

**PRESENTATION(S)**

**Meeting on September 21, 2022**

<b><u>Agenda Item(s)</u></b>	<b><u>Page</u></b>
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An aerial photograph of a city street grid, likely Tacoma, Washington. The image shows a mix of multi-story brick and modern buildings, a wide street with a median, and a waterfront area with a large body of water in the distance. The text is overlaid on the center of the image.

# Urban Design Review Program Planning Commission

September 21, 2022

Urban Design Studio

City of Tacoma | Long Range Planning

# Meeting Agenda

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- 1. Project Overview and Meeting Purpose**
- 2. Review Draft Urban Design Guidelines**
  - Structure
  - Sections – Design Objectives | Guidelines | Design Approaches
- 3. Workshop Exercise**
  - Review two (2) hypothetical development sites
  - Consider most relevant Urban Design Objectives & Guidelines
- 4. Online Community Engagement**
  - Summary of Early Responses
- 5. Next Steps**

# 1. Urban Design Review Project: Overview

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Initiated to ensure new development is consistent with the visions and adopted design-related policies established for the City's urban neighborhoods.

Program's goals –

*per Planning Commission & Project Advisory Group guidance and community comments:*

- Establish an **URBAN DESIGN REVIEW** process to ensure larger developments contribute to a more walkable, resilient, and equitable urban form
- Provide a transparent, efficient, and predictable path for development proposals to seek **DEPARTURES** from certain prescriptive Design Standards in the Land Use Regulatory Code
- Develop a set of guidance documents, including **URBAN DESIGN GUIDELINES**, that form a common vocabulary for all program participants, including the general public
- Provide *flexibility* and support *creative design solutions*

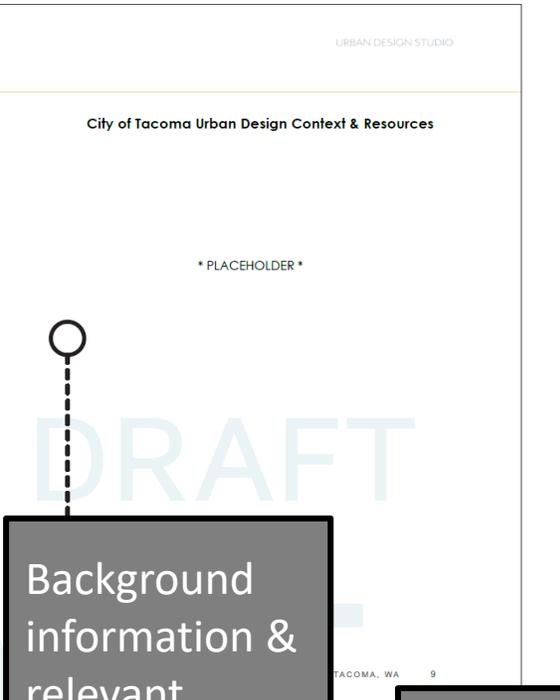
# 2. Draft Urban Design Guidelines

Headline sketch

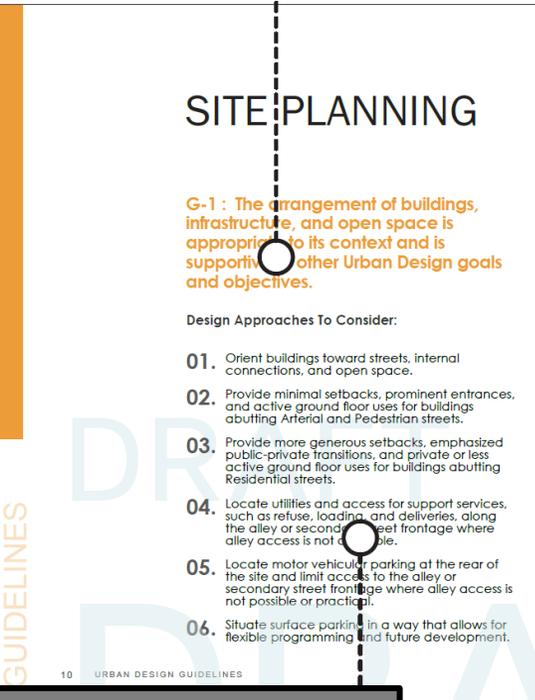
Guideline: Provides guidance toward meeting the Design Objective.



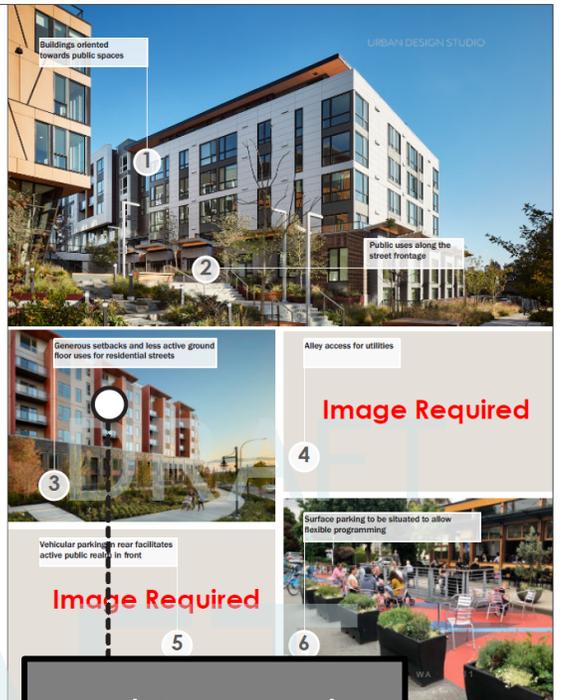
Section description & Design Objective – Serves as approval criterion



Background information & relevant resources



Design Approaches: List of examples that might satisfy the Guideline.



graphic examples illustrate Design Approaches

## 2. Draft Urban Design Guidelines

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# 01 SITE PLANNING

**Site planning** describes the arrangement of built structures, points of access, and related infrastructure including paths, open spaces, streets, parking, and utilities on a site.

**Design Objective:** Development presents a unified site plan that is responsive to context and achieves desirable urban forms.

### Guidelines

- G1- The arrangement of buildings, infrastructure, and open space is appropriate to its context and is supportive of other Urban Design goals and objectives.
- G2- Building placement and site design leverage topography and enhance unique site features.

## 2. Draft Urban Design Guidelines

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# 02 CONNECTIVITY

**Connectivity** describes the way one moves to and through a site. This chapter describes how the buildings and site components relate to mobility patterns as well as the character of any internal connections.

**Design Objective:** Development provides equitable and efficient access with an emphasis on active transportation and supports a coherent network of connections appropriate to its size.

### Guidelines

- G3- Entrances and points of access provide equitable and efficient access appropriate to the site's context.
- G4- New streets and connections appropriately respond to existing block and desired mobility patterns.
- G5- Internal connections are appropriately located, designed, and scaled for their use, and provide comfortable, safe access.

## 2. Draft Urban Design Guidelines

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# 03 ARCHITECTURAL COMPOSITION

**Architectural Composition** addresses the design and organization of buildings. This includes consideration of building bulk, form, and scale and choice of materials to establish a coherent and consistent whole and that is responsive to context.

**Design Objective:** Buildings are complementary to their immediate context in terms of bulk, form, scale, and overall design, and positively contribute to a neighborhood's character and vision.

### Guidelines

- G6- Architectural design is cohesive, provides visual interest, and enriches its context.
- G7- Design creates a positive relationship with the surrounding area consistent with planned Urban Form.
- G8- Building design balances immediate goals and long-term resiliency with respect to use of material and building programming.

## 2. Draft Urban Design Guidelines

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# 04 PUBLIC REALM

**Public Realm** describes how developments address public and semi-public areas such as sidewalks, streets, and publicly accessible spaces like paths, courtyards, plazas, and parks.

**Design Objective:** The development addresses the public realm in a manner that is appropriate to its context, safe, and supportive of community goals related to connectivity, active transportation, open space, and pedestrian orientation and activation.

### Guidelines

- G9- Design buildings to have a context appropriate relationship with the pedestrian environment.
- G10- Building entrances are legible and located appropriately and provide suitable public-private transitions.
- G11- Provide wayfinding, signage, and lighting that is functional and complements the development's overall design.

## 2. Draft Urban Design Guidelines

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# 05 OPEN SPACE

**Open Space** describes how open space elements are sited and designed within a development. Open space includes public and other outdoor areas that provide a variety of experiences, from lively play to calming respite and passive transitions between intensity of activity and/or uses.

**Design Objective:** Open space is situated in a manner that is consistent with related Urban Design objectives, and designed to be inclusive, functional, and welcoming.

### Guidelines

G12- Open space design demonstrates functional arrangements of site features and incorporates furnishings appropriate to level of activity, location, and local climate factors.

G13- Open space is designed and sited to be welcoming, accessible, and safe.

## 2. Draft Urban Design Guidelines

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# 06 CHARACTER, CULTURE & HERITAGE

### **Character, Culture, and Heritage**

considerations how new development can address the distinct geographic, cultural and architectural character of each of Tacoma's neighborhoods. This includes built and social histories as well as the natural environment – some still evident today, some lost to time, and some rediscovered.

**Design Objective:** Development takes advantage of opportunities to reflect local character, culture, and history in a manner that is respectful and appropriate.

### **Guidelines**

- G14- Appropriately respond to notable structures and landscapes located on site and/or nearby.
- G15- Take advantage of opportunities to respectfully engage the local community character, culture, and heritage.

## 2. Draft Urban Design Guidelines

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# 07 CLIMATE RESPONSIVENESS

**Climate Responsiveness** as function of Urban Design demonstrates integrated design solutions aimed at long-term, sustainable best practices within the built environment. The approach considers ecological function, social equity, indoor health, and long-term resiliency.

**Design Objective:** Development demonstrates a climate responsive approach in its site planning and building design and supports Tacoma's Climate Action goals and strategies.

### Guidelines

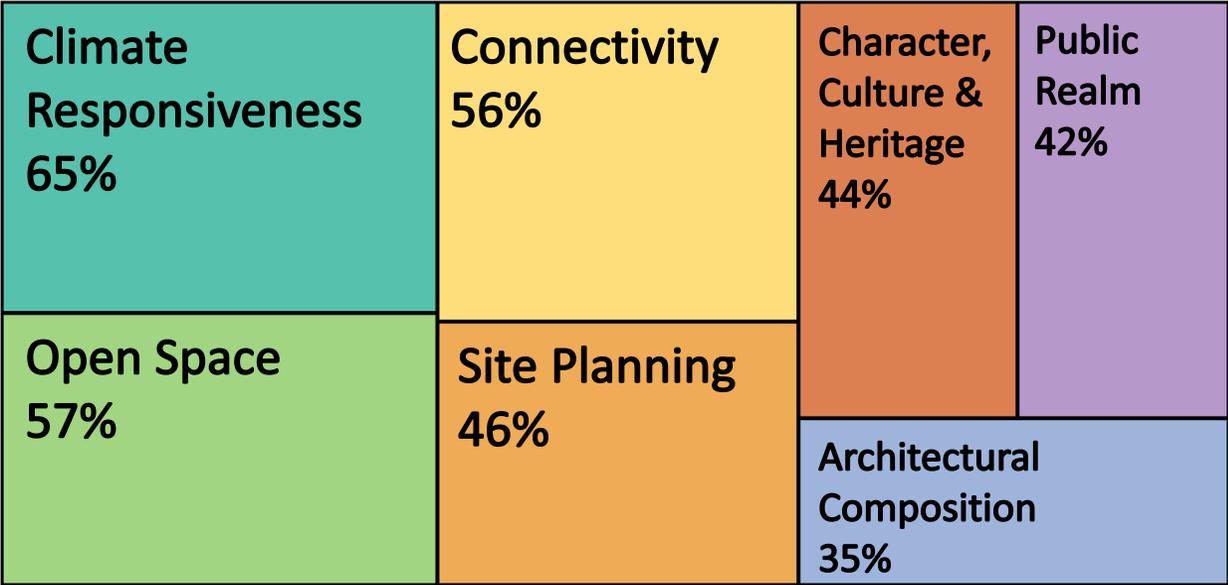
- G16- Utilize methods, technologies, and materials that enhance building performance and reduce carbon emissions.
- G17- The development responds to site conditions and natural processes in a way that reduces energy and water usage and minimizes on and off-site impacts.
- G18- Implement strategies to reduce dependency on automobiles and promote use of active transportation

# 2. Draft Urban Design Guidelines

Online Survey Excerpt-  
 "Which of these seem most important for us to consider in Tacoma?"

Urban Design Priorities expressed (from 257 responses)

- site planning
- connectivity
- architectural composition
- public realm
- climate responsive design
- character, culture, and heritage
- open space



# 3. Workshop Exercise

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## Tests – Two Sample Sites

- 1) Neighborhood / Crossroads Mixed Use Center
- 2) Downtown regional growth center

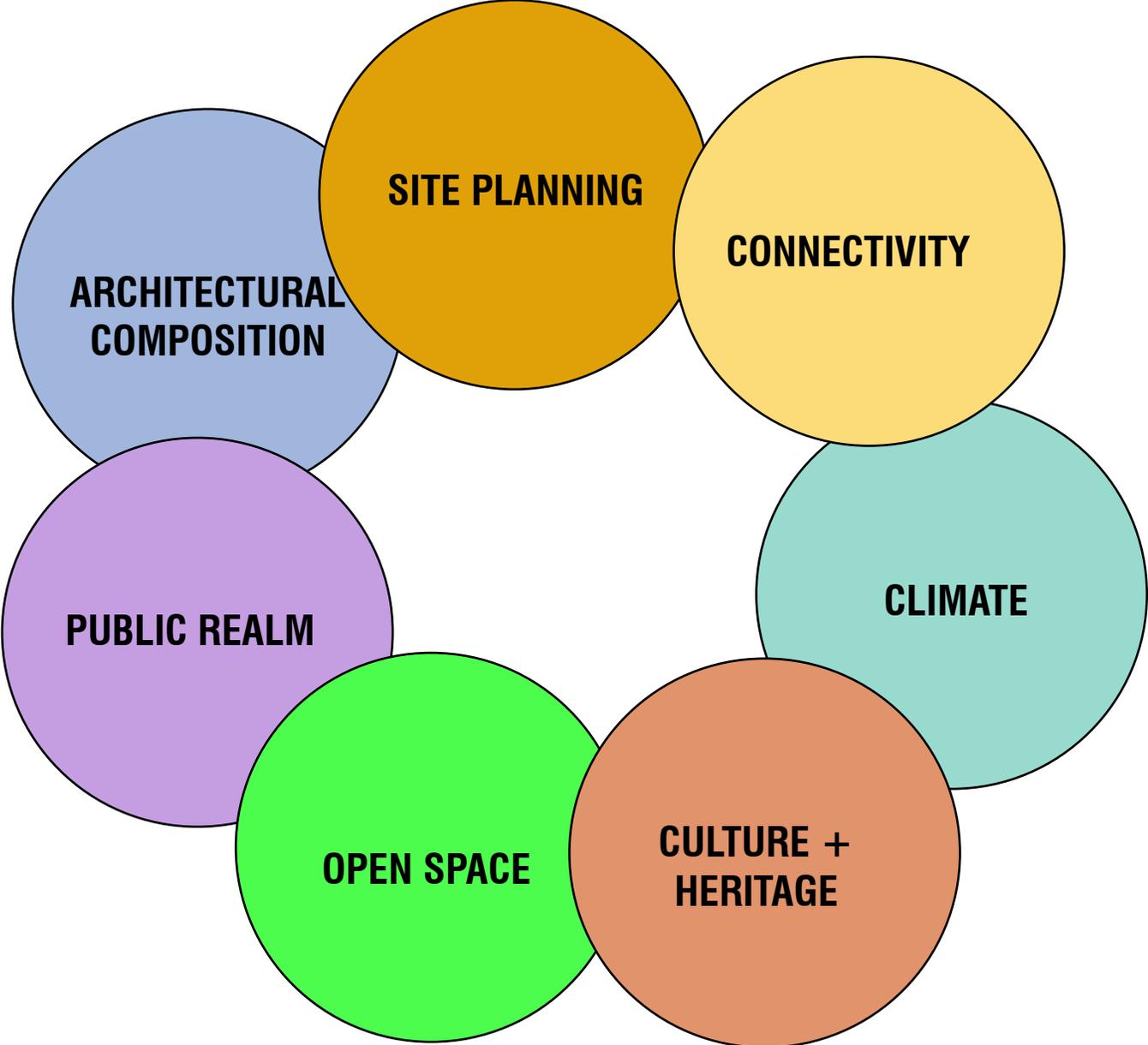
## Commissioners & Project Advisory Group members

- Consider & identify most relevant Design Objectives & Guidelines
- Provide general guidance and feedback

## Present responsive concepts

- Further discussion and comments from PC & PAG

# DESIGN GUIDELINES | Seven Focus Areas



# DESIGN GUIDELINES | Seven Focus Areas & Guidelines Summary

## GUIDELINES SUMMARY

URBAN DESIGN STUDIO

The following is a full list of guidelines included in this document

### SITE PLANNING

G1- The arrangement of buildings, infrastructure, and open space is appropriate to its context and is supportive of other Urban Design goals and objectives.

G2- Building placement and site design leverage topography and enhance unique site features.

### CONNECTIVITY

G3- Entrances and points of access provide equitable and efficient access appropriate to the site's context.

G4- New streets and connections appropriately respond to existing block and desired mobility patterns.

G5- Internal connections are appropriately located, designed, and scaled for their use, and provide comfortable, safe access.

### ARCHITECTURAL COMPOSITION

G6- Architectural design is cohesive, provides visual interest, and enriches its context.

G7- Design creates a positive relationship with the surrounding area consistent with planned Urban Form.

G8- Building design balances immediate goals and long-term resiliency with respect to use of material and building programming.

### PUBLIC REALM

G9- Design buildings to have a context appropriate relationship with the pedestrian environment.

G10- Building entrances are legible and located appropriately and provide suitable public-private transitions.

G11- Provide wayfinding, signage, and lighting that is functional and complements the development's overall design.

### OPEN SPACE

G12- Open space design demonstrates functional arrangements of site features and incorporates furnishings appropriate to level of activity, location, and local climate factors.

G13- Open space is designed and sited to be welcoming, accessible, and safe.

### CHARACTER, CULTURE AND HERITAGE

G14- Appropriately respond to notable structures and landscapes located on site and/or nearby.

G15- Take advantage of opportunities to respectfully engage the local community character, culture, and heritage.

### CLIMATE RESPONSIVENESS

G16- Utilize methods, technologies, and materials that enhance building performance and reduce carbon emissions.

G17- The development responds to site conditions and natural processes in a way that reduces energy and water usage and minimizes on and off-site impacts.

G18- Implement strategies to reduce dependency on automobiles and promote use of active transportation.

Summary of all 18  
Guidelines  
p 4-5

# Urban Design Review

Q: How will Design Guidelines be applied?

Q: How will Design Guidelines help achieve Urban Design Goals?

## DESIGN GUIDELINE TEMPLATE

URBAN DESIGN STUDIO

### GUIDELINE:

Provides guidance toward demonstrating consistency with the Section Design Objective. Not every guideline will be applicable to every development site but should be considered whenever appropriate

### SITE PLANNING

**G-1 : The arrangement of buildings, infrastructure, and open space is appropriate to its context and is supportive of other Urban Design goals and objectives.**

#### Design Approaches To Consider:

01. Orient buildings toward streets, internal connections, and open space.
02. Provide minimal setbacks, prominent entrances, and active ground floor uses for buildings abutting Arterial and Pedestrian streets.
03. Provide more generous setbacks, emphasized public-private transitions, and private or less active ground floor uses for buildings abutting Residential streets.
04. Locate utilities and access for support services, such as refuse, loading, and deliveries, along the alley or secondary street frontage where alley access is not possible.
05. Locate motor vehicle parking at the rear of the site and limit access to the alley or secondary street frontage where alley access is not possible or practical.
06. Situate surface parking in a way that allows for flexible programming and future development.



GUIDELINES

10 URBAN DESIGN GUIDELINES

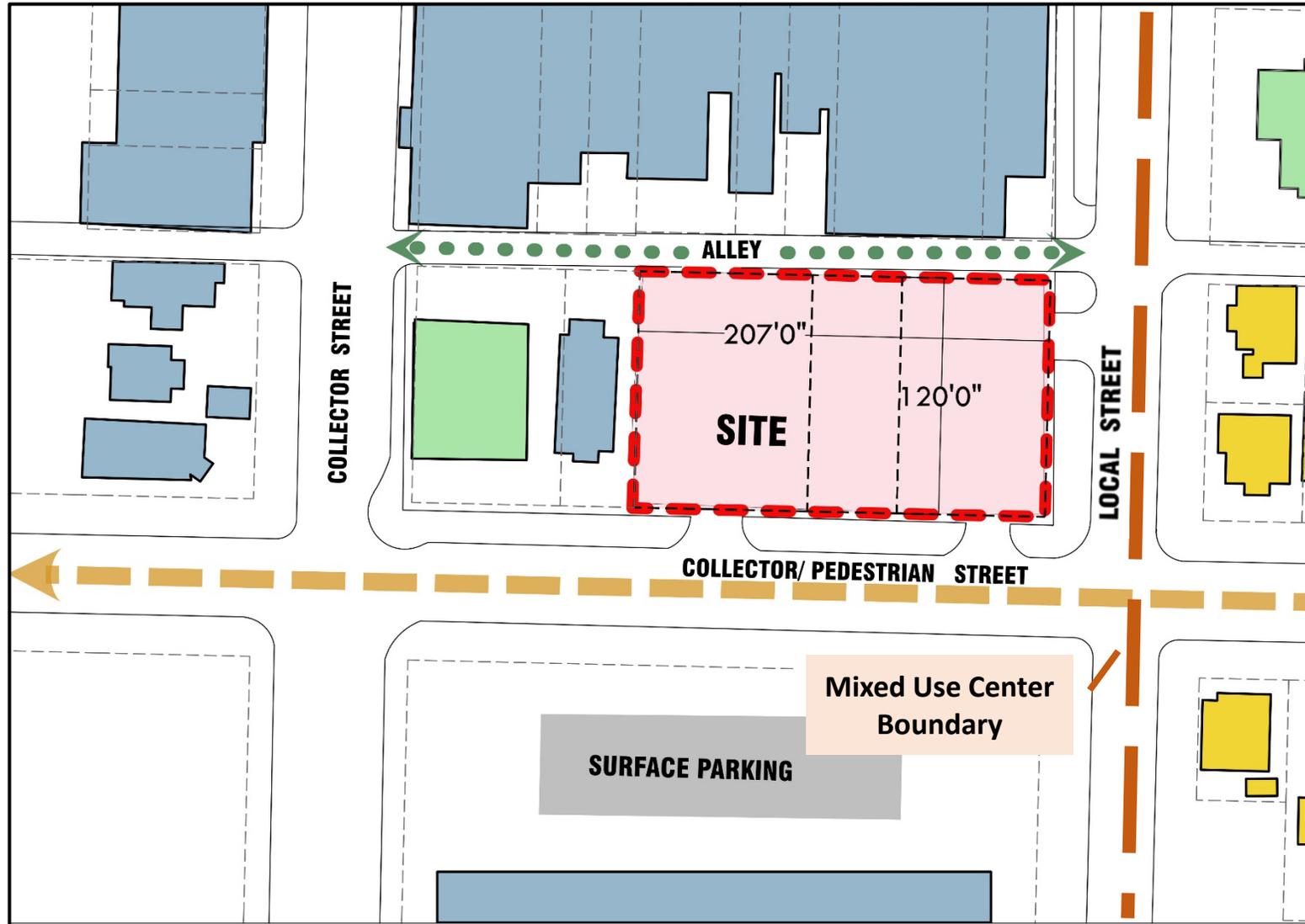
### DESIGN APPROACHES:

This section lists planning approaches that could effectively satisfy the guideline. The list is not exhaustive and should not be used as a checklist for meeting the guideline. Rather, the examples provide a window into how the design leverages the attributes and amenities summarized in the urban design context.

### PRECEDENT IMAGERY:

Photographic examples and descriptions of elements that successfully meet the guideline are offered in this section. The photographs support design approaches and correspond to the examples listed in the DESIGN APPROACHES.

# SAMPLE SITE 1 - Neighborhood / Crossroads MUC



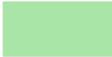
Site area: 24840 Sqft

Proposed program: Retail,  
Residential, Live work,  
Amenity space

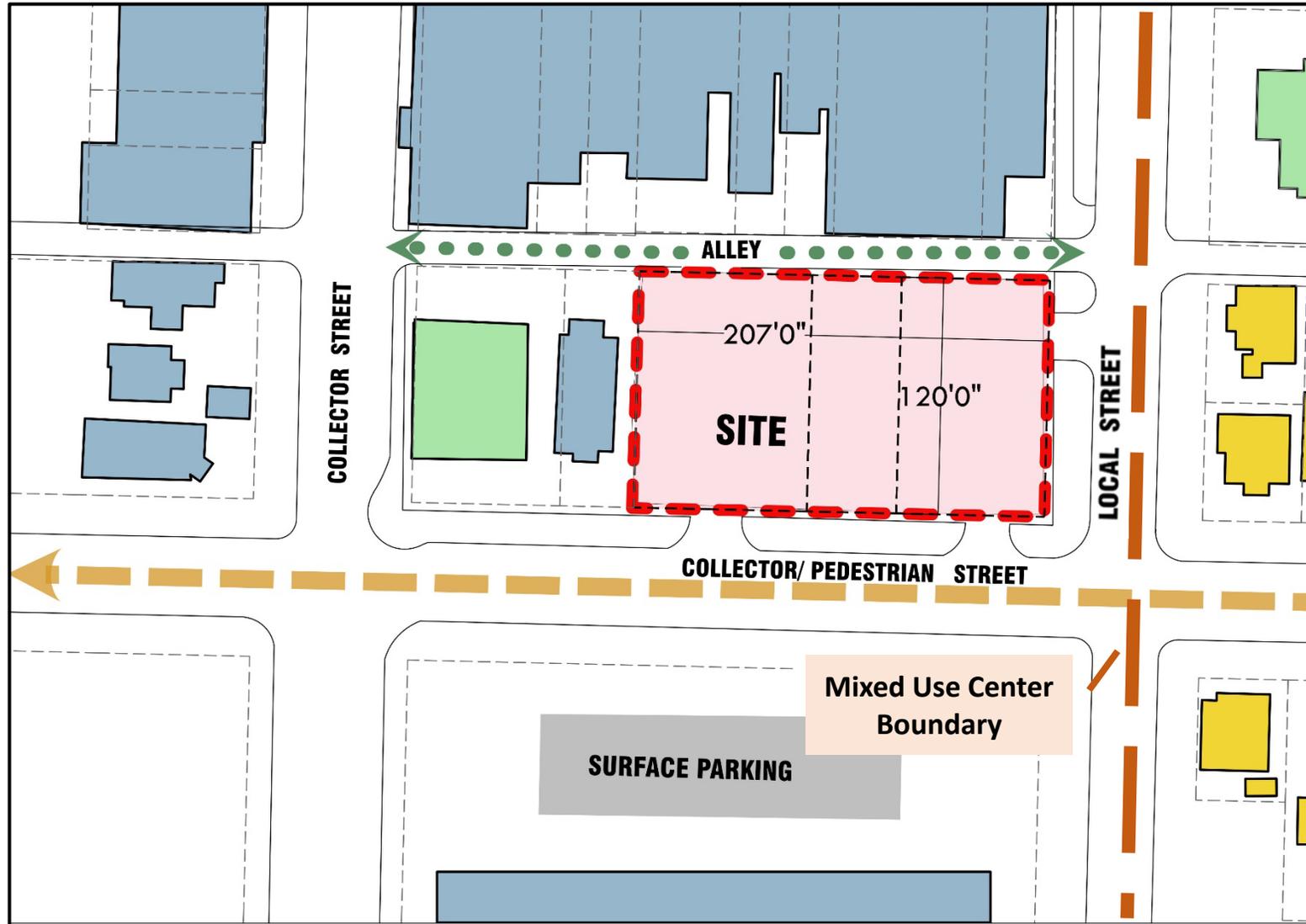
Total FAR-4.32  
Residential FAR- 3.98  
Commercial FAR- 0.34

Height Limitation- 65'

## LEGEND

-  CIVIC
-  MIXED-USE
-  SINGLE FAMILY
-  PEDESTRIAN / COLLECTOR STREET
-  ALLEY

# SAMPLE SITE 1 – What are the Urban Design Priorities?



## Site Planning

- G-1 Buildings & infrastructure
- G-2 Unique site features

## Connectivity

- G-3 Equitable & efficient access
- G-4 New streets & connections
- G-5 Internal connections

## Architectural Composition

- G-6 Cohesive design
- G-7 Positive relationships
- G-8 Balance immediate & long-term goals

## Public Realm

- G-9 Pedestrian environment
- G-10 Building entrances
- G-11 Signage & lighting

## Open Space

- G-12 Functional design
- G-13 Welcoming, accessible & safe

## Character, Culture & Heritage

- G-14 Responsive to structures & landscapes
- G-15 Engage local community

## Climate Responsiveness

- G-16 Building methods & materials
- G-17 Site conditions & natural processes
- G-18 Promote active transportation

# Applicant-identified urban design priorities

## Site Planning

G-1: The arrangement of buildings, infrastructure, and open space is appropriate to its context and is supportive of other Urban Design goals and objectives.

## Architectural Composition

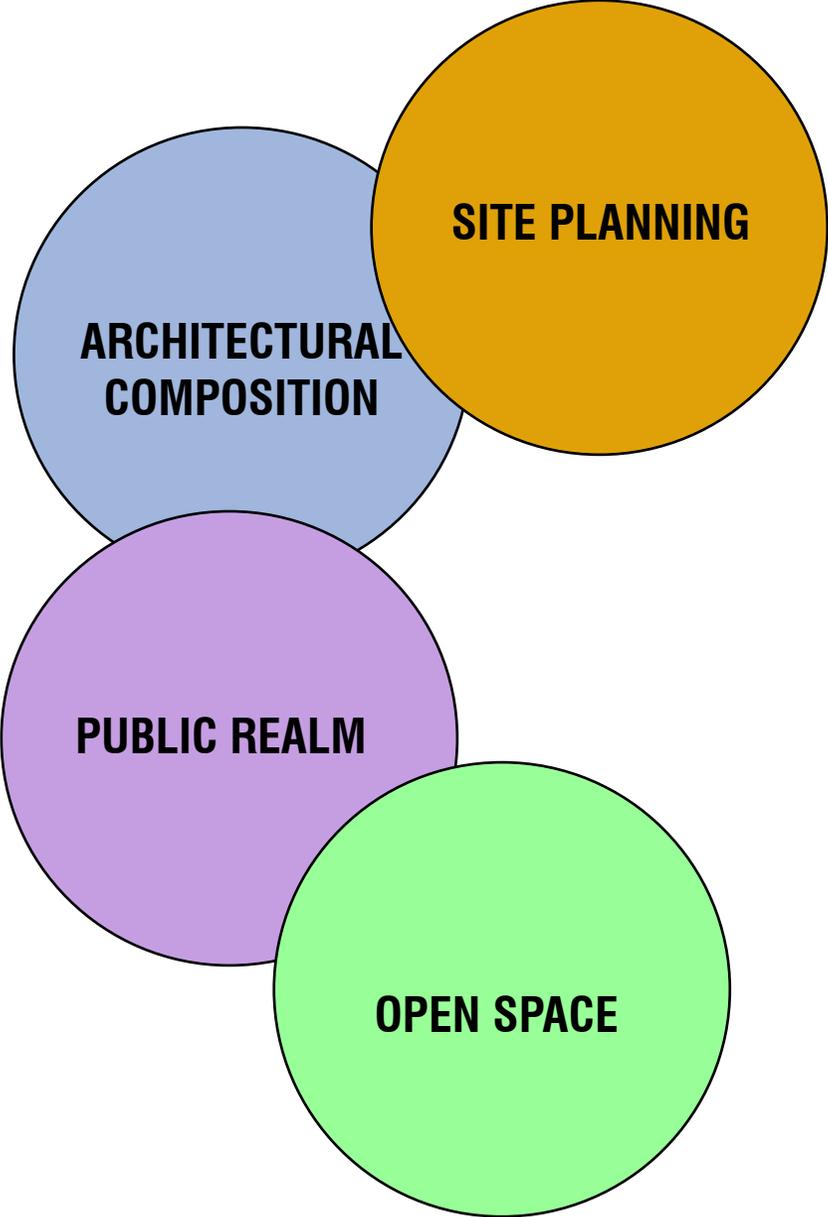
G-7: Design creates a positive relationship with the surrounding area consistent with planned Urban Form.

## Public Realm

G-9: Design buildings to have a context appropriate relationship with the pedestrian environment.  
G10- Building entrances are legible and located appropriately and provide suitable public-private transitions.

## Open Space

G-12: Open space design demonstrates functional arrangements of site features and incorporates furnishings appropriate to level of activity, location, and local climate factors.



# Guidelines are achieved through a “Design Approach”



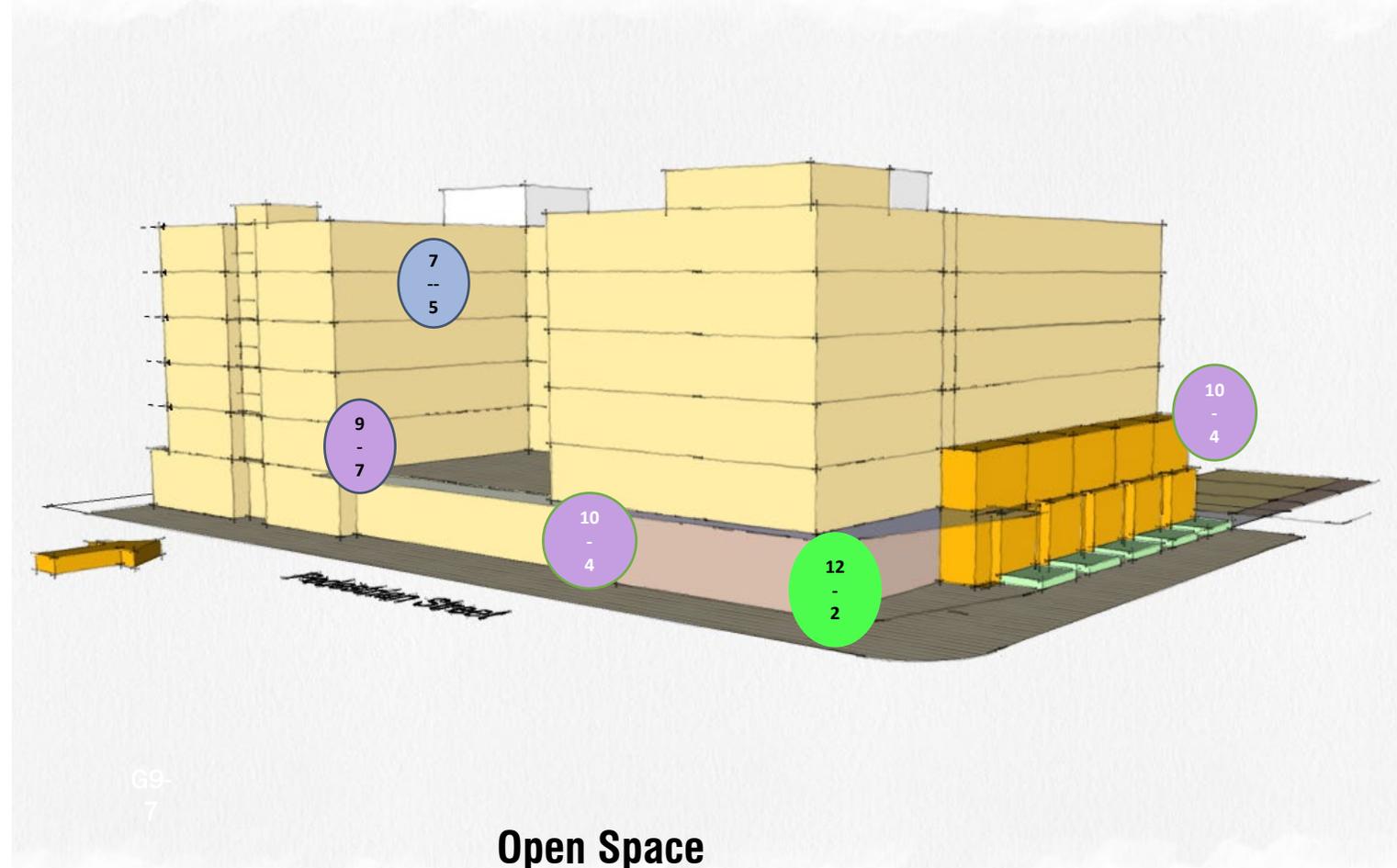
## Architectural Composition

**G7-5:** Incorporate vertical and horizontal massing breaks, particularly along street-facing facades, to reduce perceived mass of larger structures and/or improve solar access.

## Public Realm

**G9-7:** Incorporate well-defined entry courts and orient buildings toward streets

**G10-4:** Incorporate sensitive, well-defined transitions to residential units with direct access from a street or public area through landscape, screening, step-backs, or grade change separation.



## Open Space

**G12-2:** Combine complementary site features such as outdoor seating and open space

# Guidelines are achieved through a “Design Approach”

## Design Alternative – Retail Treatment on Local Street

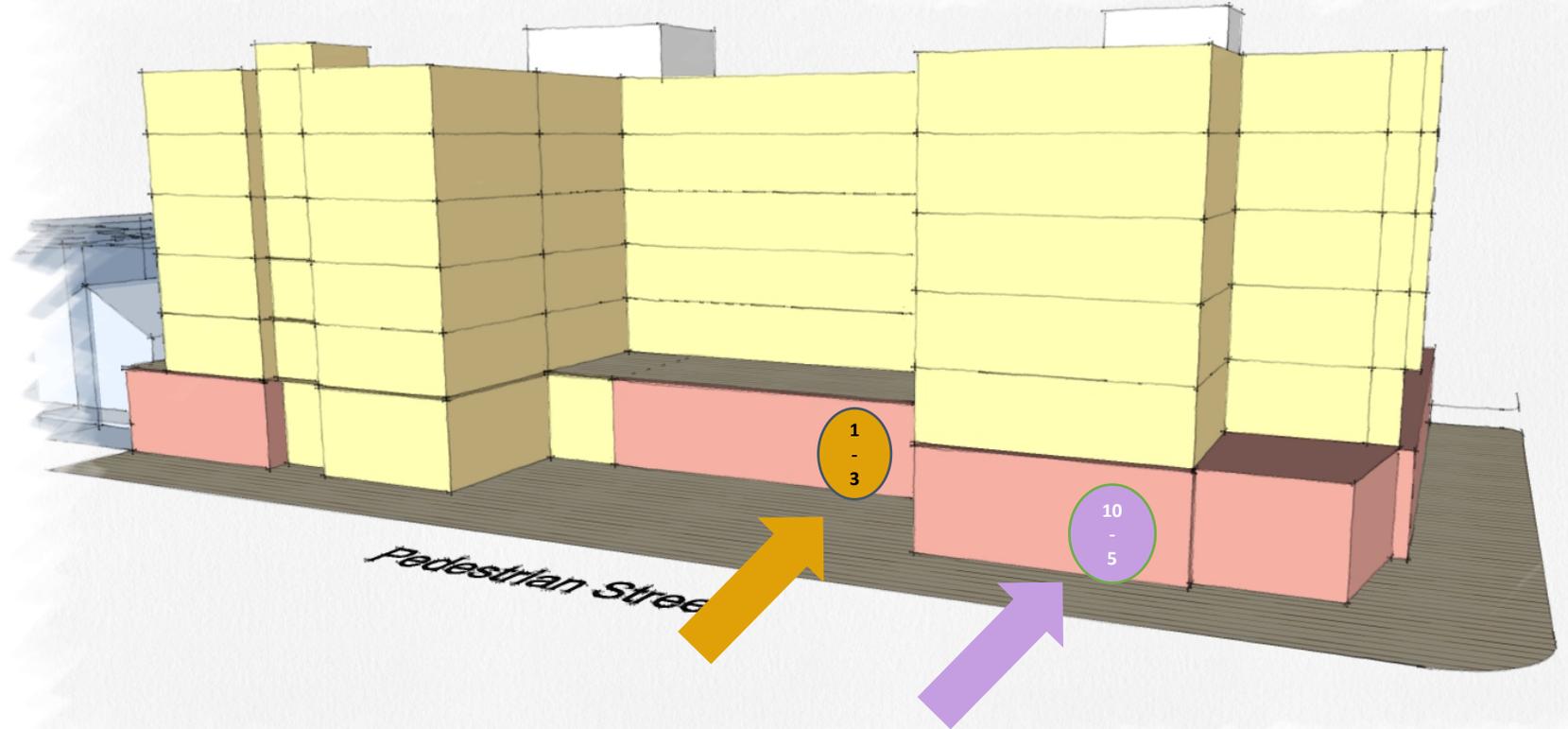


### Site Planning

*G1-3: Provide more generous setbacks, emphasized public-private transitions, and private or less active ground floor uses for buildings abutting Residential streets.*

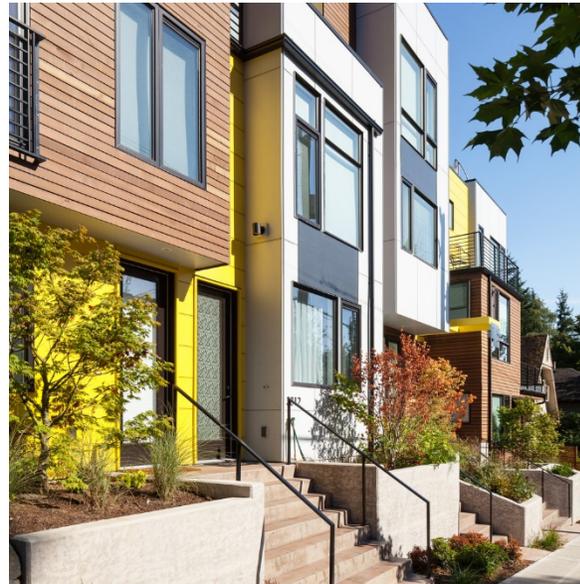
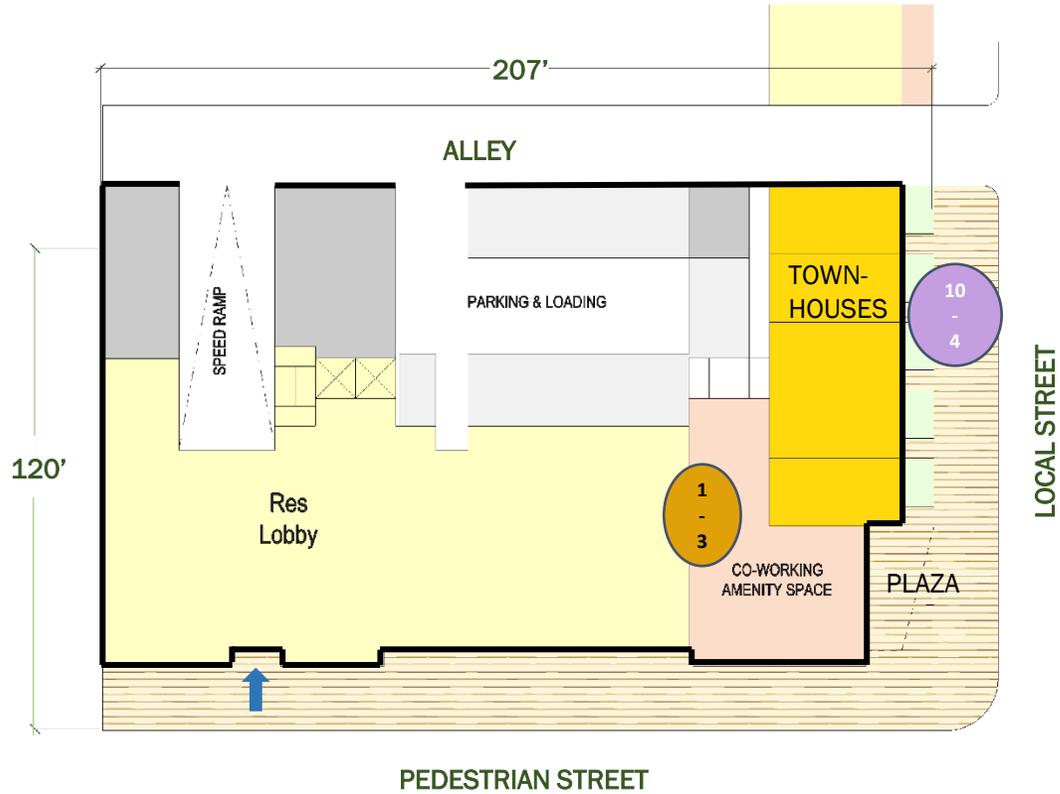
### Public Realm

*G10-5: include an appropriate frequency, size, and arrangement of storefronts and entrances to contribute to an active streetscape along Arterial and Pedestrian streets.*



# Design Approach Examples

What else, What are your thoughts?

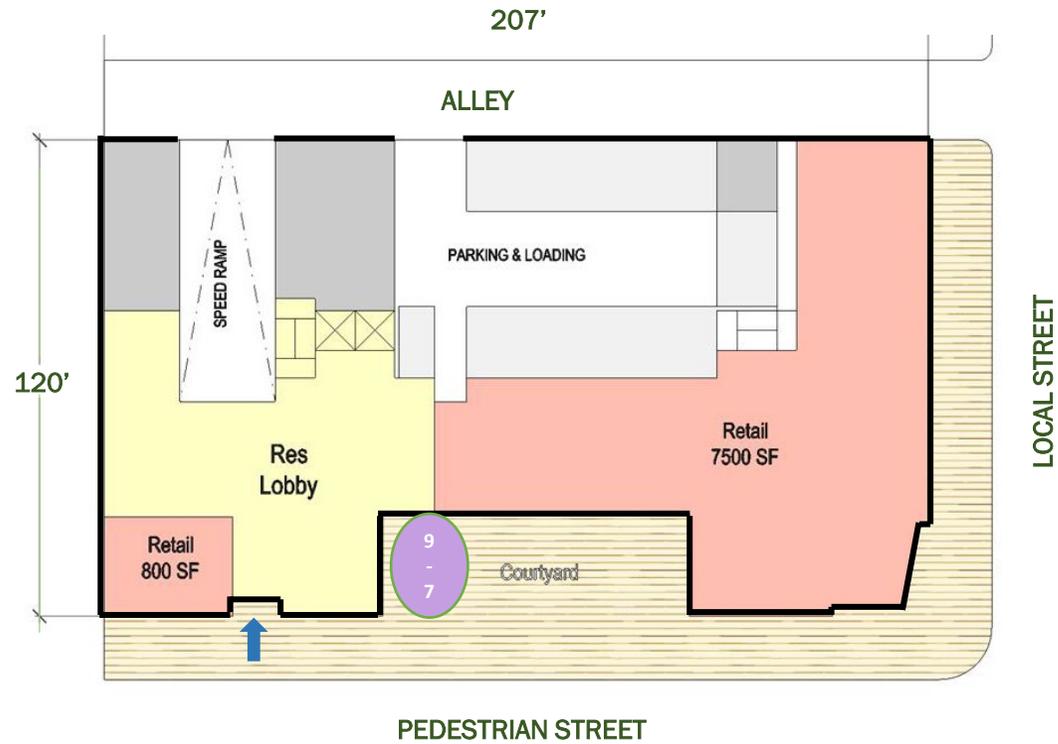


**G1-3** Provide more generous setbacks, emphasized public private transitions, and private or less active ground floor uses for buildings abutting residential streets.

**G10-4:** Incorporate sensitive, well-defined transitions to residential units with direct access from a street or public area through landscape, screening, step-backs, or grade change separation.

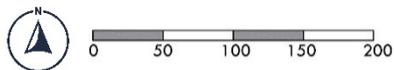
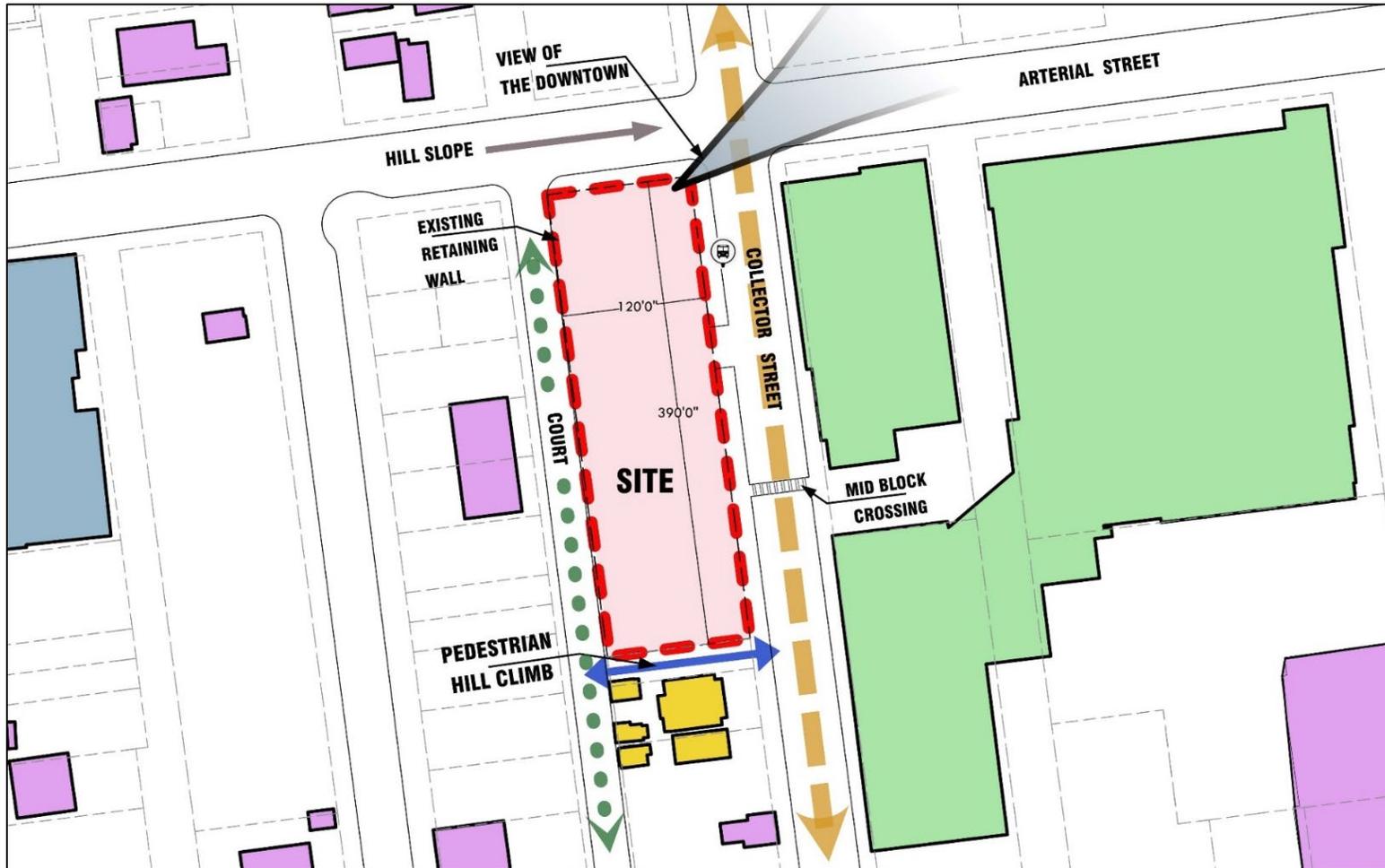
# Design Alternative – Retail, Entry Court

What else, What are your thoughts?



**G9-7** Incorporate well-defined entry courts, stoops, landscaped public-private transition areas along Residential streets.

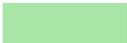
# SAMPLE SITE 2 -Downtown regional growth center example



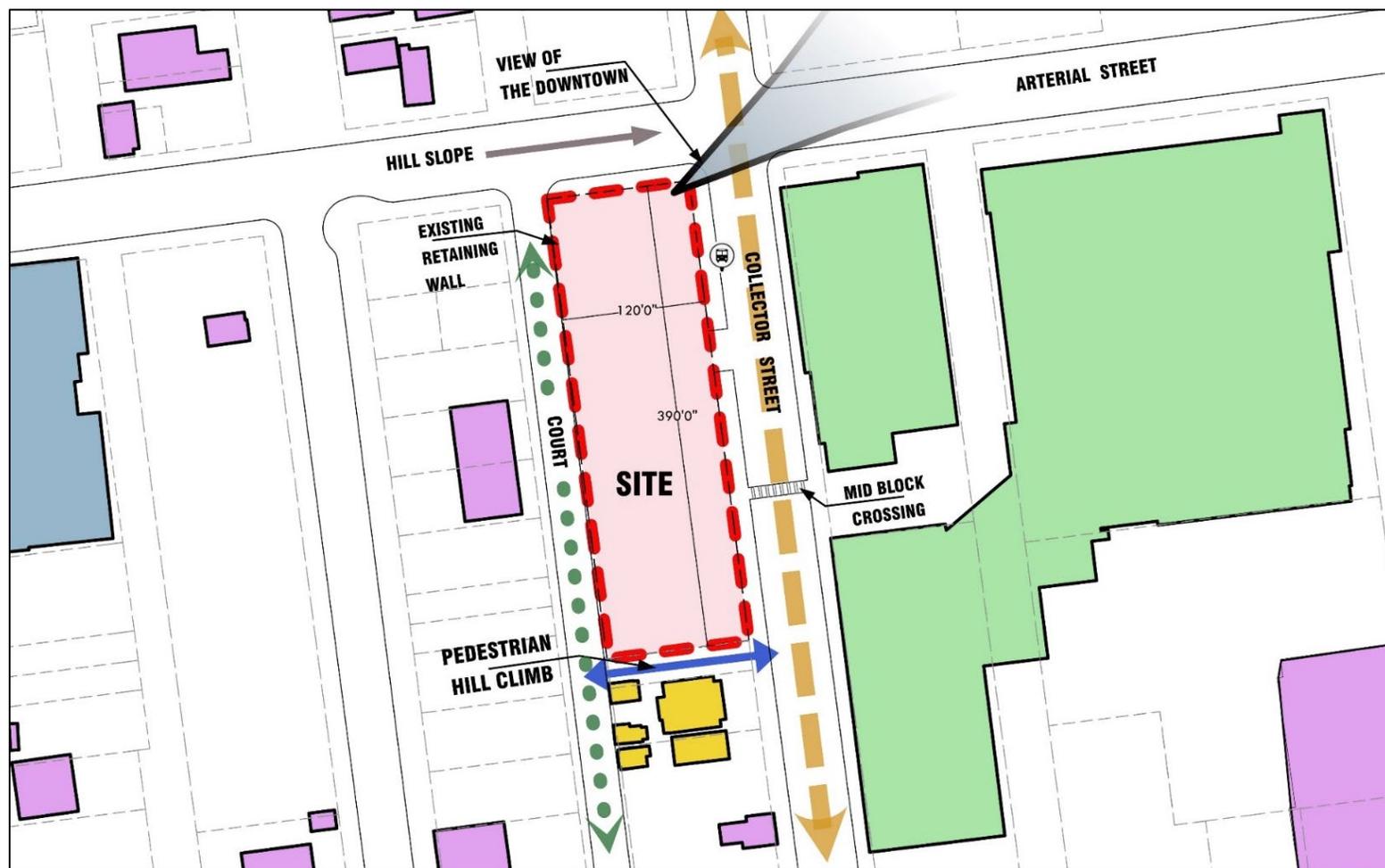
**Site Area: 46800 Sqft**  
**Proposed site program: Residential, Retail, Work-Live**  
**Proposed Total FAR- 4.21**  
**Residential FAR- 3.88**  
**Commercial FAR- 0.32**

**Height Limitation- 90' – Bonus Program Applies**

## LEGEND

-  BUS STOP
-  CIVIC OR INSTITUTIONAL USE
-  MIXED-USE
-  SINGLE FAMILY
-  COMMERCIAL
-  PEDESTRIAN / COLLECTOR STREET
-  ALLEY
-  PEDESTRIAN HILL CLIMB
-  VIEW CONE

# SAMPLE SITE 2 – What are the Urban Design Priorities?



## Site Planning

- G-1 Buildings & infrastructure
- G-2 Unique site features

## Connectivity

- G-3 Equitable & efficient access
- G-4 New streets & connections
- G-5 Internal connections

## Architectural Composition

- G-6 Cohesive design
- G-7 Positive relationships
- G-8 Balance immediate & long-term goals

## Public Realm

- G-9 Pedestrian environment
- G-10 Building entrances
- G-11 Signage & lighting

## Open Space

- G-12 Functional design
- G-13 Welcoming, accessible & safe

## Character, Culture & Heritage

- G-14 Responsive to structures & landscapes
- G-15 Engage local community

## Climate Responsiveness

- G-16 Building methods & materials
- G-17 Site conditions & natural processes
- G-18 Promote active transportation

# Applicant-identified urban design priorities

## Site Planning

G-2: Building placement and site design leverage topography and enhance unique site features.

## Connectivity

G-3: Entrances and points of access provide equitable and efficient access appropriate to the site's context.

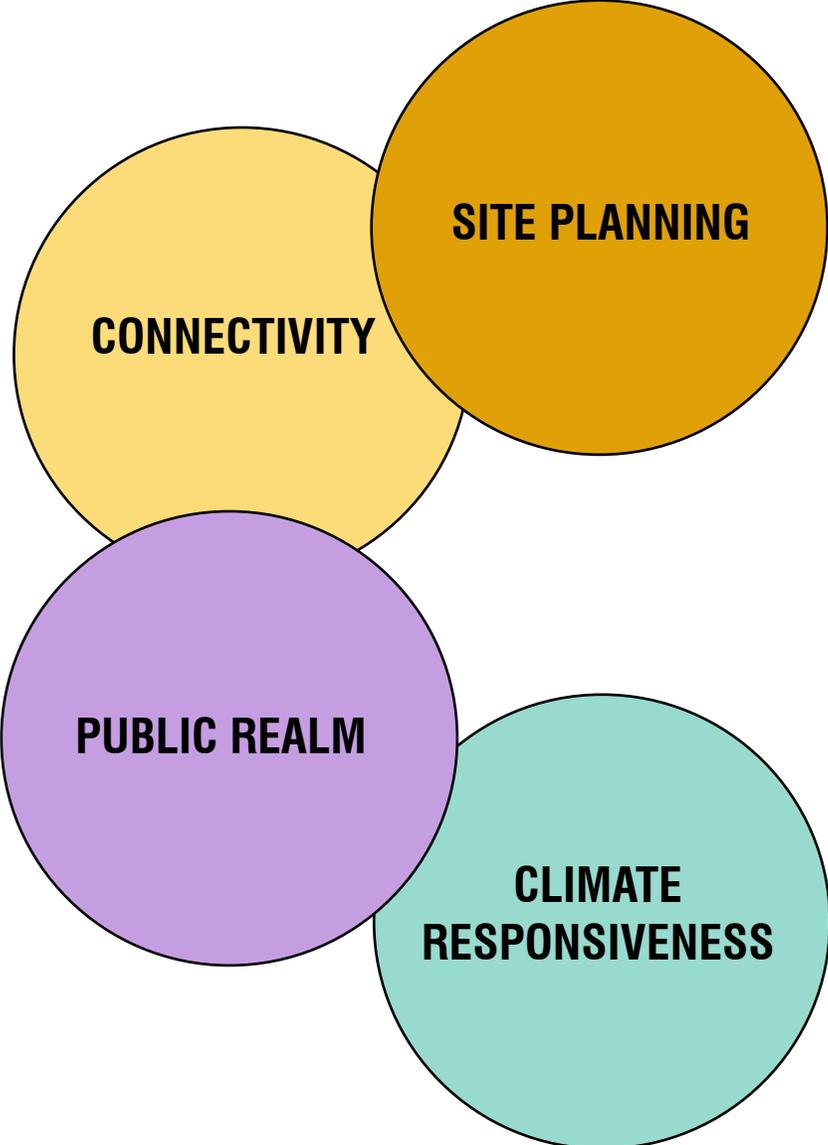
G-5 Internal Connections are appropriately located, designed and scaled and provide safe, comfortable access

## Public Realm

G-10: Building entrances are legible and located appropriately and provide suitable public-private transitions.

## Climate Responsiveness

G-18: Implement strategies to reduce dependency on automobiles and promote use of active transportation.



# Guidelines are achieved through a “Design Approach”

## Public Realm

**G10-2:** Design entrance canopies, weather protection to enhance the public realm and provide ample protection from sun and/or rain.

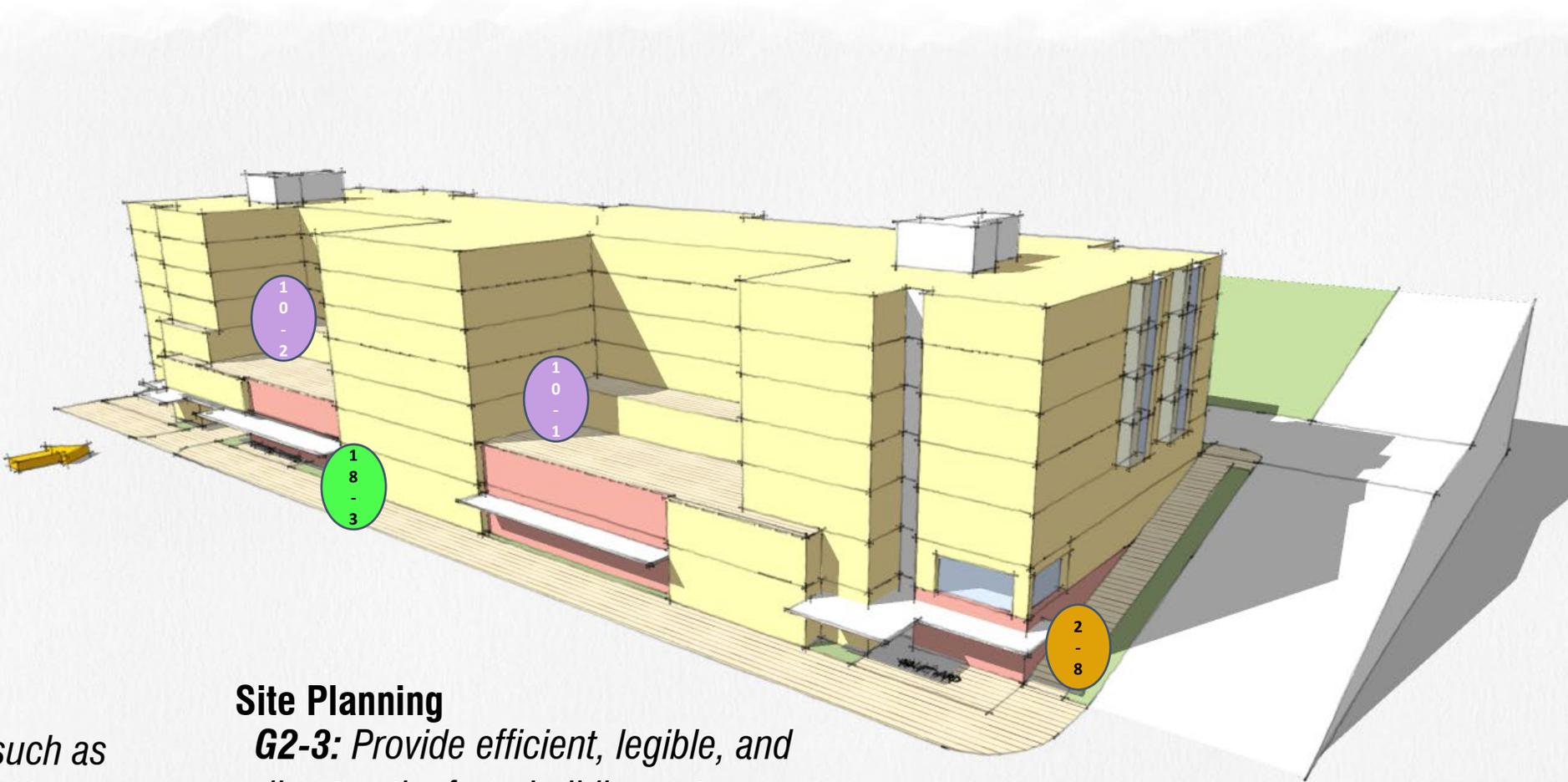
**G10-1:** Locate entrances to be oriented toward and easily accessed from adjacent public streets.

## Climate Responsiveness

**G18-3:** Integrate bicycle facilities such as bike storage, bike share docks, e-bike charging stations

## Site Planning

**G2-3:** Provide efficient, legible, and direct paths from building entrances to abutting streets, paths, connections, and other mobility facilities.



Residential  
Retail

# Design Approaches – Site Planning, and Connectivity Features

## Site Planning

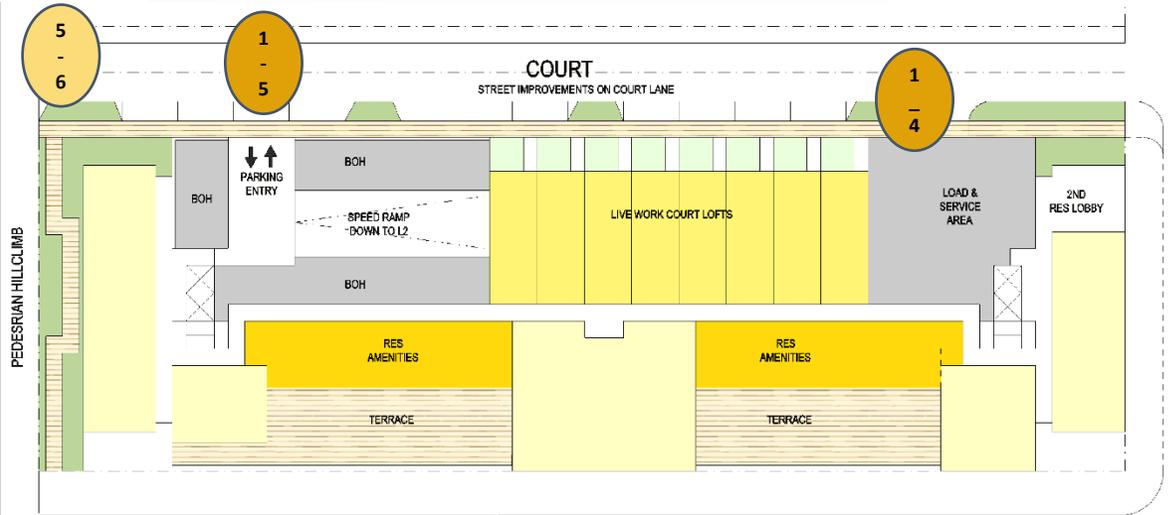
**G1-5:** Locate *motor vehicular parking* at the rear of the site

**G1-4:** Locate *utilities and access for support services, such as refuse, loading, and deliveries, along the alley or secondary street frontage where alley access is not available.*



## Connectivity

**G5-6:** Design *alleys and service drives to safely support and invite a mix of desired activity in addition to motorized vehicles and service providers.*

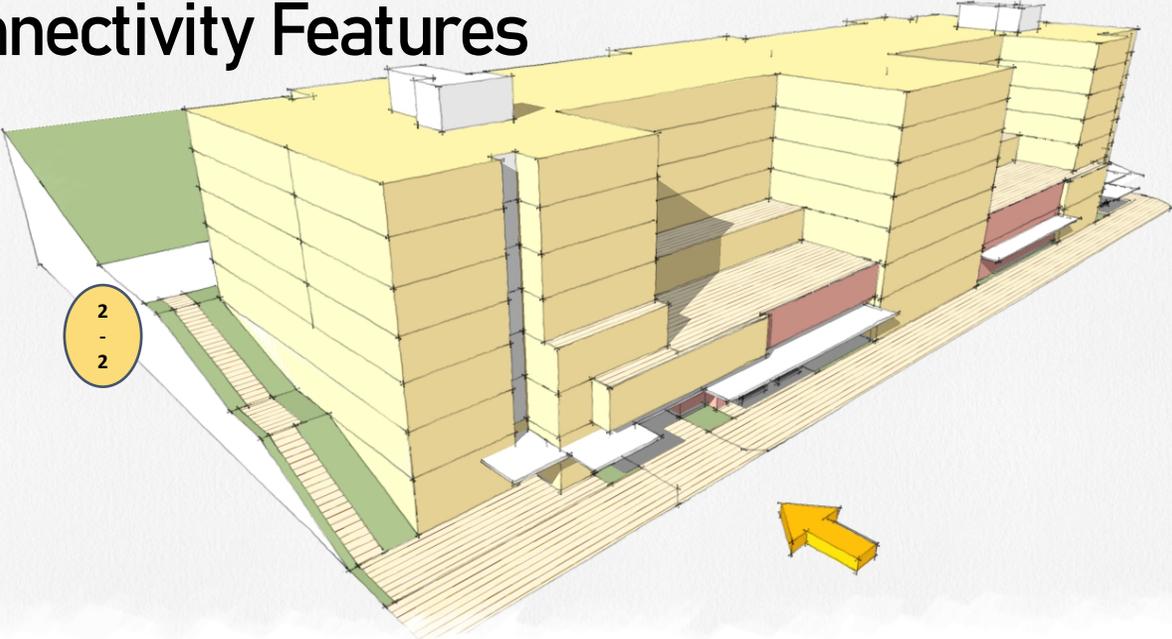


**LEVEL 3 PLAN**  
(LIVE-WORK LOFTS)

# Design Approaches – Site Planning, and Connectivity Features

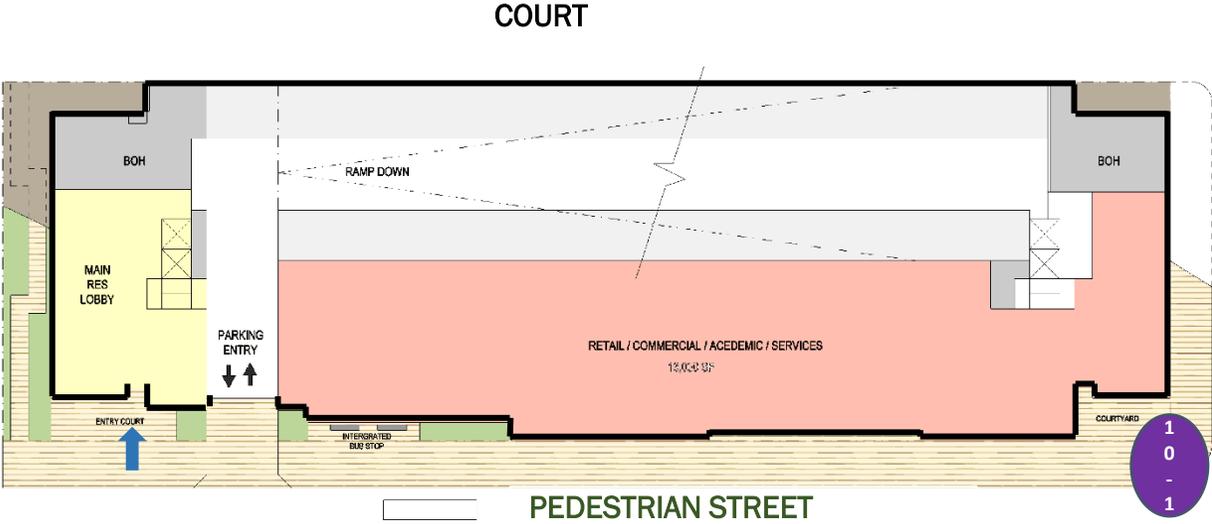
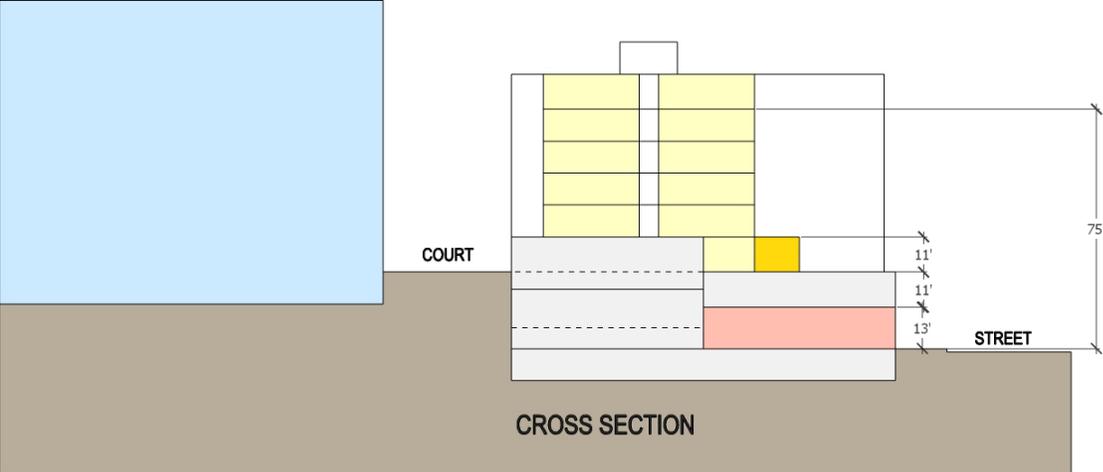
## Connectivity

*G2-2: Combine complementary site features such as outdoor seating, stair climbs, and open space with any terracing.*



# Design approach other examples

What else, What are your thoughts?



GROUND FLOOR LEVEL 1



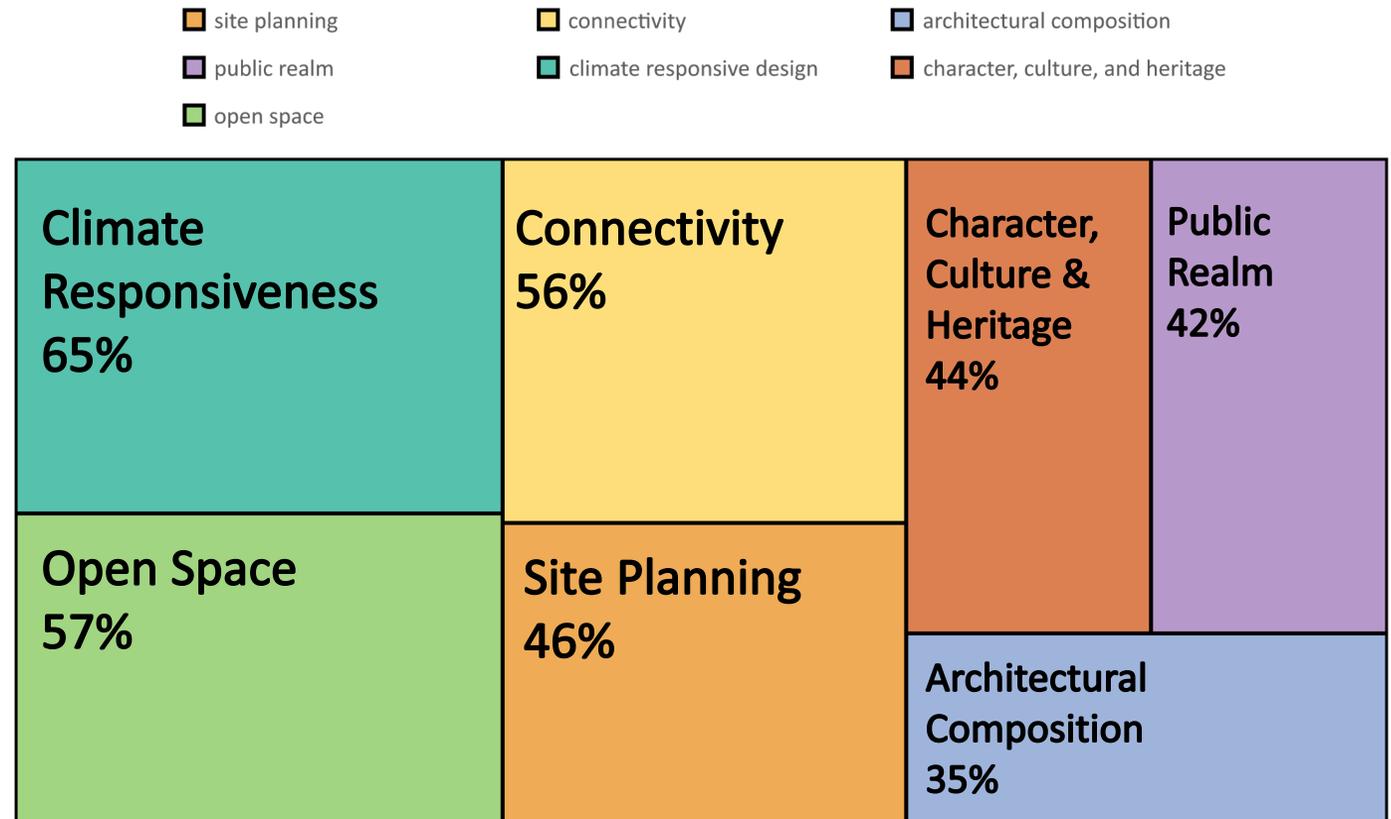
*G10-1: Locate entrances to be oriented toward and easily accessed from adjacent public streets.*

# 4. Online Community Engagement

## Early Response Summary

**Priorities align with draft guidance's emphasis on urban design considerations — not architectural style**

Urban Design Priorities expressed (from 257 responses)



# 4. Online Community Engagement-- Survey through Sept. 30

## Questions we are asking include:

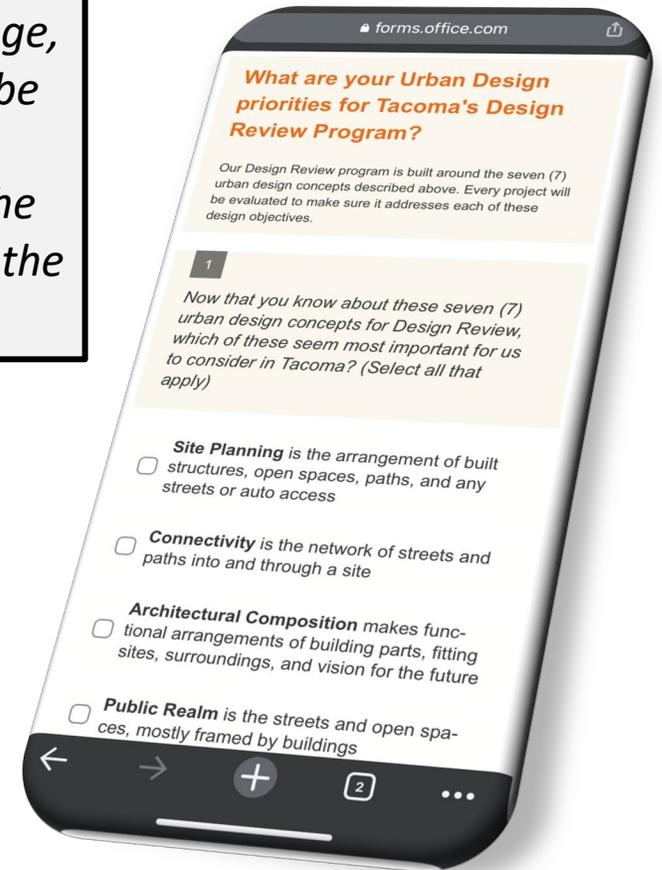
- Urban Design Priorities
- Special Circumstances
- Favorite Places
- Ideas for Engagement

## Many responses touch on related issues that are not Design Review per se:

- Investing in Transit, Biking, & Walking
- Housing Affordability and Supply
- Equitable Development

## Opinions range from open hostility toward any Design Review all the way to demands that every building be reviewed by a neighborhood group

*...[M]ake sure ... design review ... doesn't cripple our ability to grow, change, innovate, and someday be a leader in housing and urban design in one of the most beautiful places in the PNW!"*

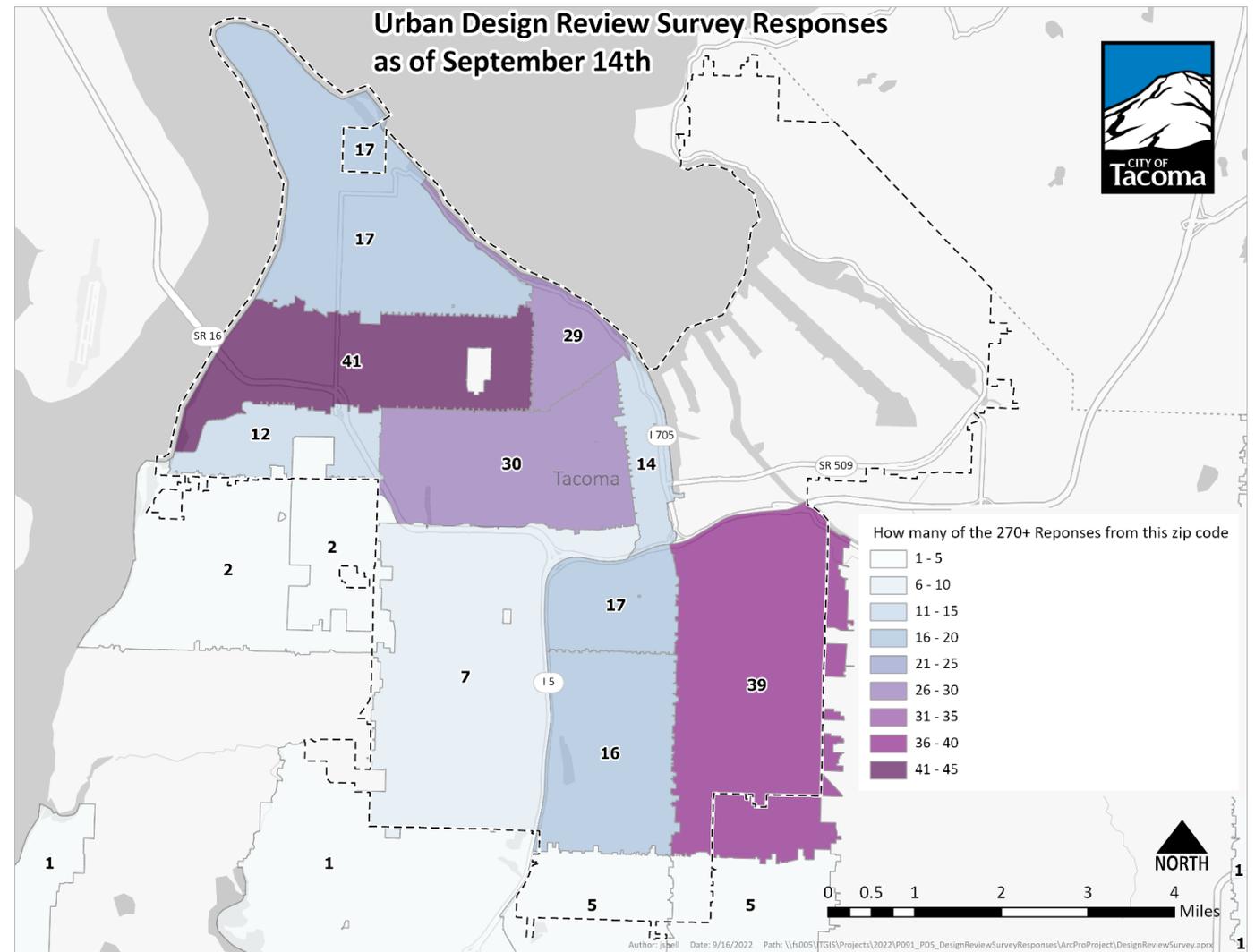


# 4. Online Community Engagement

Early Response Summary  
by Zip Code

Most frequent responses are:

- **UPS/Proctor /Narrows**
- **McKinley/Eastside**
- **Central/Hilltop**
- **Stadium/North Slope**



# Next Steps

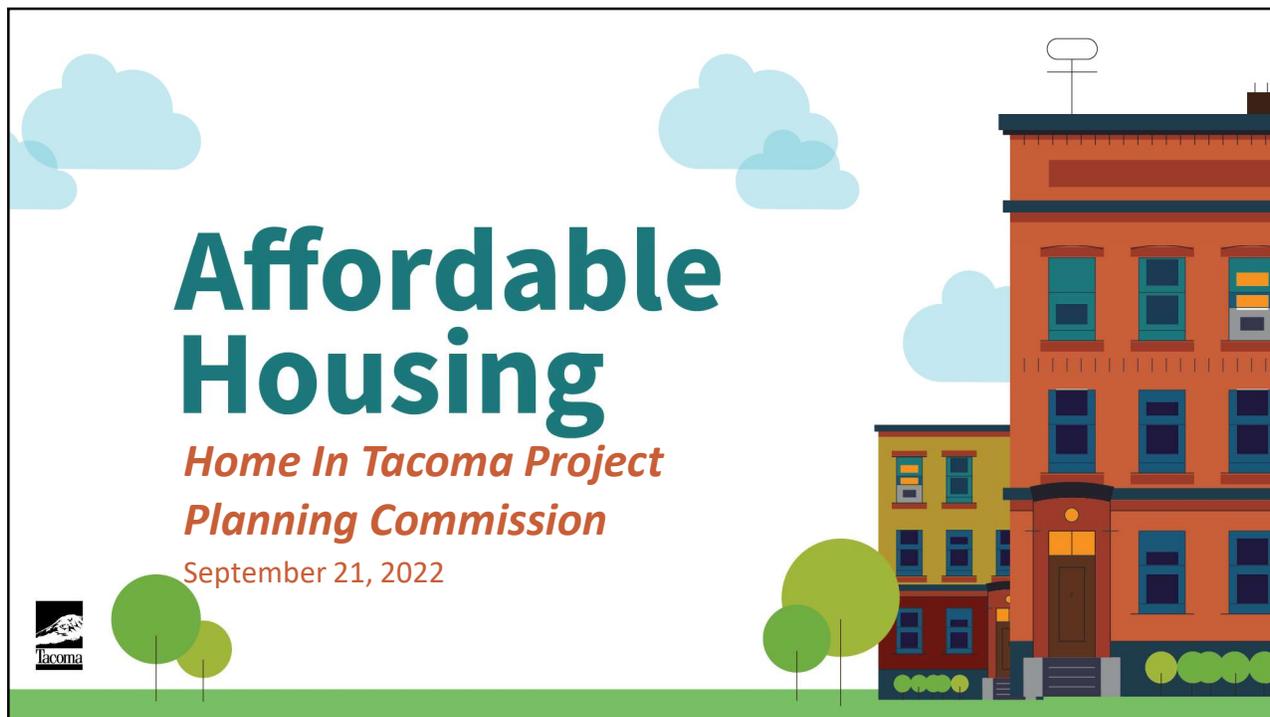
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- Revise draft Guidelines as needed and prepare for public review
- Regroup with PAG as needed

## Planning Commission

- Report on Online Engagement Survey (October)
- Urban Design Review Program TMC amendment package (est. November)
- Design Standards TMC amendment review (est. November)
- Consolidated Project Package for Public Review (est. December/January)

## **Additional Thoughts & Questions?**



1

2

## 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

A small illustration at the bottom right of the slide showing a street scene with colorful buildings, green trees, and a blue sky with clouds.

2

# 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

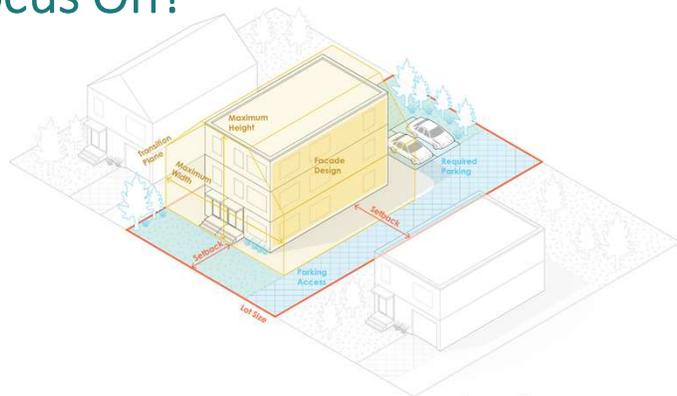
*Phase 2 Project Scope finalized June 15th*

- 1. Residential zoning districts and framework**
- 2. Residential development standards**
- 3. Affordable housing regulatory tools**
- 4. Anti-displacement strategy**
- 5. Administrative and technical actions**



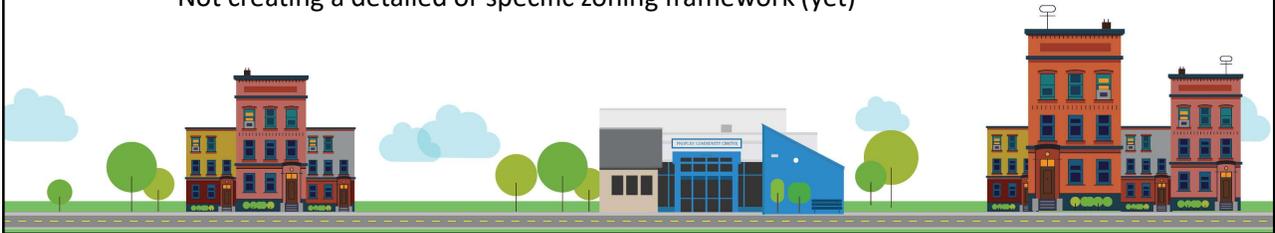
# What Will Phase 2 Focus On?

- 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)



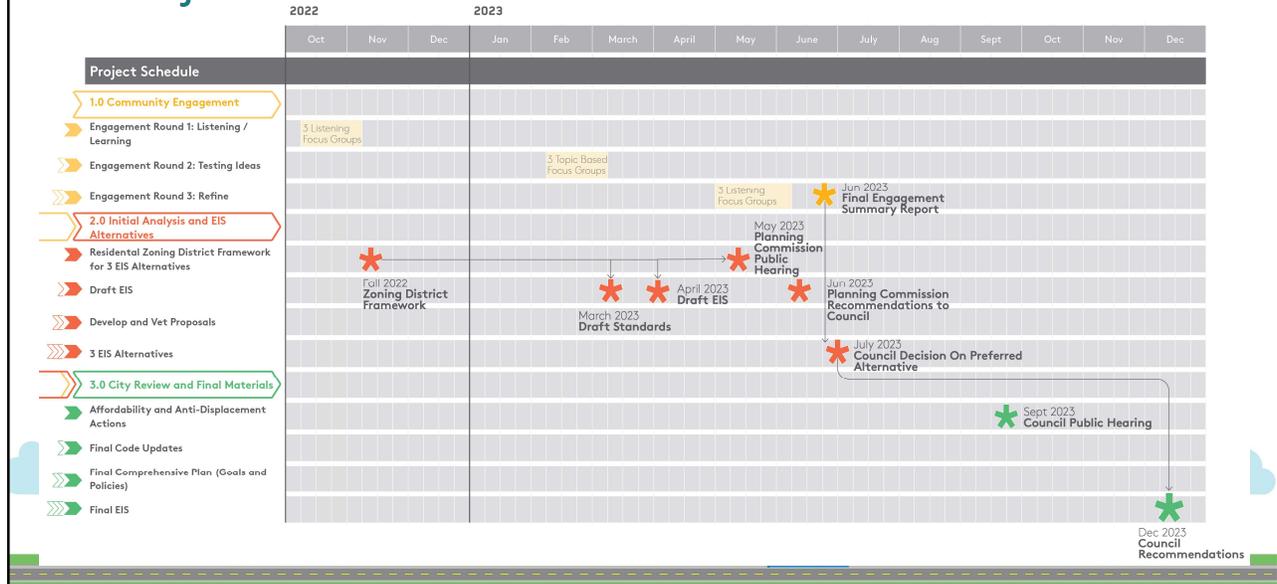
# Project Milestones



- |   |  |   |  |   |
|---|--|---|--|---|
| <ul style="list-style-type: none"> <li>• Set direction for decision-making</li> <li>• Establish options</li> <li>• Study and data</li> <li>• Zoning and standards concepts development</li> <li>• Engagement Round 1</li> </ul> | <ul style="list-style-type: none"> <li>• EIS notification</li> <li>• Scenario analysis</li> <li>• Policy options</li> <li>• Scenarios vetting</li> <li>• Engagement Round 2</li> </ul> | <ul style="list-style-type: none"> <li>• Preliminary proposals</li> <li>• Draft EIS</li> <li>• Draft Standards</li> <li>• Public hearing</li> <li>• Commission recommendations</li> <li>• Engagement Round 3</li> </ul> | <ul style="list-style-type: none"> <li>• Public hearing</li> <li>• Decision</li> <li>• Final EIS</li> <li>• Final Standards</li> </ul> | <ul style="list-style-type: none"> <li>• Adopted package takes effect</li> <li>• EIS actions</li> <li>• Implementation actions</li> </ul> |
|---|--|---|--|---|



# Project Workflow



# Introductions – Consultant team City of Tacoma

## Mithun

Urban Design and Public Realm, Integrated Planning, Project Management, Engagement Lead

**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

### Internal teams:

- Zoning and standards
- Infrastructure and services
- Affordability and anti-displacement

## 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

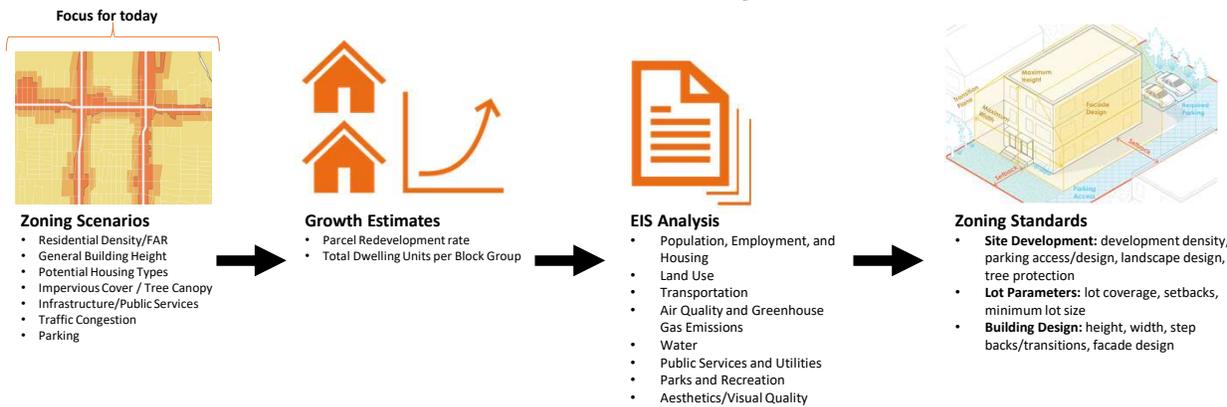
Bob Bengford  
Rachel Miller  
Markus Johnson

# 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



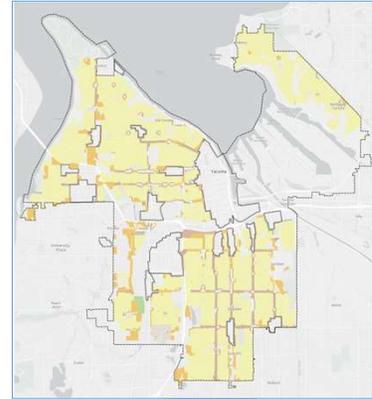
# Zoning policy decisions from Phase 1

## 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:

- How many zoning districts** (what factors should inform this)?
- How should zoning **reflect neighborhood distinctions**?
- What should **lot standards** be (such as width, area)?
- What should **permit and notification processes** be?
- What's needed to **ensure consistency** (refinements to adopted map, zoning for other residential areas)?



# Zoning policy decisions from Phase 1

### Low-scale Housing



House & ADU(s)



Duplex, triplex



Fourplex



Small lot house



Cottage housing



Small multifamily

### Low-scale Housing (in some circumstances)

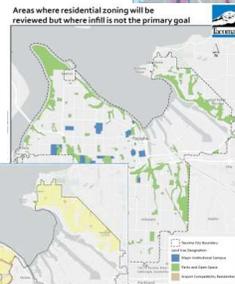
### Mid-scale Housing



Rowhouses (5 or more)



Medium multifamily

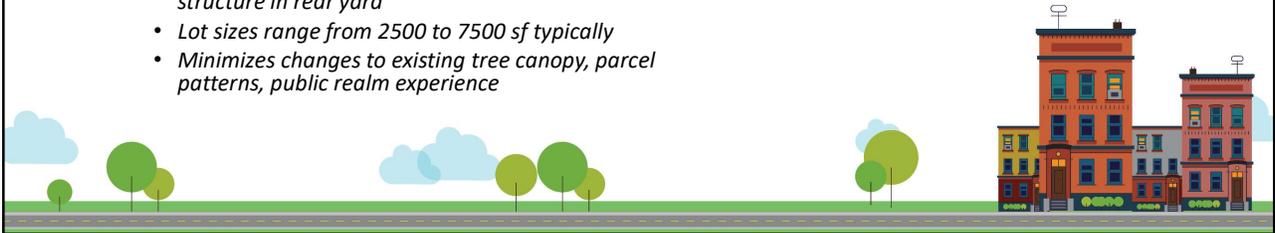


## Low-scale Residential vision

- 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*



Example of a neighborhood with a mix of Low-scale Residential housing



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## 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*

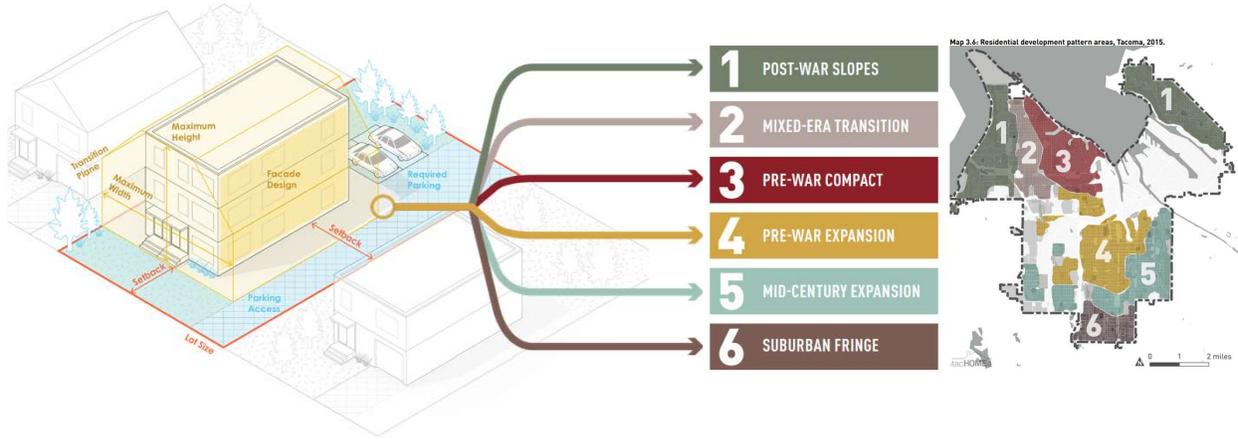


Example of a neighborhood with a mix of Mid-scale Residential housing



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# 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



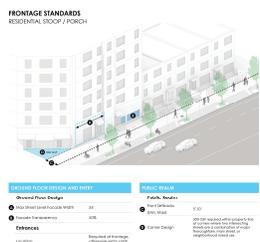
Use development scale as organizing characteristic



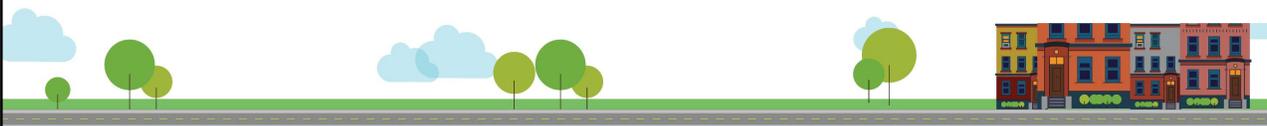
Continue to prioritize walkability and "complete neighborhoods"



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](http://www.menti.com)

**Proposed middle housing zoning guiding principles** Mentimeter

Strongly disagree

Meet Tacoma's adopted housing growth strategy (Low-scale & Mid-scale designations)

"Scale" as organizing characteristic (transition upward to dense areas, avoid jarring transitions, distinguish Mid-scale infill vs large sites)

Prioritize "complete neighborhoods" and walkability (more housing near walkable/transit-ready areas)

Reflect neighborhood patterns such as yards, street layout, lot sizes and widths, era of development

Promote predictability, logical property divisions, and provision of infrastructure and access

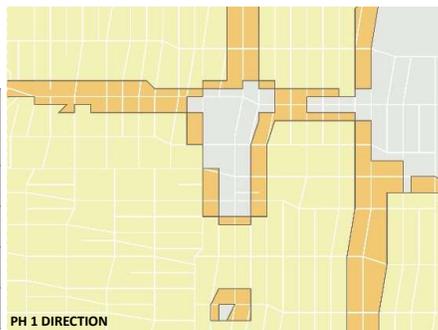
Other guiding principles?

Strongly agree

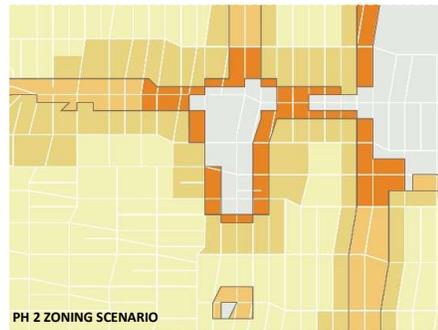


# Proposed zoning categories for testing scenarios

Ph 1 Designation	Ph 2 Proposed Zoning Growth Categories
Low	Low-Scale 1 <i>Density Range: 10-20 net du/acre</i>
	Low-Scale 2 <i>Density Range: 15-25 net du/acre</i>
Mid	Mid-Scale 1 <i>Density Range: 15-35 net du/acre</i>
	Mid-Scale 2 <i>Density Range: 25-45 net du/acre</i>



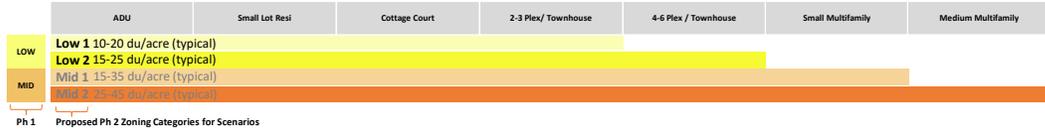
Two Comp Plan "FLUM" designations that established broad policy direction...



...Further refined into four zones to analyze impacts & benefits



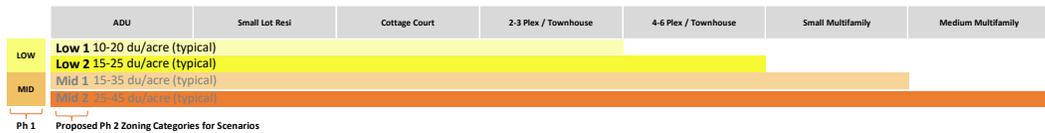
# Low-Scale Residential Types & Zoning Growth Categories



ADU	Small Lot Residential	Cottage Court	2-3 Plex / Townhouse	4-6 Plex / Townhouse
 <p><b>Typical Dimensions*</b>  <b>Lot</b>                      - Area: not more than 15% of lot area  <b>Density</b>                      - Net Density : 10-15 du/acre  <b>Height Range:</b>                      20-25 feet</p>	 <p><b>Typical Dimensions</b>  <b>Lot</b>                      - Area: 2,500 – 4,000 sq.ft.  <b>Density</b>                      - Net Density : 10-20 du/acre  <b>Height Range:</b>                      25-35 feet</p>	 <p><b>Typical Dimensions</b>  <b>Lot</b>                      - Area: 10,000 – 20,000 sq.ft.  <b>Density</b>                      - Net Density : 15-30 du/acre  <b>Height Range:</b>                      20-35 feet</p>	 <p><b>Typical Dimensions</b>  <b>Lot</b>                      - Area: 4,000 – 10,000 sq.ft.  <b>Density</b>                      - Net Density : 10-30 du/acre  <b>Height Range:</b>                      20-35 feet</p>	 <p><b>Typical Dimensions</b>  <b>Lot</b>                      - Area: 5,000 – 12,000 sq.ft.  <b>Density</b>                      - Net Density : 15-35 du/acre  <b>Height Range:</b>                      20-35 feet</p>

\*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



Types included in Low-Scale Residential +

Small Multifamily	Medium Multifamily
 <p><b>Typical Dimensions</b>  <b>Lot</b>                      - Area: 7,500 – 20,000 sq.ft.  <b>Density</b>                      - Net Density : 25-50 du/acre  <b>Height Range</b>                      30-40 feet (3 stories)</p>	 <p><b>Typical Dimensions</b>  <b>Lot</b>                      - Area: 7,500 – 25,000 sq.ft.  <b>Density</b>                      - Net Density : 25-75 du/acre  <b>Height Range</b>                      40-45 feet (4 stories)</p>

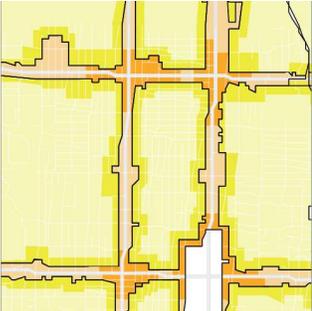
NOTE: Distinctions could also be addressed through discretionary permit processes, overlays or performance standards.

\*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

Ph 1 Category	Ph 2 District
Low	Low-Scale 1 Density Range: 10-20
	Low-Scale 2 Density Range: 15-45
Mid	Mid-Scale 1 Density Range: 15-35
	Mid-Scale 2 Density Range: 25-45

**Scenario A Example**



**Scenario B 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

- 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

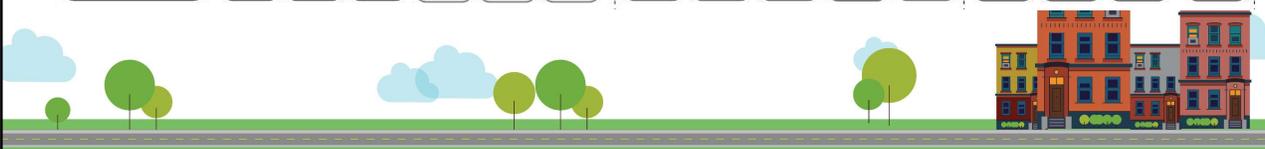
1. Do these scenarios capture the issues and tradeoffs that were identified as priorities in Phase 1?
2. Are there specific changes to the scenarios we should consider to better align with the goals and policies from Phase 1?

Visit [www.menti.com](http://www.menti.com)



# Evaluation criteria – how will we understand pros and cons?

Evaluation Category	Housing & Land Use						Environment					Infrastructure & Mobility			
	Affordability	Supply	Choice	Equity & Displacement	Access to Amenities	Historic Preservation /Design Character	Critical Area Conservation	Tree Protection	Water Quality	Air Quality	Public Health	Access to Transit	Traffic Congestion	Public Services/ Utilities	Parking
Baseline Zoning															
Zoning Scenario A															
Zoning Scenario B															



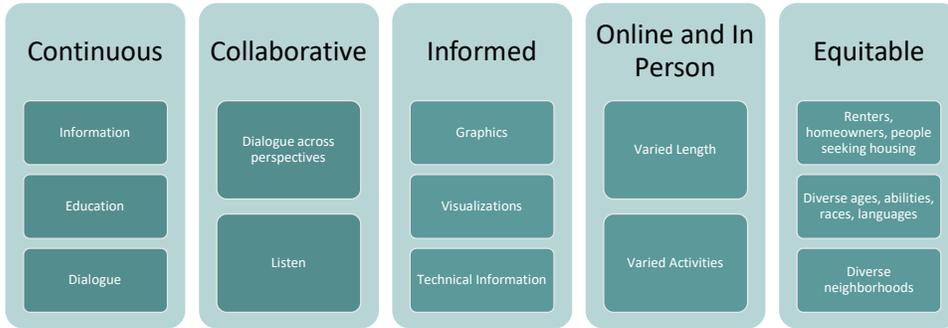
## Discussion – Evaluation criteria

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?

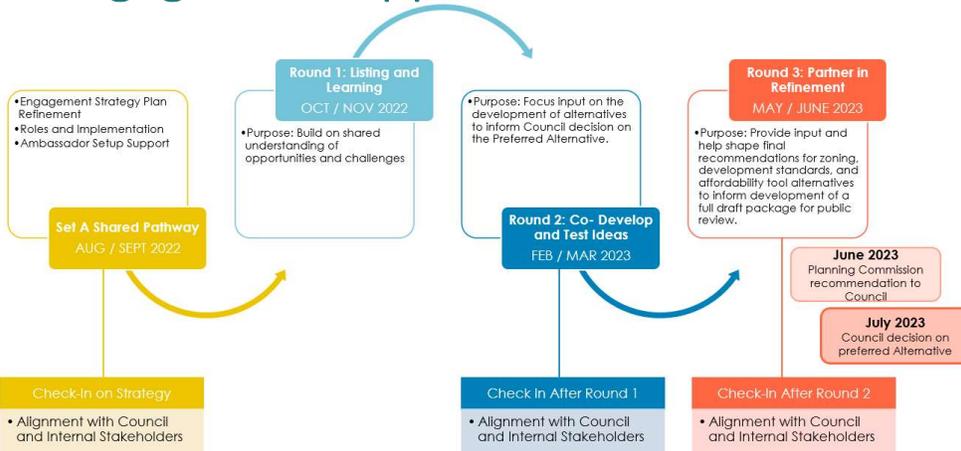
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# Engagement Strategy – Overall Goals



# Engagement Approach



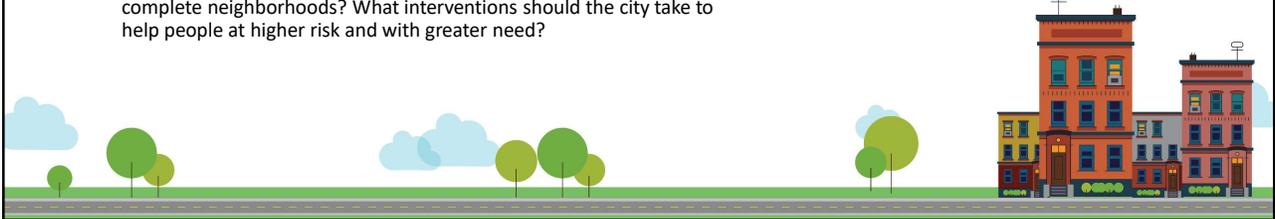
# Engagement Strategy Approach

## Proposed engagement “tracks”:

- **Zoning and standards:** How should our neighborhoods should 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?

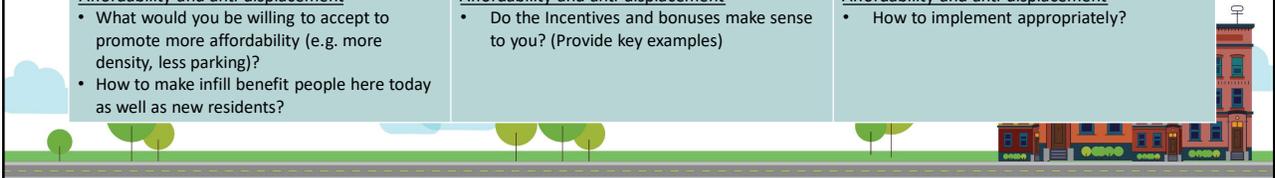
## Potential Types of Engagement:

- 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



# Key Questions To Seek Input From the Community and Stakeholders

Round 1 Listening and Learning	Round 2: Co-Develop and Test Ideas	Round 3: Partner In Refinement
<ul style="list-style-type: none"> <li>• Introduce Evaluation Criteria to Community to vet if we have it right.</li> <li>• Feasible and market-attuned (internal and external)</li> </ul>	<ul style="list-style-type: none"> <li>• Reactions to initial proposals – did we get it right? What is left out?</li> </ul>	<ul style="list-style-type: none"> <li>• Introduce Refined Standards and Specific Affordability and Anti-Displacement policies</li> <li>• Will support Public Hearing on Commission’s preliminary recommendations</li> </ul>
<p><u>Zoning &amp; Standards</u></p> <ul style="list-style-type: none"> <li>• What characteristics are important in defining your neighborhood’s built environment?</li> <li>• What is your vision for how your neighborhood should look and feel in the future?</li> </ul>	<p><u>Zoning &amp; Standards</u></p> <ul style="list-style-type: none"> <li>• How do these ideas reflect the characteristics you felt were important? I.e. Tree canopy</li> </ul>	<p><u>Zoning &amp; Standards</u></p> <p>Vetting preliminary recommendations.</p> <ul style="list-style-type: none"> <li>• How to implement appropriately?</li> </ul>
<p><u>Neighborhood/infrastructure</u></p> <ul style="list-style-type: none"> <li>• How can infill be a positive for you?</li> <li>• What is needed to support more homes and residents in your neighborhood?</li> </ul>	<p><u>Neighborhood/infrastructure</u></p> <ul style="list-style-type: none"> <li>• What is missing from your neighborhood that could be prioritized when existing housing is upgraded or new housing is added?</li> </ul>	<p><u>Neighborhood/infrastructure</u></p> <ul style="list-style-type: none"> <li>• Is what we are proposing feasible to accommodate infrastructure updates?</li> </ul>
<p><u>Affordability and anti-displacement</u></p> <ul style="list-style-type: none"> <li>• What would you be willing to accept to promote more affordability (e.g. more density, less parking)?</li> <li>• How to make infill benefit people here today as well as new residents?</li> </ul>	<p><u>Affordability and anti-displacement</u></p> <ul style="list-style-type: none"> <li>• Do the Incentives and bonuses make sense to you? (Provide key examples)</li> </ul>	<p><u>Affordability and anti-displacement</u></p> <ul style="list-style-type: none"> <li>• How to implement appropriately?</li> </ul>



# Engagement Strategy Approach

- Visit [www.menti.com](http://www.menti.com)

Engagement key questions: Do these questions focus the next round of public engagement productively? Mentimeter

Strongly disagree | Strongly agree

- 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?
- How can infill be a positive for you?
- What is needed to support more homes and residents in your neighborhood?
- What would you be willing to accept in order to promote more affordability (e.g. more density, less parking)?
- How can we make infill benefit people here today as well as new residents?
- Is there another key question to ask at this stage?



# 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



