

McKinley Hill Neighborhood Planning

Steering Group – Meeting #7

August 8, 2022

5:30 – 7p.m.

Attendees

Bonney Carpenter
Caroline Edmiston
Deputy Mayor Catherine Ushka
Judy Olsen
Kristy Fry
Laura Langer
Lindsay Wills
Lynnette Scheidt
Rick Slater
Sandesh Saldage

Staff

Anneka Olson, Neighborhood Planning
Elliott Barnett, Long Range Planning, Home in Tacoma
Lauren Hoogkamer, Neighborhood Planning
Stephen Antupit, Long Range Planning, Design Review

Minutes

- **Program Updates**

- HOME mural update
 - Anneka shared that Urban Artworks is considering 2 mural location options (both in McKinley); updates to come later this week once location is finalized with property owners
- Planning for McKinley Neighborhood Festival
 - Lynnette and Anneka provided an update on planning for the September 10 event at Rogers, which will include food trucks, games, and activities.
 - Anneka asked if there are specific questions that the steering group wants to make sure that we ask the broader community at the event (e.g. related to arts, walkability)
 - Sandesh said that he would like to think about this more, and the Arts Committee will discuss this further at their meeting on Wednesday.
 - Kristy pointed out that the L Street overpass will be either recently reopened or soon to reopen, and that this could be an opportunity to ask people about their transportation experience as the traffic patterns shift. She also suggested putting up Vision Zero signage to encourage slow traffic during the event.
- Community Booster Grant discussion
 - Anneka shared background on last meeting's discussion about the community booster grant and whether this should be an open call, or have funds set aside for one or two larger projects (TBD

by the steering group). She mentioned that one option is to divide this into a hybrid model, with \$20K set aside for one project and \$30K for open call

- DM Ushka shared that she wants to make sure that the approach isn't piecemeal, and wants the group to consider whether this would be a missed opportunity to divide this funding up
- Lynnette said that the community would like to see something like in Lincoln with a larger welcome sign. She also mentioned that there is a large sign that was funded on E 72nd that is not very recognizable, so welcome signage in McKinley would need to be better designed.
- Kristy said that she would like to see placemaking investments in the neighborhood (such as welcome signage) and that the grant would be an opportunity.
- Judy said that she is supportive of keeping this together as one sum, and would like to get feedback from the broader community about how funds are used.
- Lauren pointed out that there will also be future opportunities to fund placemaking in addition to this grant fund. She suggested that staff pull together several options for the group to decide which one to focus on.
- The group agreed they like the idea of keeping funds in one lump sum for one larger project and will discuss specific projects further.
- Anneka suggested that this could go to a "vote" at the Sept 10 event, but this would require decision-making by the committee via email. The group agreed that they will make decisions over email.

- **Housing Discussion**

- **Home in Tacoma** – Elliott Barnett, Planning and Development Services

Elliott shared background on the Home in Tacoma project. Elliott also shared a live poll for people to provide feedback on specific elements of Home in Tacoma.

- Kristy shared that lack of stormwater infrastructure is an issue on McKinley hill, and that there were not protected view corridors during upzoning process as much as in other parts of the city. She also noted that tax assessments going up can have an impact on low-income homeowners.
- Lynnette – Is concerned about many residents being priced out of the neighborhood, both for tax purposes and rental prices; discussed this with Mike Lonergan
 - 17-unit building is being built on McKinley at Division; Lynnette asked about parking and mentioned that there could be issues with sight lines and visibility
- DM Ushka shared that this property will be housing for homeless veterans and it was permitted outright. She also mentioned that the building will have some parking in front and will be pushed back from the street to ensure visibility.
- Judy – mentioned that the total number of renters paying 30-50% of their income should probably be higher, and there's a need to better understand the impact of this cost between owners and renters.
- Sandesh – has had to raise rents on his tenants because of costs created by bad maintenance from past owners and would like to understand resources to help keep rents affordable for renters. Also interested in learning more about ADUs and how that could be financed.
- Kristy – went for an appraisal to get a HELOC and the appraised value was less than her tax assessed values; wasn't able to make investment in her home because of this discrepancy.

- **ADU Accelerator** – Stephen Antupit, Planning and Development Services

Stephen talked about ongoing City of Tacoma programs to support accessory dwelling units (ADUs) and detached accessory dwelling units (DADUs) and potential City programs to support them.

- **McKinley Context** – Neighborhood Planning Staff

Anneka shared a map that had been created by the consultant team to identify possible opportunity sites for new housing/mixed-use development.

- Kristy – As locations are being considered, looking at proximity to bus routes and other amenities is important: McKinley, Portland, Pac Ave, etc.
- Elliott – Home in Tacoma looking at refining zoning framework to make sure that proximity is taken into account.
- Kristy – interested in hearing more about ADUs as carriage houses (e.g. converted garages); wonders about specific details like setbacks and how this will be taken into account.
 - Stephen: This will be figured out as part of the land-use code through Home in Tacoma, but the ADU Accelerator is trying to provide resources in the short term to promote ADUs.

- **Upcoming Dates**
 - Arts Committee meeting – August 10
 - McKinley Neighborhood Fair – September 10
 - Steering Group meeting – Monday, September 26

Action Items

- Community Booster Grant:
 - Staff will put together information for community booster grant projects that would use full \$50K of funding
 - Steering Group will provide input on possible projects via email (information to come)
- McKinley Neighborhood Fair:
 - Let us know of any ideas of organizations who might want a table, or other ideas for questions to ask the broader community during the event
 - Volunteer to distribute flyers and event yard signs, and to place Vision Zero yard signs along E L Street