

MOTION FOR CITY COUNCIL CONSIDERATION

October 20, 2020

I move to amend Ordinance No. 28695, to amend the fourth Recital, add three additional subsections under "Be it Ordained" and amend Exhibits A and B consistent with the terms of this motion:

WHEREAS the proposed amendments will allow for ~~three~~ **six** new spaces for each project type in each of the five Council Districts, for a total of ~~45~~ **30** projects per type, or ~~60~~ **120** total projects; will address affordability through the development of additional, smaller units in more restrictively zoned areas of the City which would inherently create more housing choice and reduce per-unit costs; and will make other minor adjustments to the project types currently allowed through the Program, and

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Chapter 13.05 of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "A."

Section 2. That Chapter 13.06 of the TMC is hereby amended as set forth in the attached Exhibit "B."

Section 3. That the City Manager is directed to provide updated information about the status and results of the program to Council every six months.

Section 4. That the City Manager, in coordination with the Planning Commission, will expedite the work to modify Tacoma's housing growth strategy and associated zoning to promote housing supply, choice and affordability by allowing a broader range of housing types in Tacoma's predominantly single-family neighborhoods.

Section 5. That the Planning Commission is directed to forward a package of recommended Comprehensive Plan amendments by May of 2021 and a full package of implementing zoning, along with appropriate standards and processes to ensure that infill complements neighborhood patterns, promotes efficient, compact, transit-supporting and walkable patterns of development, establishes a high quality of design requirements, and incentives affordability measures in addition to being well-supported by urban infrastructure and services, for City Council consideration by December of 2021.

13.05.060 Residential Infill Pilot Program¹

A. Purpose.

To promote innovative residential infill development types, while ensuring that such development demonstrates high quality building and site design that is responsive to and harmonious with neighborhood patterns and character. In addition, the Pilot Program is intended to develop a body of successful, well-regarded examples of innovative residential infill in order to inform a later Council decision whether to finalize development regulations and design standards for some or all of these infill housing types.

B. Term.

The Pilot Program will commence when infill design guidelines illustrating in graphic format the intent and requirements of this section have been revised and updated~~developed~~, with input from the Planning Commission, and authorized by the Director. The Pilot Program will be reassessed as directed by the City Council or by the Director. Once three six spaces in three of any all of the categories has been completed in each Council District in Tacoma, no additional applications will be accepted for that category until further Council action has been taken.

C. Applicability.

The provisions of this section apply to the following categories of residential infill:

1. Two-family or townhouse development within the R-2 District,
2. Multifamily development within the R-3 District, ~~-,~~ In addition, applications to the Infill Pilot Program for renovations of existing structures, that do not increase building footprint, will be reviewed in the R2 District, and
3. Cottage Housing development within any residential district except the HMR-SRD District, and-

4. Planned Infill Housing option in all residential districts.

~~4. The pertinent provisions of TMC 13.06 regarding residential districts, the development and permitting requirements described therein, as well as any other pertinent section of the TMC shall apply.~~

~~5. There shall be a minimum distance of 1,000 feet separating pilot program housing developments within the same category.~~

D. Consistency with the code. Proposals submitted to the Infill Pilot Program must be consistent with the provisions of TMC 13.06 regarding residential districts, the development and permitting requirements described therein, as well as any other pertinent section of the TMC that apply.~~Submittals.~~

E. Submittals.

Proponents of any of the above innovative residential infill development types shall submit the following:

1. Site plan(s) showing proposed and existing conditions.
2. Building elevations from all four sides, showing proposed and existing conditions.
3. A massing study.
4. Photographs of any existing structures that will be altered or demolished in association with the proposal, as well as photographs of the structures on adjacent parcels.
5. A narrative and any supporting exhibits demonstrating how the project will be consistent with the Pilot Program intent and the provisions of this section.
6. Demonstration that the proposal would meet all pertinent TMC requirements, including those contained in TMC 13.06.100.

¹ Code Reviser's note: Relocated from 13.05.115 per Ord. 28613.

7. A complete application, along with applicable fees, for any required land use permits, including a [Conditional Use and Accessory Dwelling Unit permits Permit](#). Such processes may require public notification [and](#)/or meetings.
8. The Director reserves the right to request additional information and documentation prior to beginning the City's review.

[EF](#). Review process.

The Director will convene a special advisory review body which shall function in an advisory capacity to provide input prior to the Director or Hearing Examiner's decision and conditions of approval.

1. This body will include the following representatives:

- a. The Director or designee;
- b. The Long Range Planning Manager or designee;
- c. A City staff member with residential building and site development expertise;
- d. A designee representing the area Neighborhood Council where the project is proposed;
- e. An architect or urban design professional; and,
- f. A representative of the Landmarks Preservation Commission, if the project is within an Historic or Conservation District or would affect or be adjacent to historically significant properties.

[g](#). [The Current Planning Manager or designee](#)

2. The Historic Preservation Officer shall be consulted to assess potential adverse impacts to historically designated properties or properties eligible for historic designation. To mitigate or avoid adverse impacts, conditions recommended by the Historic Preservation Officer may include:

- a. Designation of the historically significant property to the Tacoma Register of Historic Places.
- b. Avoidance of the historically significant property or minimizing exterior changes to the property.
- c. Documentation and architectural salvage of the historically significant property, if demolition cannot be avoided.

3. The special advisory review body will assess the consistency of the proposal with the following criteria. All proposals submitted under the provisions of this section must demonstrate the following:

a. Responsiveness to the following basic neighborhood patterns established by existing development in the area.

- (1) Street frontage characteristics.
- (2) Rhythm of development along the street.
- (3) Building orientation on the site and in relation to the street.
- (4) Front setback patterns.
- (5) Landscaping and trees.
- (6) Backyard patterns and topography.
- (7) Architectural features.
- (8) Historic character, if located within a designated Historic District.
- (9) Whether adverse impacts to properties that are eligible for listing on a historic register can be mitigated.

b. Pedestrian-friendly design. The proposed development must provide direct and convenient pedestrian access from each dwelling to abutting sidewalks and public pathways and must emphasize pedestrian connectivity. The quality of the pedestrian experience within the site and in the abutting public right-of-way shall be high.

c. De-emphasize parking. [Parking is not required for projects in the Infill Pilot Program, but if parking is provided, the project should](#) ~~The proposal must meet the parking requirements of TMC 13.06.090.C in a manner that~~ de-emphasizes parking in terms of its prominence on the site and its visibility from the public right-of-way.

d. Minimize scale contrasts, shading and privacy impacts. The proposal must demonstrate that it will limit abrupt changes in scale between the proposed development and existing buildings on adjacent parcels. Privacy and shading impacts on abutting parcels must be prevented or reduced to a reasonable extent.

e. Create usable outdoor (or yard) spaces. The proposal must provide usable and functional outdoor or yard space that will be an amenity to its residents.

f. Sustainable features. In the case of multifamily development in the R-3 District, and cottage housing, the proposal must provide documentation of the incorporation of sustainability features through one of the following certification programs:

1. Built Green 3 Stars, ~~or~~ LEED Bronze; or equivalent;

~~2. Greenroads Bronze rating if full new roadway sections are constructed as part of the project;~~

~~g. Consistency with code requirements. The proposal must be consistent with the applicable provisions of TMC 13.06 and other applicable requirements. The Director has discretion to increase, decrease or modify development standards including setbacks, height and parking in order to ensure the proposal is fully consistent with the intent of the Pilot Program.~~

~~FG. Decision.~~

As part of the associated land use decision, the Director or Hearing Examiner shall determine whether the proposal meets the intent of this section and incorporate conditions as appropriate into the land use and building permit approvals. In the case of projects in historic or conservation districts, or individually designated landmarks, Landmarks Preservation Commission approval will be required pursuant to TMC 13.05.040. The Director has discretion to increase, decrease or modify development standards including setbacks, height and parking in order to ensure the proposal is fully consistent with the intent of the Pilot Program prior to issuance of a decision.

(Ord. 28613 Ex. G; passed Sept. 24, 2019; Ord. 28576 Ex. A; passed Mar. 19, 2019; Ord. 28336 Ex. B; passed Dec. 1, 2015)