</table>

### Introductions – Consultant team

**City of Tacoma**

**Mithun**


Brad Barnett

Design Partner / Urban Design Lead

Debra Guenther

Engagement Lead / Public Realm Advisor

Sandra Girgis

Project Manager and Point of Contact

Casey Huang, Housing Advisor

Shourya Jain

Urban Designer

**Subconsultants**

**ECONorthwest**

Economics and Housing Policies

Tyler Bump

Jennifer Cannon

Jade Aquilar

Lee Ann Ryan

**Parametrix**

Environmental, Infrastructure, and Traffic

Erin Ferguson

Julie Brandt

Mike Hall

Erinn Ellig

**MAKERS**

Comprehensive Plan and Standards Advisor

Bob Bengford

Rachel Miller

Markus Johnson

**Internal teams:**

- Zoning and standards
- Infrastructure and services
- Affordability and anti-displacement
Seeking input on proposed key decisions to guide early work products

- **Zoning scenarios**: Vet guiding principles and start putting together zoning framework based on them.
- **Growth estimates**: Establish 4 conceptual “zones” in order to create a low growth scenario and a high growth scenario.
- **Evaluation criteria**: Vet and refine tool for use in evaluating policy options.
- **Engagement**: Build first round of engagement around key questions.

---

**Home In Tacoma Phase 2 Major Elements**

- **Zoning Scenarios**:  
  - Residential Density/FAR  
  - General Building Height  
  - Potential Housing Types  
  - Impervious Cover / Tree Canopy  
  - Infrastructure/Public Services  
  - Traffic Congestion  
  - Parking

- **Growth Estimates**:  
  - Parcel Redevelopment Rate  
  - Total Dwelling Units per Block Group

- **EIS Analysis**:  
  - Population, Employment, and Housing  
  - Land Use  
  - Transportation  
  - Air Quality and Greenhouse Gas Emissions  
  - Water  
  - Public Services and Utilities  
  - Parks and Recreation  
  - Aesthetics/Visual Quality

- **Zoning Standards**:  
  - Site Development: development density, parking access/design, landscape design, tree protection  
  - Lot Parameters: lot coverage, setbacks, minimum lot size  
  - Building Design: height, width, step backs/transitions, facade design
Zoning policy decisions from Phase 1

**Adopted policy direction:**
- Missing Middle Housing (citywide, systematic approach)
- Low-scale and Mid-scale areas, other residential zones
- Housing types, number of units, permitting process
- Infrastructure and services review

**Key decisions for Phase 2:**
A. **How many zoning districts** (what factors should inform this)?
B. How should zoning reflect neighborhood distinctions?
C. What should **lot standards** be (such as width, area)?
D. What should **permit and notification processes** be?
E. What’s needed to ensure consistency (refinements to adopted map, zoning for other residential areas)?
Low-scale Residential vision
- A range of housing types compatible in scale with detached houses
- 10 to 25 dwellings per net acre
  - Previous range was 6 to 12
- Standards should promote infill and reinforce residential patterns
  - Pedestrian oriented, in complete, walkable neighborhoods
  - Usable yards/open space
  - Generally, main structure in front, accessory structure in rear yard
  - Lot sizes range from 2500 to 7500 sf typically
  - Minimizes changes to existing tree canopy, parcel patterns, public realm experience

Mid-scale Residential vision
- Focus on housing types and scales that support more choice, affordability, and supply near walkable and transit-ready areas
- 15 to 45 dwellings per net acre
  - Previous range was 14 to 36
- Standards to reflect neighborhood patterns but allow for significant change
  - Moderate building height and scale
  - Vision is for mix of housing types
  - Smaller/shared yards/open spaces
  - Scale transitions from low-scale residential to higher-scale areas
How should zoning and standards reflect residential patterns?

Site Development: parking, driveway access/design, landscape design
Lot Parameters: lot coverage, setbacks, minimum lot size
Building Design: height, width, step backs/transitions, façade design

Proposed guiding principles for establishing zoning framework

Meet Tacoma’s newly adopted housing growth vision
Use development scale as organizing characteristic
Continue to prioritize walkability and “complete neighborhoods”
Reflect neighborhood patterns such as yards, building scale, height
Create predictable, flexible regulations and requirements
Provide feedback on proposed zoning guiding principles

Click on www.menti.com

Proposed middle housing zoning guiding principles

West Tucson is adopting growth strategy/Low scale & Mdd scale

- Scale vs. aggregation: transitioning from low to dense areas, avoid zoning transitions
- Requires "complete neighborhoods" walkability (more housing near walkable/transit ready areas)
- Reflect neighborhood patterns: such as yards, street layout, lot sizes, and width, end of development
- Promote predictability, layout, property divisions, and provision of infrastructure and access

Other guiding principles?

Proposed zoning categories for testing scenarios

<table>
<thead>
<tr>
<th>Ph 1 Designation</th>
<th>Ph 2 Proposed Zoning Growth Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>Low-Scale 1: Density Range: 10-20 net du/acre</td>
</tr>
<tr>
<td></td>
<td>Low-Scale 2: Density Range: 15-25 net du/acre</td>
</tr>
<tr>
<td>Mid</td>
<td>Mid-Scale 1: Density Range: 15-35 net du/acre</td>
</tr>
<tr>
<td></td>
<td>Mid-Scale 2: Density Range: 25-45 net du/acre</td>
</tr>
</tbody>
</table>

Two Comp Plan “FLUM” designations that established broad policy direction...

...Further refined into four zones to analyze impacts & benefits
Low-Scale Residential Types & Zoning Growth Categories

<table>
<thead>
<tr>
<th></th>
<th>ADU</th>
<th>Small Lot Residential</th>
<th>Cottage Court</th>
<th>2-3 Plex / Townhouse</th>
<th>4-6 Plex / Townhouse</th>
<th>Small Multifamily</th>
<th>Medium Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td></td>
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<tr>
<td>Lot</td>
<td></td>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Area</td>
<td>2,500 – 4,000 sq.ft.</td>
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</tr>
<tr>
<td>Density</td>
<td></td>
<td>Net Density: 10-20 du/acre</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height Range</td>
<td>20-35 feet</td>
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</tbody>
</table>

Typical Dimensions:
- Lot: not more than 15% of lot area
- Density: 10-15 du/acre
- Height Range: 20-25 feet

*Dimensions and densities are approximate and based on typical housing types. Dimensions will be refined prior to zoning scenario analysis.

Mid-Scale Residential Types & Zoning Growth Categories

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<thead>
<tr>
<th></th>
<th>ADU</th>
<th>Small Lot Residential</th>
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<tbody>
<tr>
<td>Low</td>
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<tr>
<td>Lot</td>
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</tr>
<tr>
<td>Area</td>
<td>7,500 – 20,000 sq.ft.</td>
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<tr>
<td>Density</td>
<td></td>
<td>Net Density: 25-50 du/acre</td>
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<tr>
<td>Height Range</td>
<td>10-40 feet (3 stories)</td>
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</tbody>
</table>

Types included in Low-Scale Residential

- Small Multifamily
- Medium Multifamily

NOTE: Distinctions could also be addressed through discretionary permit processes, overlays or performance standards.

*Dimensions and densities are approximate and based on typical housing types. Dimensions will be refined prior to zoning scenario analysis.
Understanding how much growth could result

**Scenario A Example**
- Would likely allow for less housing choice/ supply
- Low-scale 2 only allowed as transition from mid scale areas
- Mid-scale 2 only allowed at key nodes and crossroads

**Scenario B Example**
- Would likely allow for more housing choice/ supply
- Low-scale 2 allowed on large lots, corner sites, and as transition from mid scale areas
- Mid-scale 2 allowed along key corridors and at key nodes and crossroads

### Discussion – Zoning scenarios approach

1. Do these scenarios capture the issues and tradeoffs that were identified as priorities in Phase 1?
2. Are there specific changes to the scenarios we should consider to better align with the goals and policies from Phase 1?

Visit [www.menti.com](http://www.menti.com)
Evaluation criteria – how will we understand pros and cons?

Evaluation Category
Evaluation Criteria Topic

1. Are there goals or issue areas that we should consider adding or removing from these evaluation criteria topics?
2. Are there specific measures that come to mind for consideration for any of these evaluation criteria topics?

Visit www.menti.com
**Engagement Strategy – Overall Goals**

<table>
<thead>
<tr>
<th>Continuous</th>
<th>Collaborative</th>
<th>Informed</th>
<th>Online and In Person</th>
<th>Equitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Information</td>
<td>Dialogue across perspectives</td>
<td>Graphics</td>
<td>Varied Length</td>
<td>Renters, homeowners, people seeking housing</td>
</tr>
<tr>
<td>Education</td>
<td>Listen</td>
<td>Visualizations</td>
<td>Varied Activities</td>
<td>Diverse ages, abilities, races, languages</td>
</tr>
<tr>
<td>Dialogue</td>
<td>Technical Information</td>
<td>Technical Information</td>
<td>Diverse neighborhoods</td>
<td></td>
</tr>
</tbody>
</table>

**Engagement Approach**

- **Round 1: Easing and Learning**
  - **OCT / NOV 2022**
  - Purpose: Build understanding of opportunities and challenges
  - **Check In After Round 1**
    - Alignment with Council and Internal Stakeholders

- **Round 2: Co-Develop and Test Ideas**
  - **FEB / MAR 2023**
  - **Check In After Round 2**
    - Alignment with Council and Internal Stakeholders

- **Round 3: Partner in Refinement**
  - **MAY / JUNE 2023**
  - **Purpose**: Partner input and help shape final recommendations for zoning, development standards, and affordability tool alternatives
  - **Check In After Round 3**
    - Alignment with Council and Internal Stakeholders

- **June 2023**
  - Planning Commission recommendation to Council

- **July 2023**
  - Council decision on preferred alternative
# Engagement Strategy Approach

Proposed engagement “tracks”:

- **Zoning and standards**: How should our neighborhoods look and feel in the future? What characteristics would make middle housing reasonably compatible with neighborhood patterns and potentially reflect distinctions between neighborhoods? *(focus is the lot, housing units, or development sites)*

- **Infrastructure/neighborhoods**: What would make infill positive for you? What do we need to do to support more housing and residents? *(focus is the streetscape, walkshed, service area, or neighborhood)*

- **Affordability and anti-displacement**: We have a policy commitment to diverse, vibrant, inclusive and welcoming neighborhoods. Private development is part of that, but there will be unmet housing needs and groups at higher displacement risk. What can we do to guide private development to create a range of housing types and price points in complete neighborhoods? What interventions should the city take to help people at higher risk and with greater need?

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## Key Questions To Seek Input From the Community and Stakeholders

<table>
<thead>
<tr>
<th>Round 1 Listening and Learning</th>
<th>Round 2: Co-Develop and Test Ideas</th>
<th>Round 3: Partner In Refinement</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Introduce Evaluation Criteria to vet if we have it right.</td>
<td>• Reactions to initial proposals – did we get it right? What is left out?</td>
<td>• Introduce Refined Standards and Specific Affordability and Anti-Displacement policies</td>
</tr>
<tr>
<td>• Feasible and market-attuned (internal and external)</td>
<td></td>
<td>• Will support Public Hearing on Commission’s preliminary recommendations</td>
</tr>
</tbody>
</table>

**Zoning & Standards**

- What characteristics are important in defining your neighborhood’s built environment?
- What is your vision for how your neighborhood should look and feel in the future?

**Neighborhood/infrastructure**

- How can infill be a positive for you?
- What is needed to support more homes and residents in your neighborhood?

**Affordability and anti-displacement**

- What would you be willing to accept to promote more affordability (e.g., more density, less parking)?
- How to make infill benefit people here today as well as new residents?

**Affordability and anti-displacement**

- Do the Incentives and bonuses make sense to you? (Provide key examples)
- How to implement appropriately?

---

**Potential Types of Engagement:**

- Focus Groups
- Survey
- Interviews with Developers
- On your own activities such as walk shops
- City led Housing Café’s
- City led Interactive Mapping
- Citywide Notice
- Public Hearings in Round 3
Engagement Strategy Approach

• Visit www.menti.com

Seeking Commission direction to...

• **Zoning scenarios:** Continue to vet guiding principles and start putting together zoning framework based on them

• **Growth estimates:** Establish 4 conceptual “zones” in order to create a low growth scenario and a high growth scenario

• **Evaluation criteria:** Continue to vet and refine tool for use in evaluating policy options

• **Engagement:** Build tools for first round of engagement based on key questions