

McKinley Hill Neighborhood Planning

Steering Group – Meeting #9

October 24, 2022

5:30 – 7p.m.

Attendees

Steering Group:

Caroline Edmiston

Cindy Nguyen

Lynnette Scheidt

Rick Slater

Roy Wang

Sophia Agtarap

Tara Scheidt

Troy Serad

Staff:

Lauren Hoogkamer, Neighborhood Planning Program

Anneka Olson, Neighborhood Planning Program

Markus Johnson, Makers Architects

Rachel Miller, Makers Architects

Ted Richardson, City Manager's Office

Minutes

Program Updates

- Budget Update

Lauren shared an update on the City's current budgeting process and implementation:

- City Council currently has \$250,000 in their budget to design a streetscape enhancement in McKinley, as discussed at previous m. The Oct 25 City Council study session will include information about the Planning and Development Services budget.

- Staff will work with McKinley another 1-2 years to support implementation and follow through on commitments.
- Want to talk with you tonight on how to track implementation and stay involved.
- Quick wins—many projects in the works already. Some may shift to next year if can't construct during rainy season.

Anneka shared an update on the Project Committees:

- The committees help us work on quick wins and longer-term goals
- Arts Committee Update:
 - Mural project now
 - In future, arts committee will help with the placemaking plan.
 - Interviewed 3 artists and identified top 3 locations
 - Next meeting Oct 26 to put together draft design
- Walkability Committee Update
 - First committee meeting will be 11/3
 - Now, working with Public Works and artist, focusing on intersection design at McKinley and Division
 - Future, potentially more intersection and streetscape projects
 - Discussion will also include quick wins such as red curb painting
- Open Space Project Committee
 - Tree planting (Grit City), East I St landscaping enhancements, McKinley Overlook activation are the top three priorities from the survey and projects this committee will shepherd.
 - Working on scheduling the next meeting

Group's thoughts:

- Rick: interested in the McKinley Overlook—clean-up to deter unwanted uses.
- Tara: block off a lane to accommodate additional uses and people, especially in the evenings?
- Anneka: good idea to explore, have to maintain functionality for emergency access, but something the group can look at as part of the Open Space committee

Anneka also shared the following updates:

- November meeting: Group Toast! Meet in person, minor business and updates, celebrate this year's work. Continue to work together next year. Wednesday, Nov 30th.
- December—no meeting for holidays
- January—update meeting; discuss meeting schedule going forward now that we have 3 active project committees
- Staff are also working on some upcoming outreach with multilingual communities
 - Dia de los Muertos, Oct 29, worked with translator to co-create the materials
 - Russian language ambassador working with Slavic communities

Lauren also shared an update on next steps for the plan:

- December—begin process to get this plan adopted by Council.

- Dec 7 to Planning Commission. Expect Planning Commission recommendation to City Council in January, then adopt by resolution.
- Current phase of work continues to be updating draft plan, getting details right with steering group, and moving towards finalizing this to share externally.

Questions from the group:

- Rick asked a question about the location of drinking fountains
 - Lauren: TPU came to business district and discussed with owners. Verlo Park and Wright and McKinley. Technical reasons why it should land on one side or the other. Will follow up.
 - Rick was hoping northwest corner as it's city-owned and has memorial. Hoping for improvements there.
 - Anneka: Improving that area is still a recommendation in the plan. Depended on where the water main is. The group will check with TPU and provide an update.

- **Draft McKinley Neighborhood Plan**

Markus and Rachel from Makers Architects shared the Draft Plan with the group:

- Markus walked through the draft Plan, including the Business District Vitality goals, Transportation goals, Open Space goals
 - Anneka: Transportation group at the last Steering Group meeting discussed the importance of improving access to parks, schools, transit, and Pipeline Trail connectors, so the specific locations included in the final plan will be reflective of that, even though this is still being finalized.
- Rachel clarified that the Group has seen the action matrix via past Steering Group meetings and on the online survey, but some of the background information and more specific objectives is new - which is the focus of tonight's discussion.
- Markus reviewed the survey results on the housing and development question from the Social Pinpoint online survey – including high interest in historic preservation, ADUs, and low-scale housing.
- Rachel: Shared some new draft actions in the development section based on these survey results and past discussion – want to make sure that the items included in development are reflective of the group's preferences
 - Rick: Question about how this connects with homelessness, provision of affordable housing. Also wants to talk more about the location of water fountains.
 - Caroline: Asked about how the provision of affordable housing pertains to the work of McKinley Neighborhood Plan
 - Ted: City isn't a developer, but the City does fund some of the developments, and for Home in Tacoma, sometimes this would allow us to require new affordable housing by providing additional requirements.
 - Anneka: McKinley neighbors have said that they want to see houses be affordable across the income spectrum, which we are trying to capture in the plan.
- Lynnette: Some of the new owners of historic buildings have been raising rents in a way that is concerning, and she is unsure if there would be interest in landmarking these. Wants to focus energy on the projects that we can impact.
- Caroline: In terms of what McKinley can impact, we don't necessarily want to support all policies from the City – need to make sure that the included language isn't too broad.

- Troy: Wants to see more permissible development in Strawberry Hill for infill - would like to see in McKinley some smaller-sized apartment buildings that can be a good template for future growth (like on K Street, Overlook) as well as ADUs. Also, could the City of Tacoma create preapproved home plans in addition to preapproved ADU plans?
- Tara: In favor of all forms of housing, moving forward we have open spaces that won't be used for parks anymore. Gault is a good opportunity to see a lot of different forms of housing. Would like to see it made easier to build and not harder, but shouldn't be a skyscraper. Market-rate and workforce are also important parts of the housing mix.
- Rachel: Question for the group: how can we get the language to be less broad?
- Rick: What is the definition of affordable housing as we are discussing it?
 - Rachel and Ted: explained how this is defined by US Department of Housing and Urban Development via area median income
- Rachel: What do people think about historic preservation tools for existing apartment buildings?
 - Lauren: The historic preservation office did a historic survey a couple of years ago and adding something to the Tacoma Register of Historic Places would still allow things to be modified/changed but would require design review. There are also tools/incentives that can help provide funding for future health and safety upgrades.
 - Tara: Asked about location of Eldred Building, and what process looks like for historic register?
 - Lauren: The process is fairly quick, and anyone can nominate, but you usually want to have owner support for this. The group could consider forming a Development Committee that could work on this outreach to owners.
 - Caroline: Concern about telling someone what they can do with their building with historic nomination. Cares about history of the neighborhood and supportive of owner placing building on the register; questions about whether the short-term work of this committee would fit into this and if this is something this group should advocate for.
 - Lauren: Shared more information about how the Tacoma Register works and some of the tax benefits
 - Rick: If owners are pro-historic register, want to be supportive of this, but don't want to push owners towards something they may not want. Also generally supportive for keeping existing affordable housing (#4).
- Rachel: Talked about a community prioritization policy as one possible action – would enable folks who have been displaced to stay within the neighborhood.
 - Troy: This is a problem mainly because we don't have other good affordable options; liberalizing zoning will help. Also mentioned McKinley Theater building and the existence of original façade under stucco.
- Rachel: What amenities are needed with new housing?
 - Anneka: Mentioned that Chaffey proposal includes a proposal to include a grocery store, and importance of documenting this need to ensure that the City and developers know that this is important
 - Rick: Question about food bank location and expansion to the other end of the block
 - Lauren: Food bank is already in permitting and working with the City
 - Caroline: Concern about the location of Food Bank trucks and traffic impacts
 - Tara: Concern that the new location could move some of the conflict to another location, there are impacts from parking/larger trucks. Historic building façade also will have some changes.
 - Rick: Concern that neighborhood didn't know about this sooner

- Rachel: What do people think about the community land trust recommendation?
 - Tara: Very interested in this, and seeing more housing of all kinds

- **Next Steps and Upcoming Dates – 5 minutes**
 - PDS City Council Budget Presentation – Tuesday, October 25, noon Study Session/5pm Council
 - Dia de los Muertos – Saturday, October 29, 2-6pm, Eastside Community Center
 - Walkability Committee meeting – Thursday, November 3, 5-6pm, virtual
 - End-of-year Steering Group toast – November 30, 5-7pm, in-person (location TBD)

- Lynnette shared concern about whether the Plan is treading water, want to make sure we see action
- Lauren and Anneka clarified that the implementation committees can help with moving these tasks forward.
- Tara/Sophia: Suggestion to share an email/social media post reminding people where we are in the process
- Anneka: City will put together a reminder email/social post and share this

Next steps:

- City will develop and send updated email/social posts about what the Plan has accomplished comes next
- City will update and share an early draft of the Plan with the steering group
- City will finalize and share location details for McKinley Steering Group toast on November 30