

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

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## Home In Tacoma - Phase 2 Scope

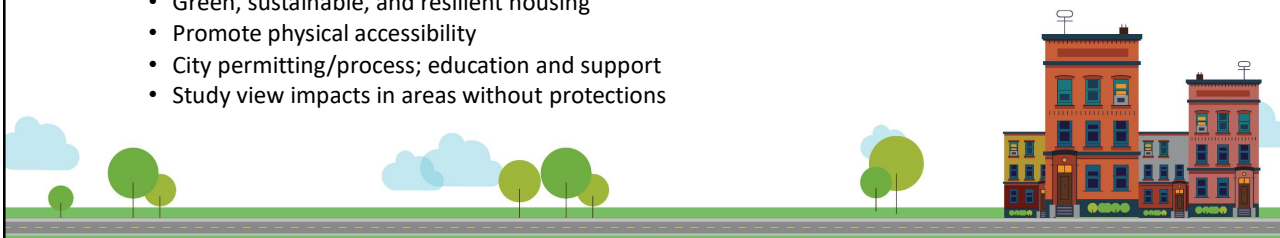
Phase 1 adopted a middle housing growth vision and guiding policies

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*

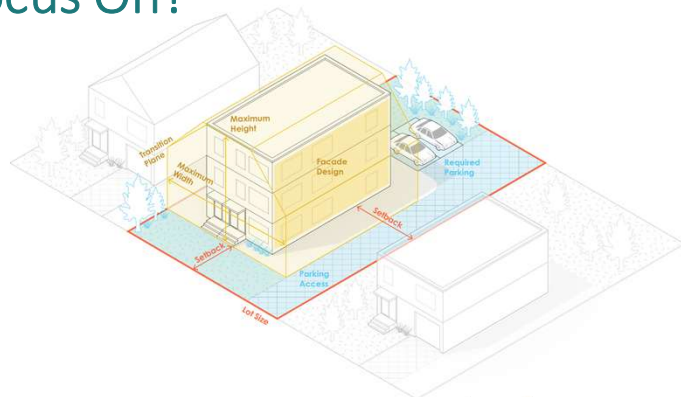
1. **Residential zoning districts and framework**
2. **Residential development standards**
3. **Affordable housing regulatory tools**
4. **Anti-displacement strategy**
5. **Administrative and technical actions**



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## What Will Phase 2 Focus On?

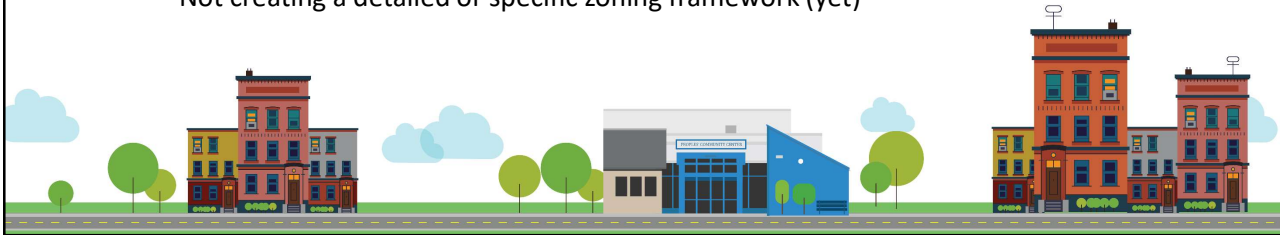
- Home in Tacoma project will evaluate **HOW** Tacoma can best retain and welcome more neighbors into existing neighborhoods.
- Phase 2 will evaluate how housing growth can help meet and be balanced with other community goals.
- This includes the best approach to **infill design standards**, actions 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.



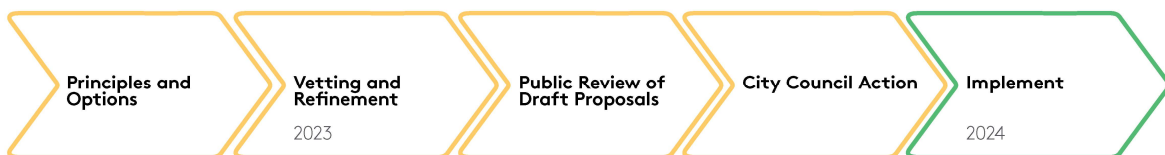
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## Why focus on these questions now?

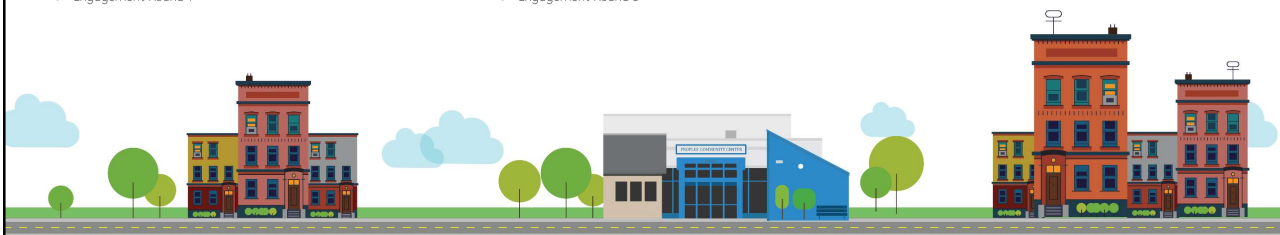
- Scoping process has focused the work for Phase 2
- Starting with big picture decisions on the project approach
  - What are the policy options for zoning?
  - How will we estimate potential growth?
  - How will we evaluate policy choices?
  - Does this approach seem like the right one to get there?
  - 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)

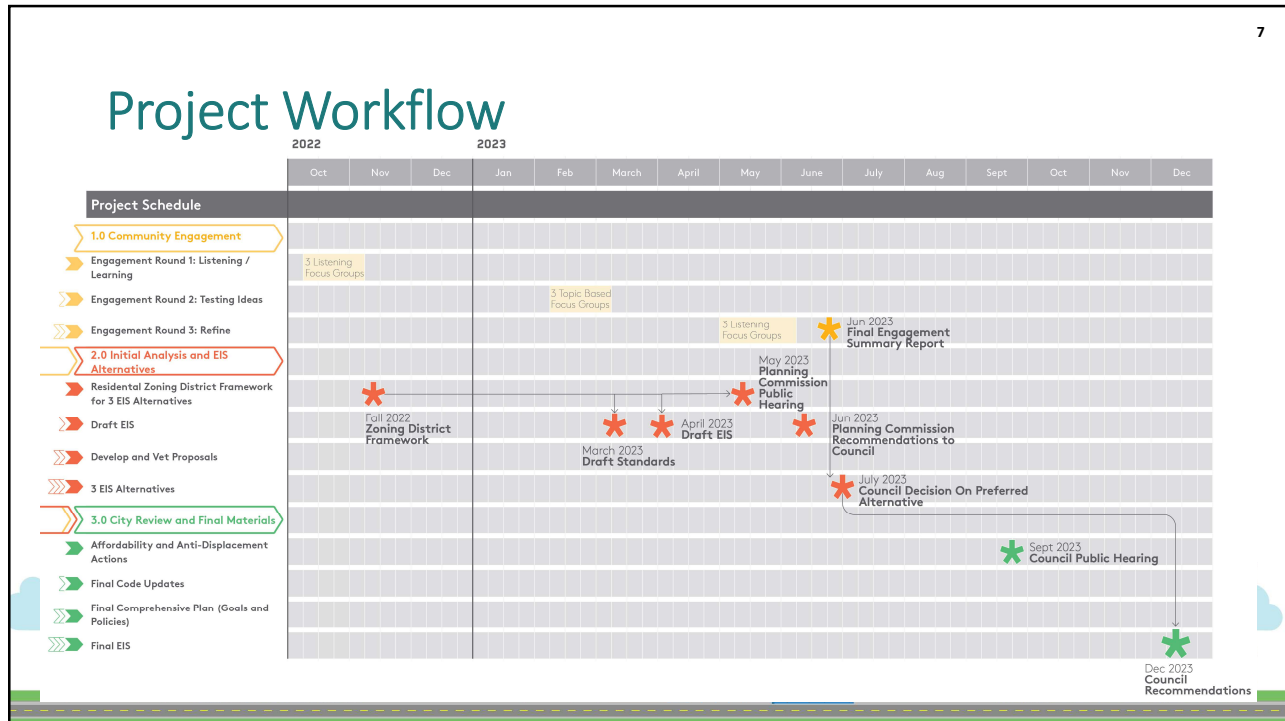


## Project Milestones

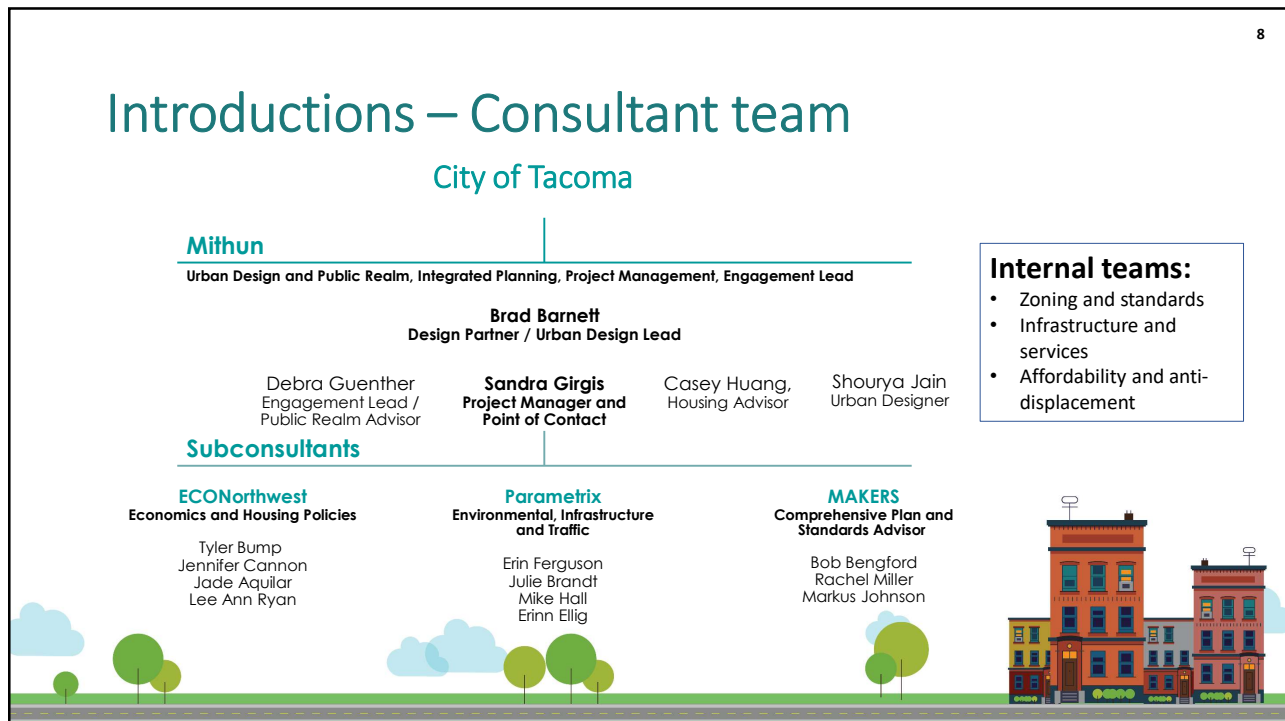


- |   |  |   |  |   |
|---|--|---|--|---|
| <ul style="list-style-type: none"> <li>• Set direction for decision-making</li> <li>• Establish options</li> <li>• Study and data</li> <li>• Zoning and standards concepts development</li> <li>• Engagement Round 1</li> </ul> | <ul style="list-style-type: none"> <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> |
|---|--|---|--|---|






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# Seeking input on proposed key decisions to guide early work products

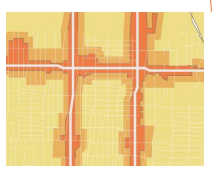
- **Zoning scenarios:** Vet guiding principles and start putting together zoning framework based on them
- **Growth estimates:** Establish 4 conceptual “zones” in order to create a low growth scenario and a high growth scenario
- **Evaluation criteria:** Vet and refine tool for use in evaluating policy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



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## Home In Tacoma Phase 2 Major Elements

Focus for today




**Zoning Scenarios**

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



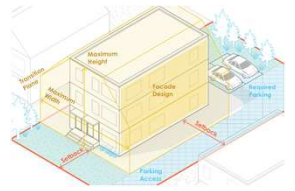
**Growth Estimates**

- 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

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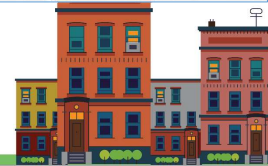
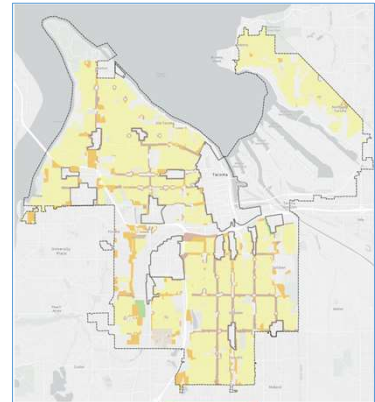
# Zoning policy decisions from Phase 1

## 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



Rowhouses (5 or more)



Small lot house



Cottage housing



Small multifamily



Medium multifamily

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

### Mid-scale Housing



Missing Middle Housing



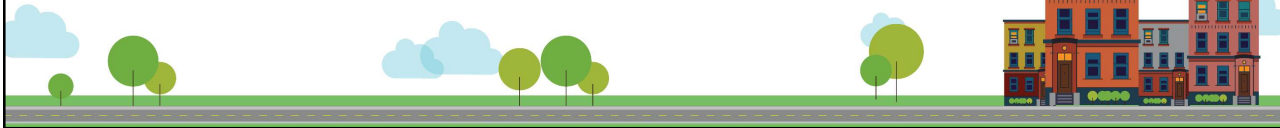
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## Low-scale Residential vision

- 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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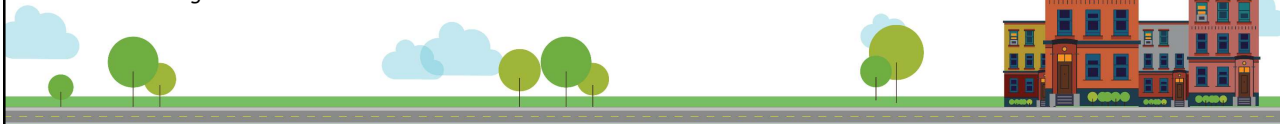
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## Mid-scale Residential vision

- 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*



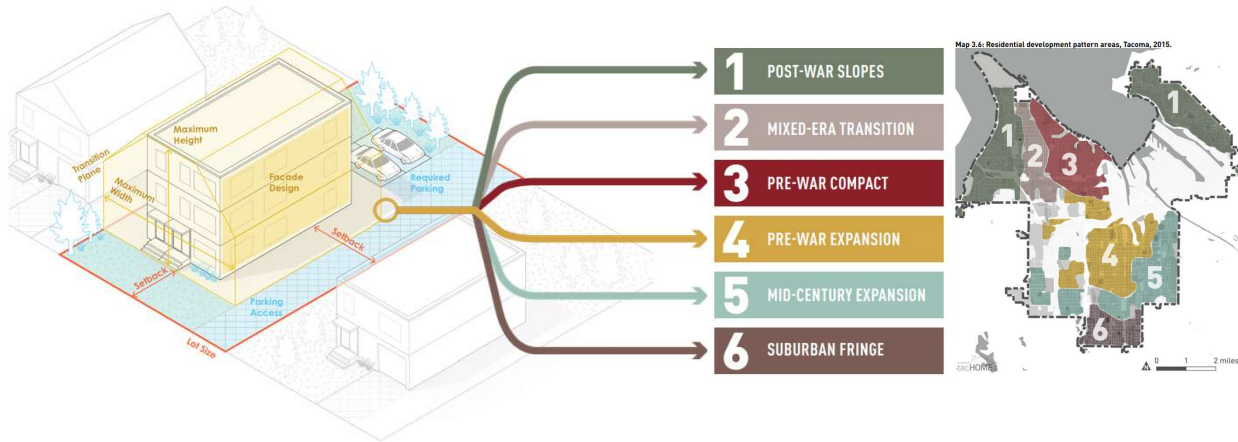
Example of a neighborhood with a mix of Mid-scale Residential housing



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# How should zoning and standards reflect residential patterns?

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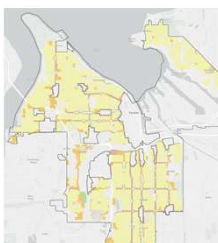


**Site Development:** parking, driveway access/design, landscape design  
**Lot Parameters:** lot coverage, setbacks, minimum lot size  
**Building Design:** height, width, step backs/transitions, façade design

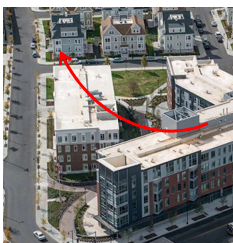
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# Proposed guiding principles for establishing zoning framework

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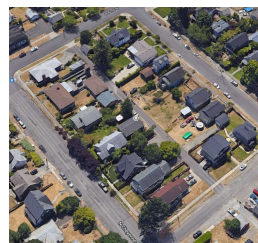
Meet Tacoma's newly adopted housing growth vision



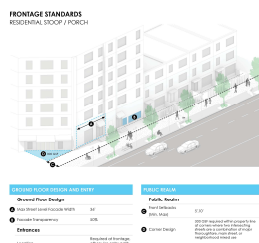
Use development scale as organizing characteristic



Continue to prioritize walkability and "complete neighborhoods"



Reflect neighborhood patterns such as yards, building scale, height



Create predictable, flexible regulations and requirements



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# Provide feedback on proposed zoning guiding principles

Click on [www.menti.com](http://www.menti.com)

Mentimeter

## Proposed middle housing zoning guiding principles

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

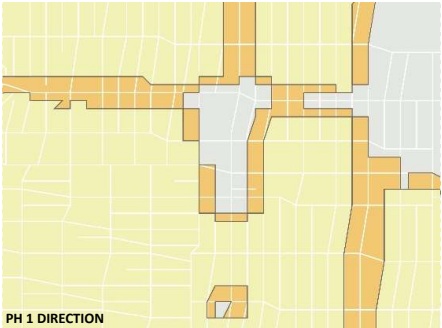


**Affordable Housing**  
Tacoma

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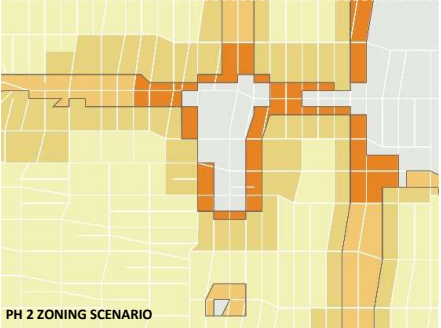
# Proposed zoning categories for testing scenarios

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




**PH 1 DIRECTION**

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



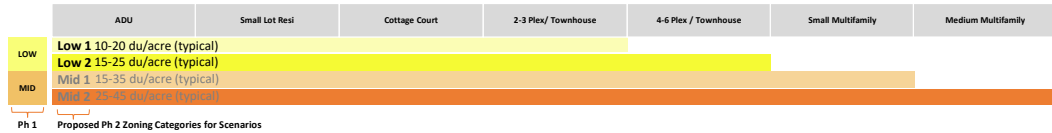
**PH 2 ZONING SCENARIO**

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



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# Low-Scale Residential Types & Zoning Growth Categories

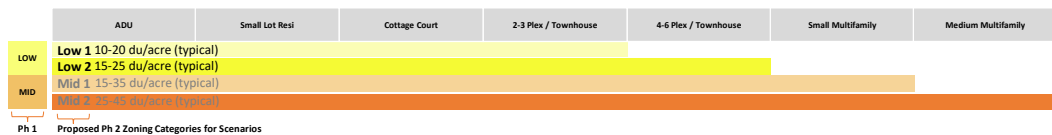


Ph 1 Proposed Ph 2 Zoning Categories for Scenarios

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



Ph 1 Proposed Ph 2 Zoning Categories for Scenarios

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?

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## 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															

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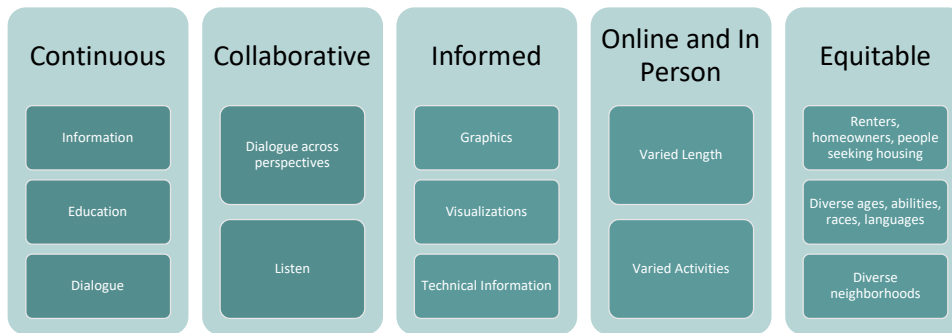
## Discussion – Evaluation criteria

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?

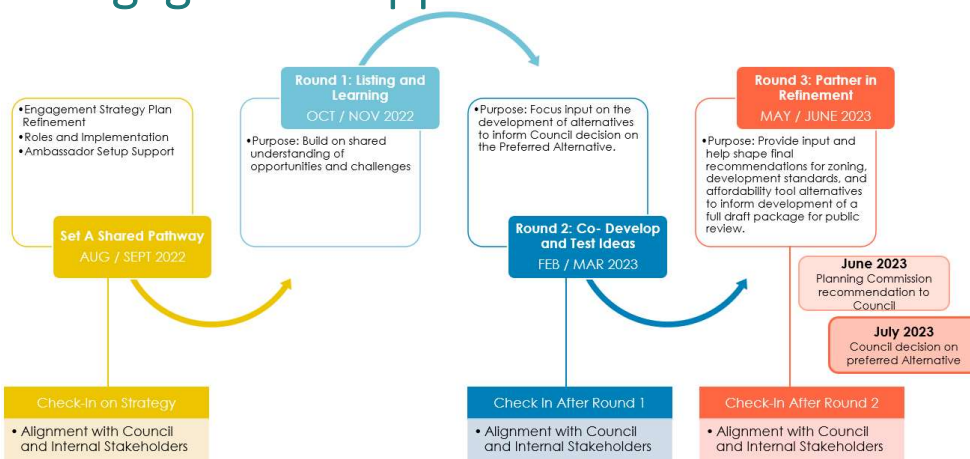
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# Engagement Strategy – Overall Goals



# Engagement Approach



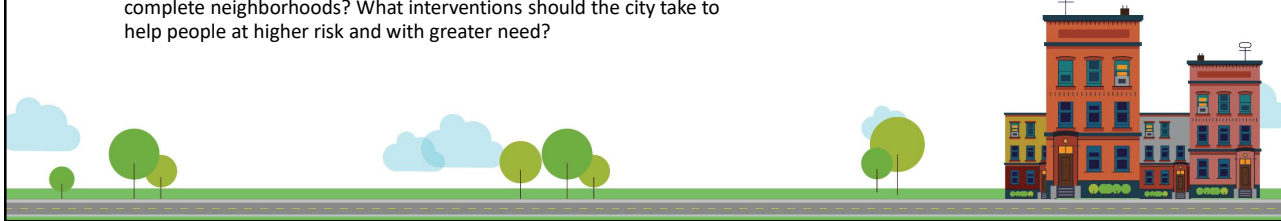
# Engagement Strategy Approach

## 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>• <i>Introduce Evaluation Criteria to Community to vet if we have it right.</i></li> <li>• <i>Feasible and market-attuned (internal and external)</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Reactions to initial proposals – did we get it right? What is left out?</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Introduce Refined Standards and Specific Affordability and Anti-Displacement policies</i></li> <li>• <i>Will support Public Hearing on Commission’s preliminary recommendations</i></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>



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## 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?



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## 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



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