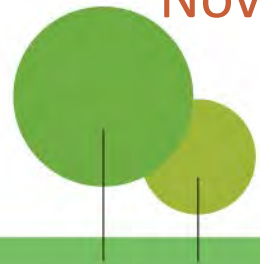


# Affordable Housing

*Home In Tacoma Project*

City Council Meeting

November 23, 2021



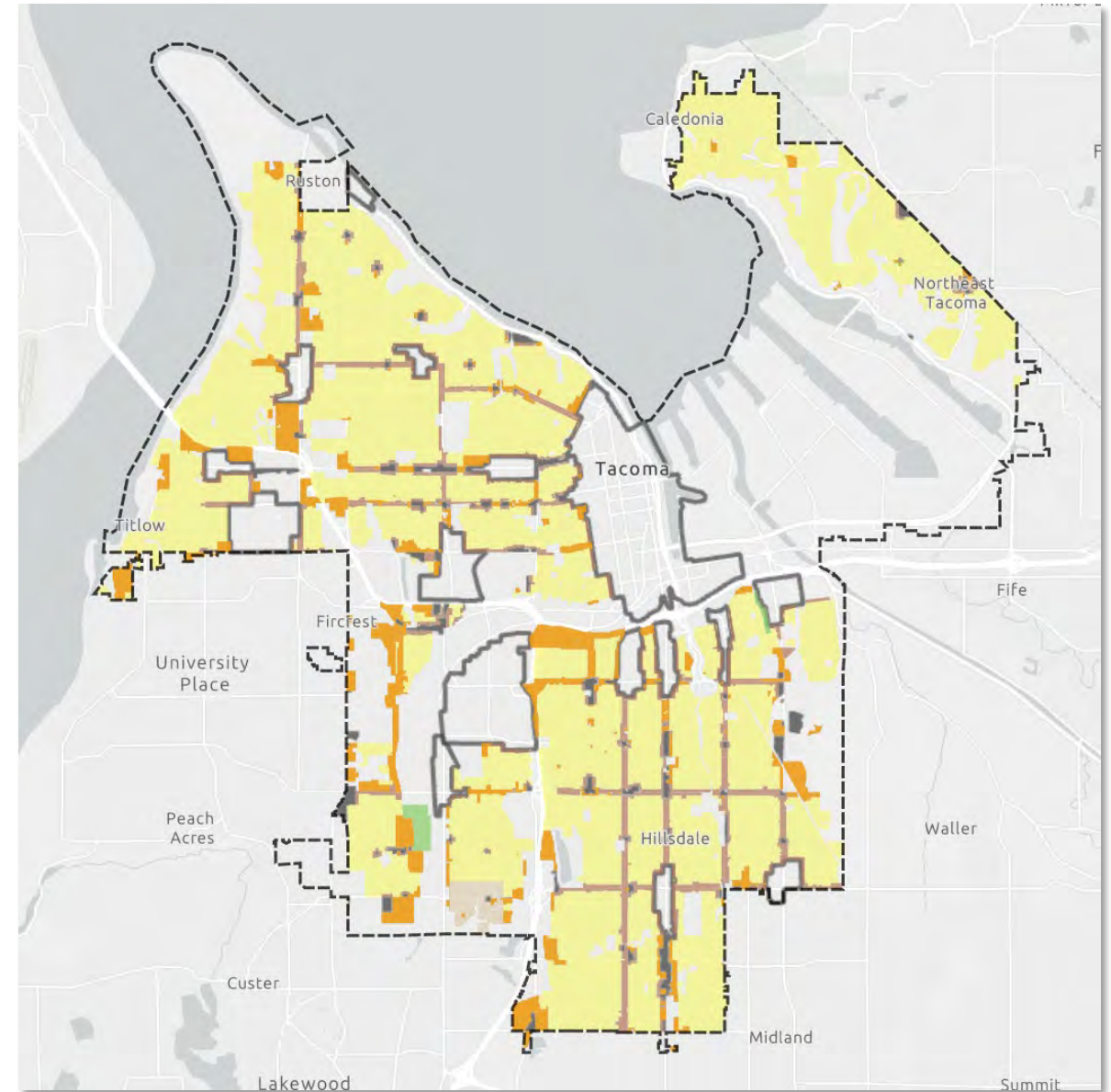
# Purpose

- 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



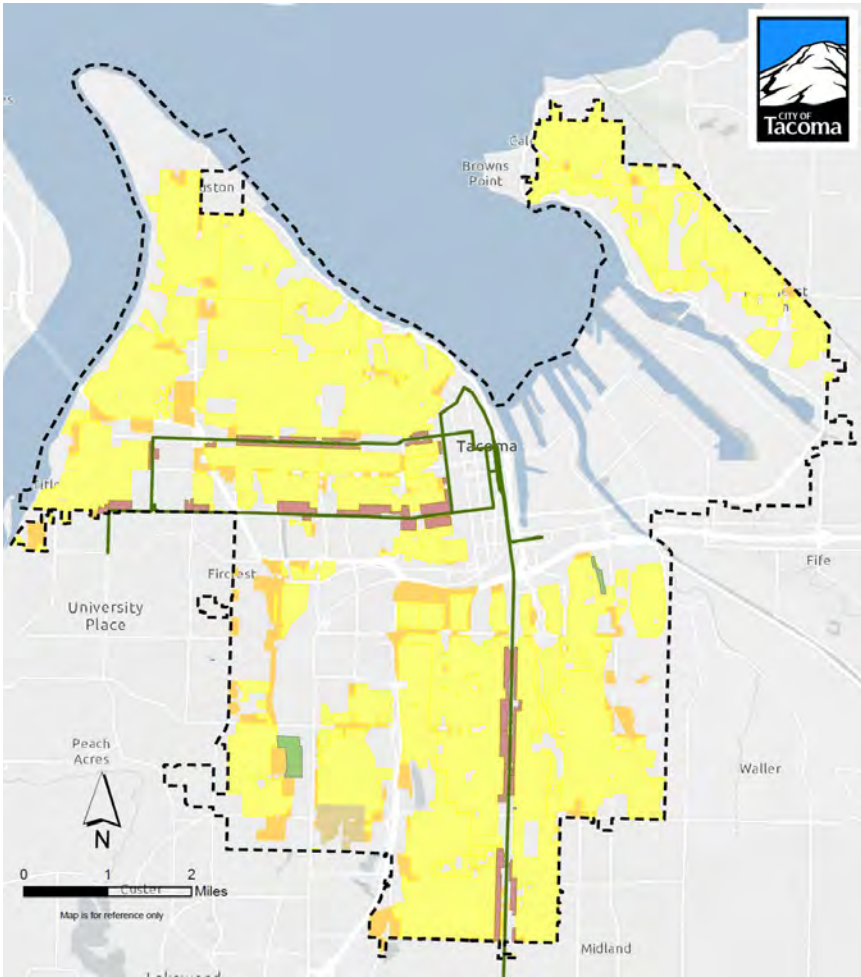
# Potential Council Amendments (15)

- 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



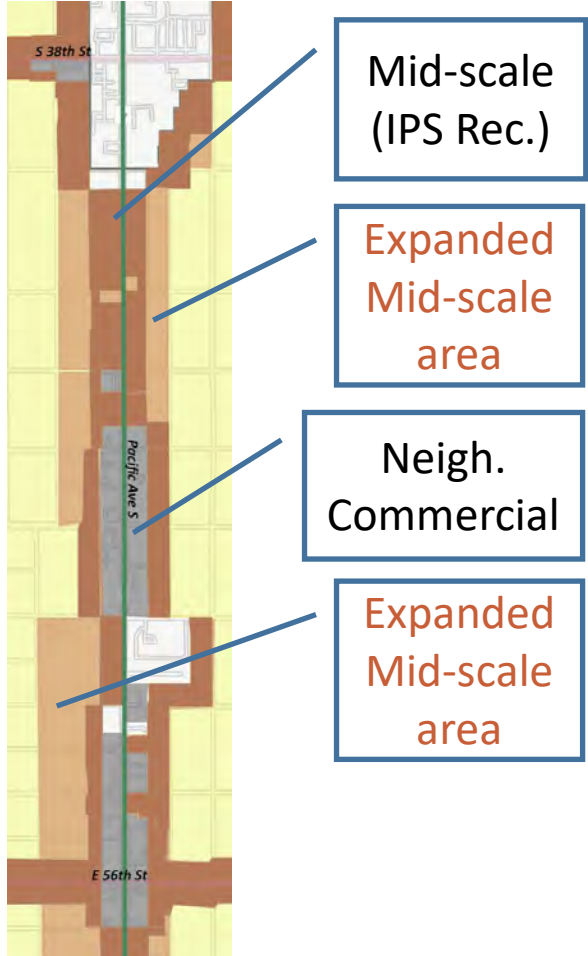
# DM Blocker – Map change

- Expand Mid-scale along high-capacity transit corridors from 1/2-block to 1-block



1 block Mid-scale along HCT corridors

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



Mid-scale (IPS Rec.)

Expanded Mid-scale area

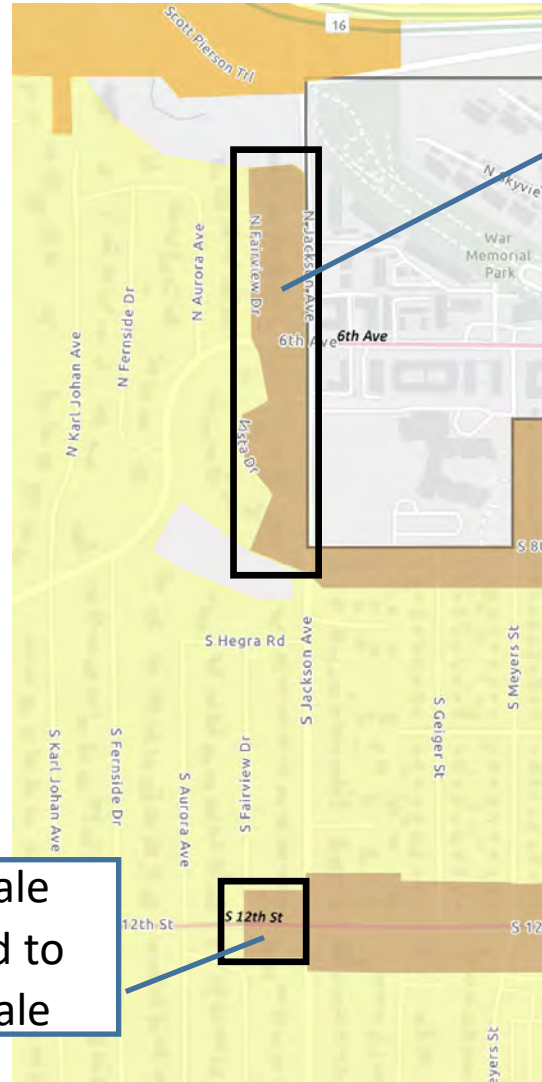
Neigh. Commercial

Expanded Mid-scale area



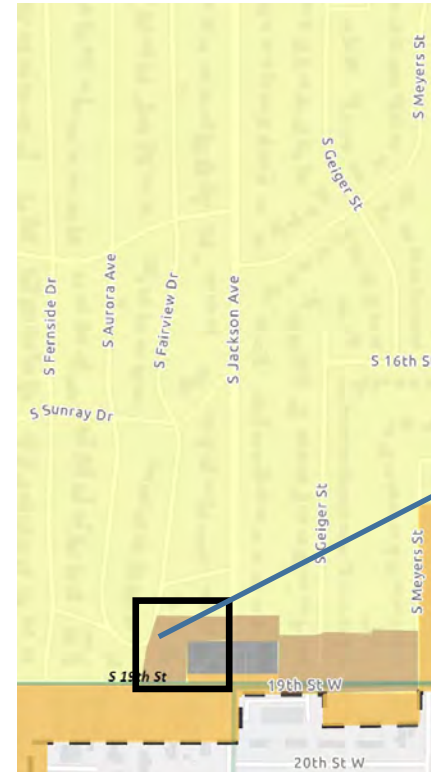
# CM Hines – Map change #2

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



Mid-scale changed to Low-scale

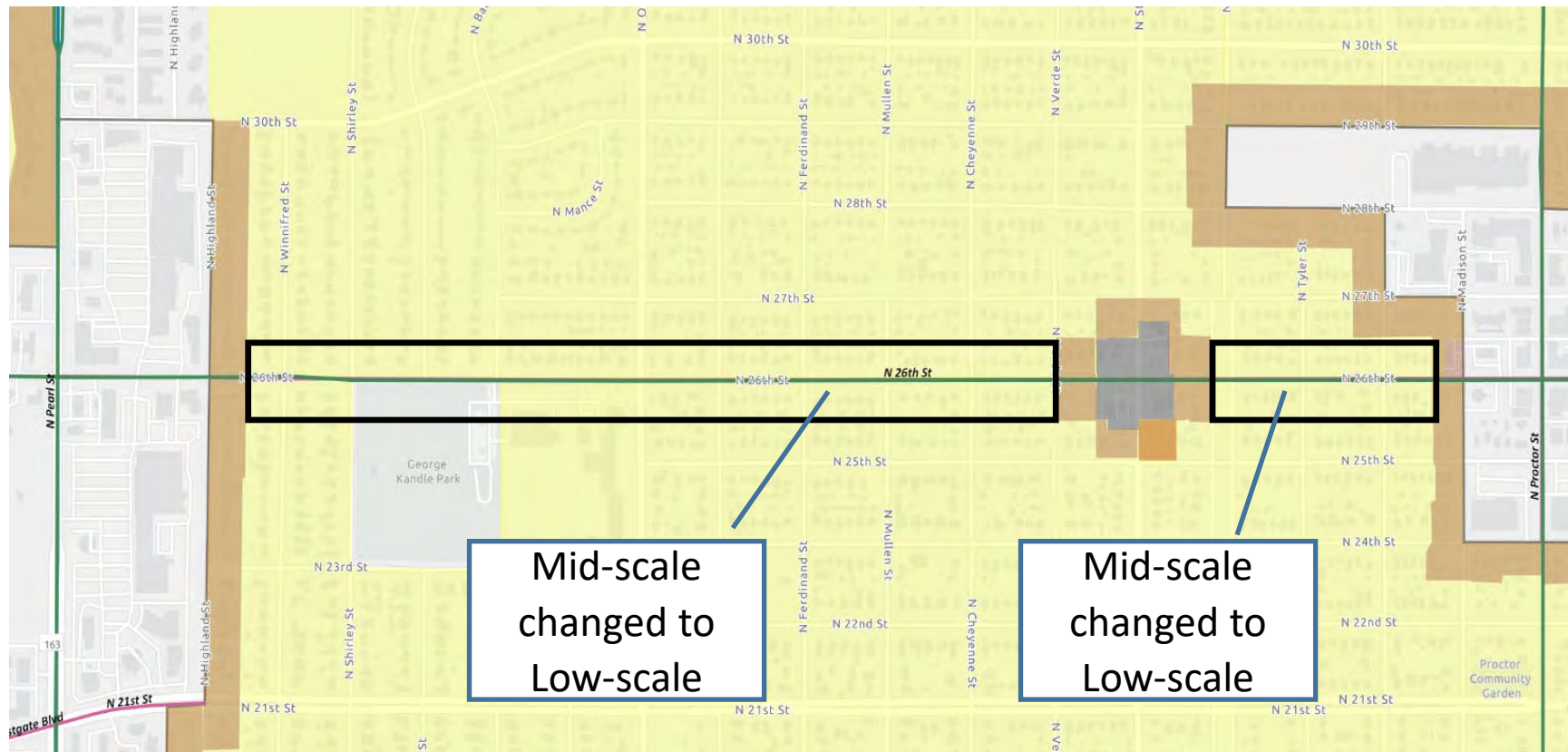
Mid-scale changed to Low-scale



Mid-scale changed to Low-scale

# CM McCarthy – Map change #1

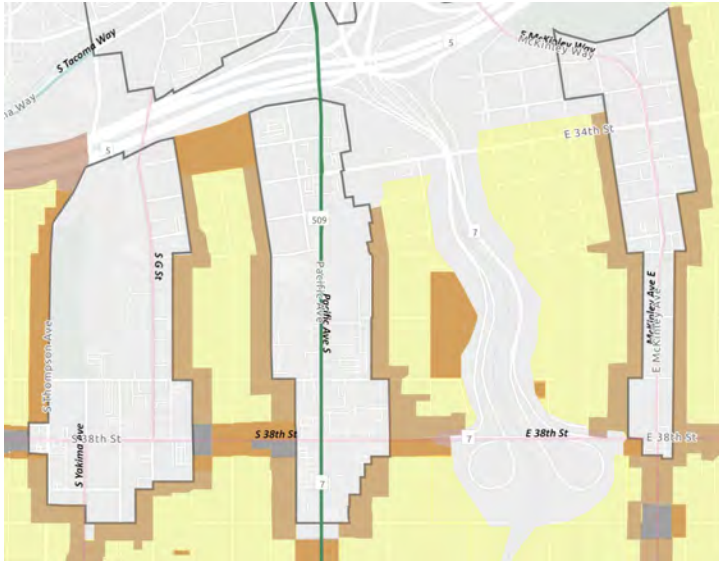
- Change Mid-scale along North 26<sup>th</sup> St between Proctor & Westgate Centers to Low-scale





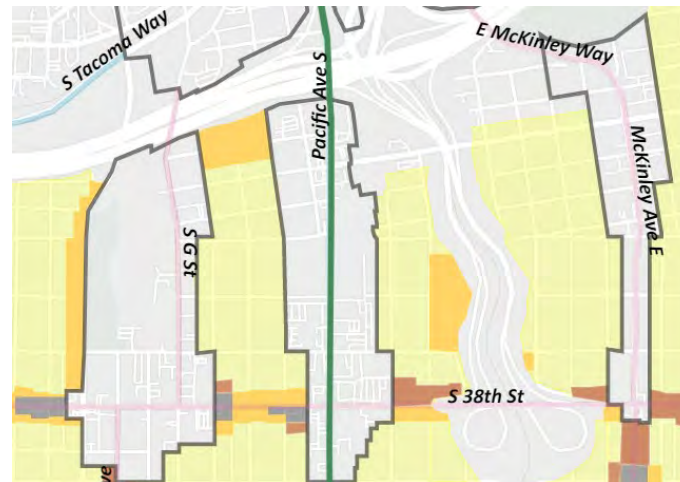
# CM McCarthy – Map change #2

- Remove Mid-scale Centers transitions

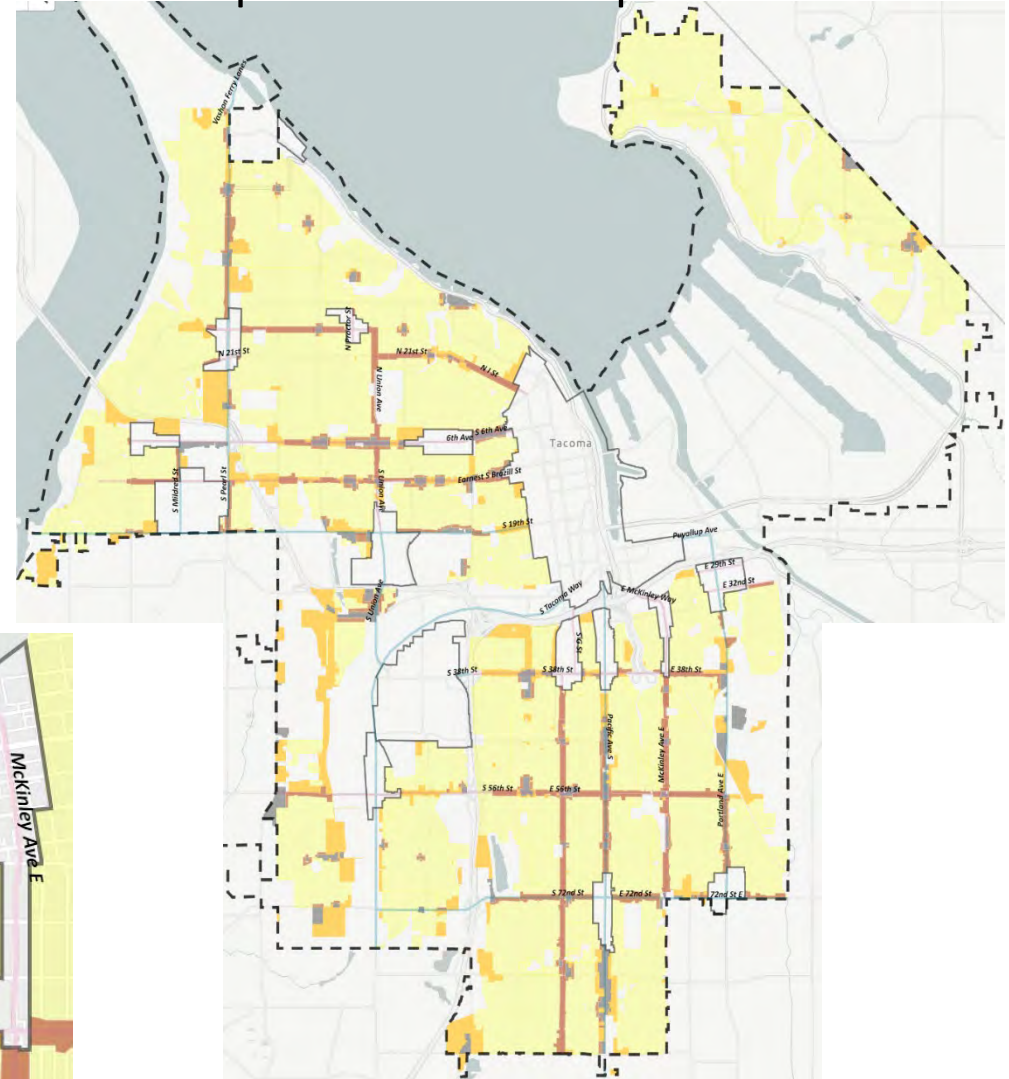


Example: *IPS* recommendation for Lincoln, Lower Pacific and McKinley Centers

Same area as revised

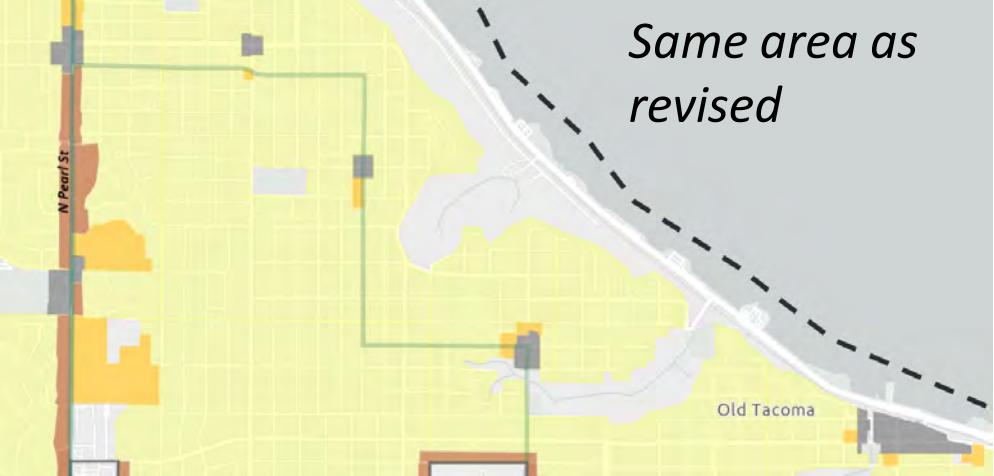
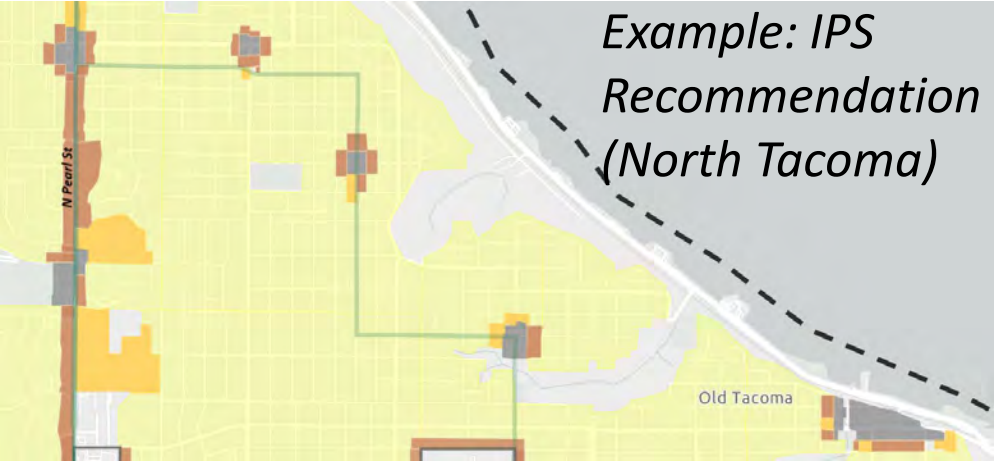


Proposed revised map



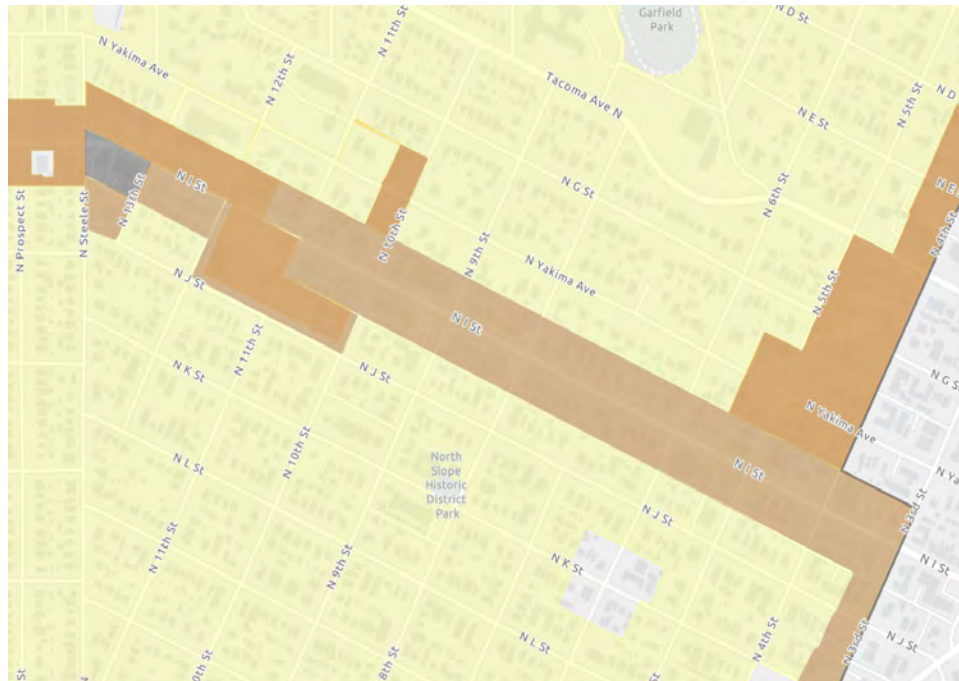
# CM McCarthy – Map change #3

- Remove Mid-scale transitions around Neighborhood Commercial Nodes

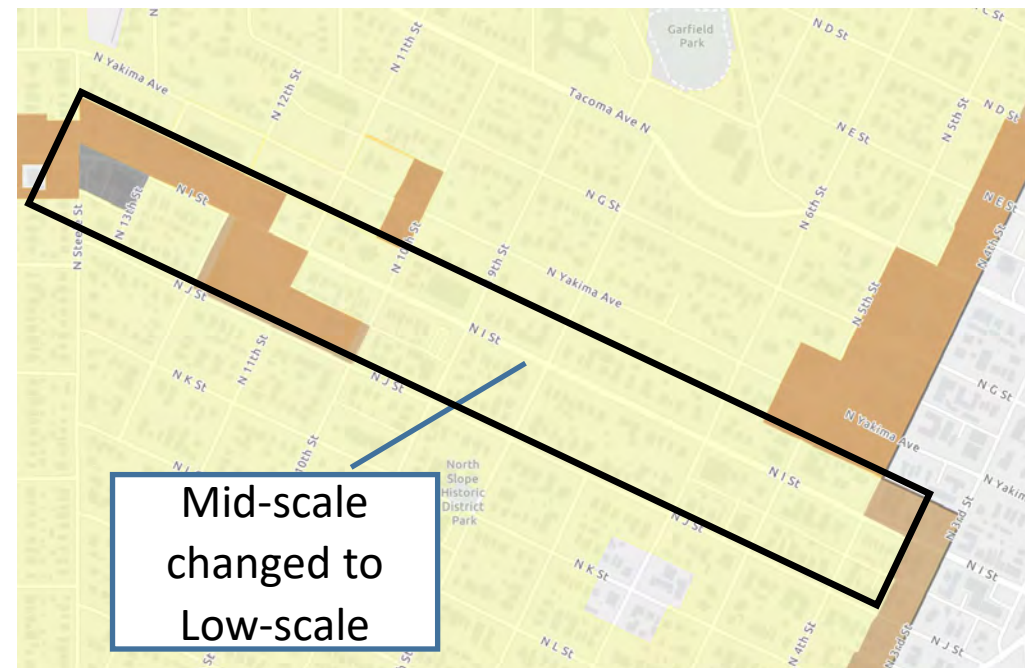


# CM Thoms – Map change

- 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

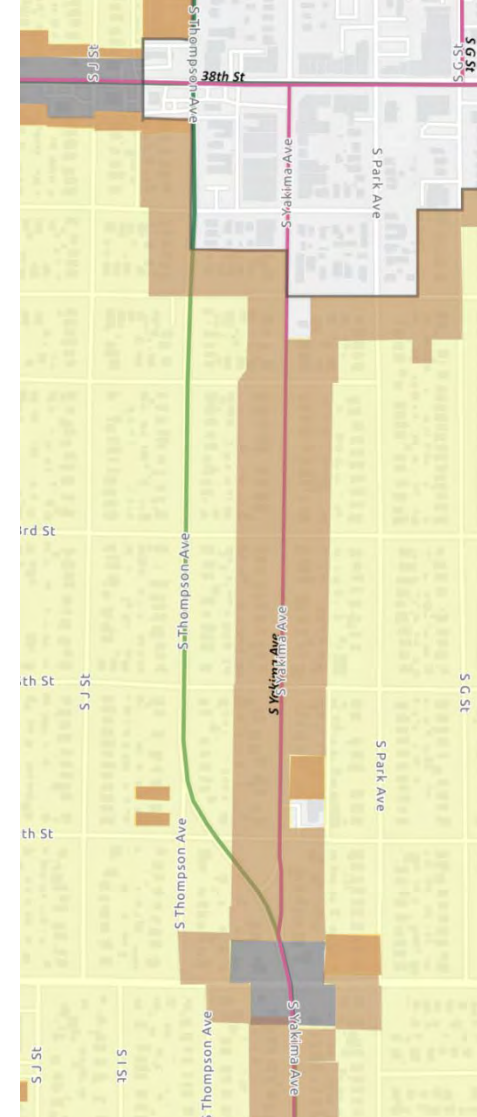


# CM Ushka – Map change #1

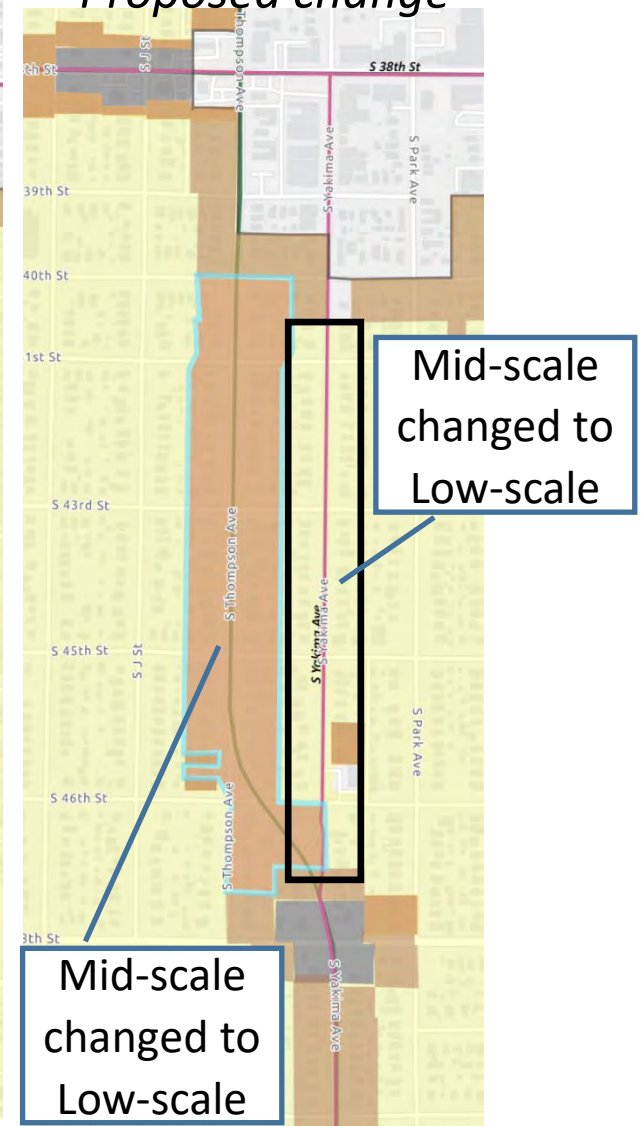
- Map change - Switch Mid-scale from South Yakima corridor to Thompson corridor (south of Lincoln Mixed-Use Center)



IPS Recommendation



Proposed change

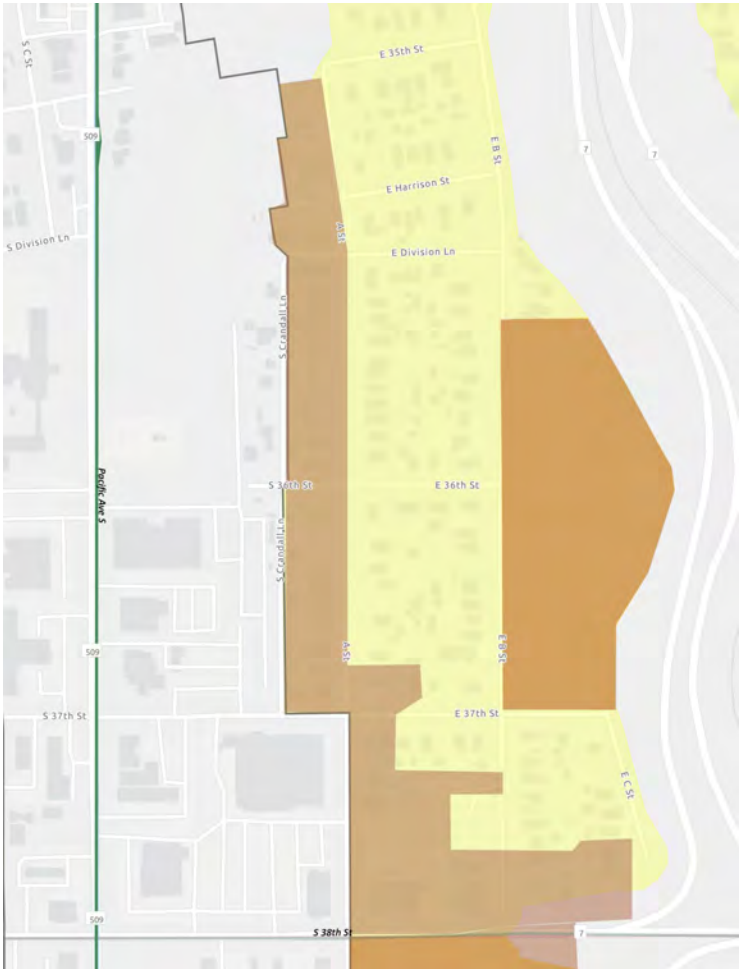


# CM Ushka – map change #2

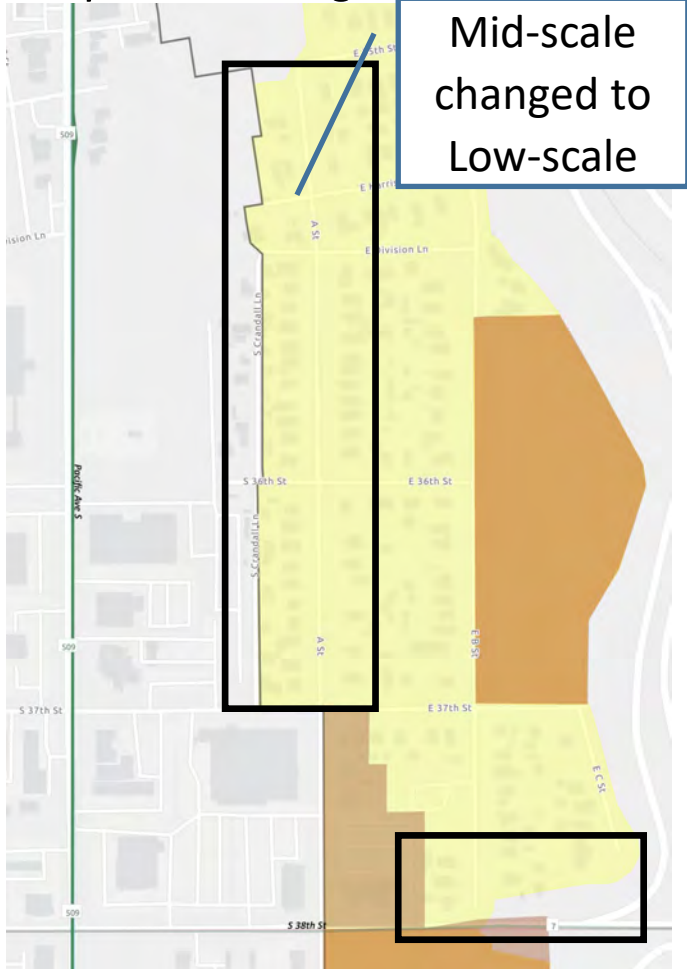
- Change Mid-scale to Low-scale along eastern boundary of Lower Pacific Mixed-Use Center



*IPS Recommendation*

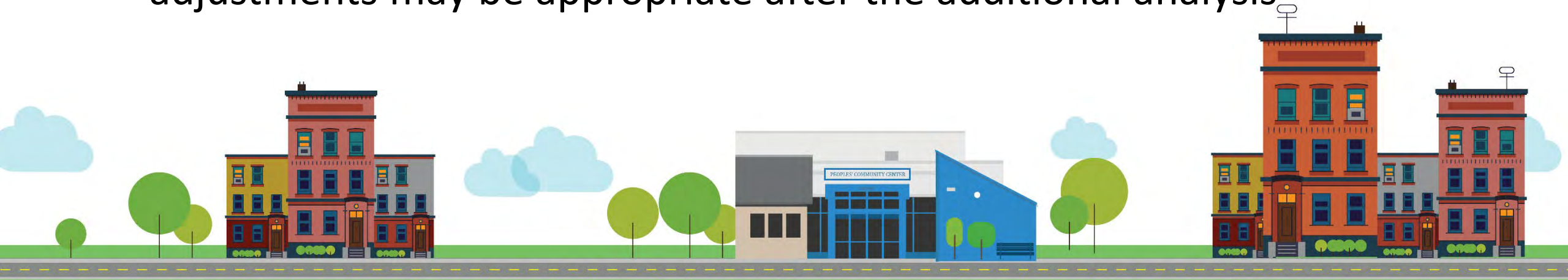


*Proposed change*



# 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

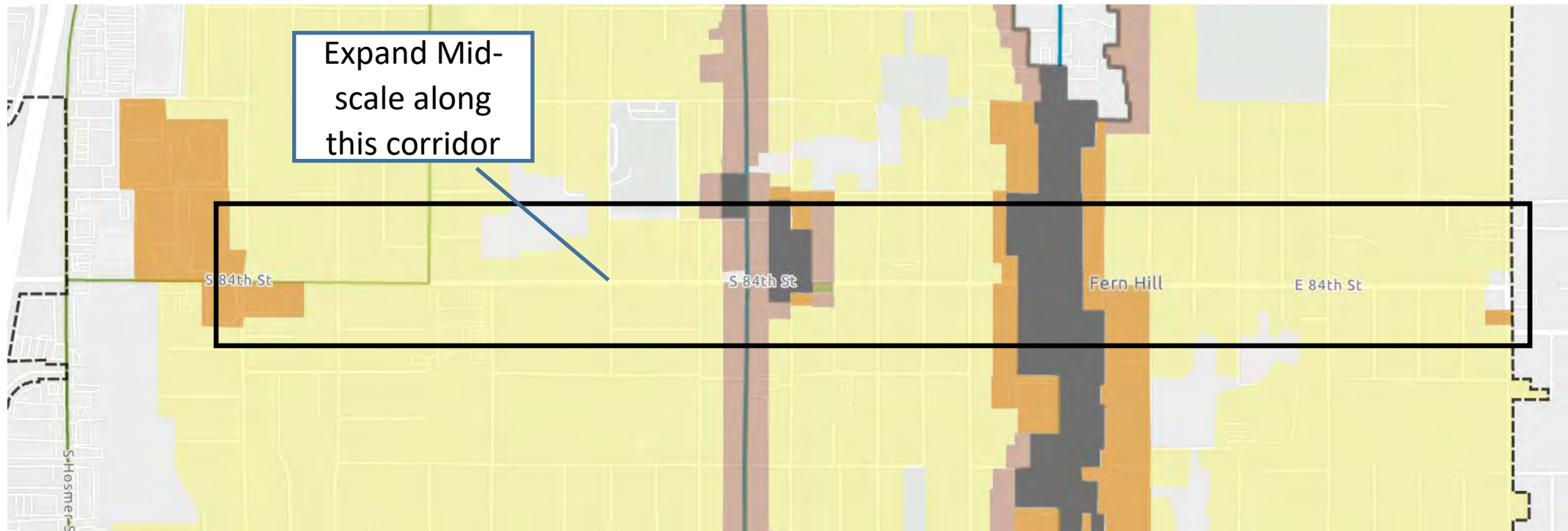
- Comprehensive Plan text – Clarify that in Low-scale areas, infill in historic districts must be consistent with neighborhood scale and defining features, and with policies discouraging demolition
- Context
  - Proposal already includes this language for Mid-scale areas





# CM Beale – Map change

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



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