Residential Infill Pilot Program
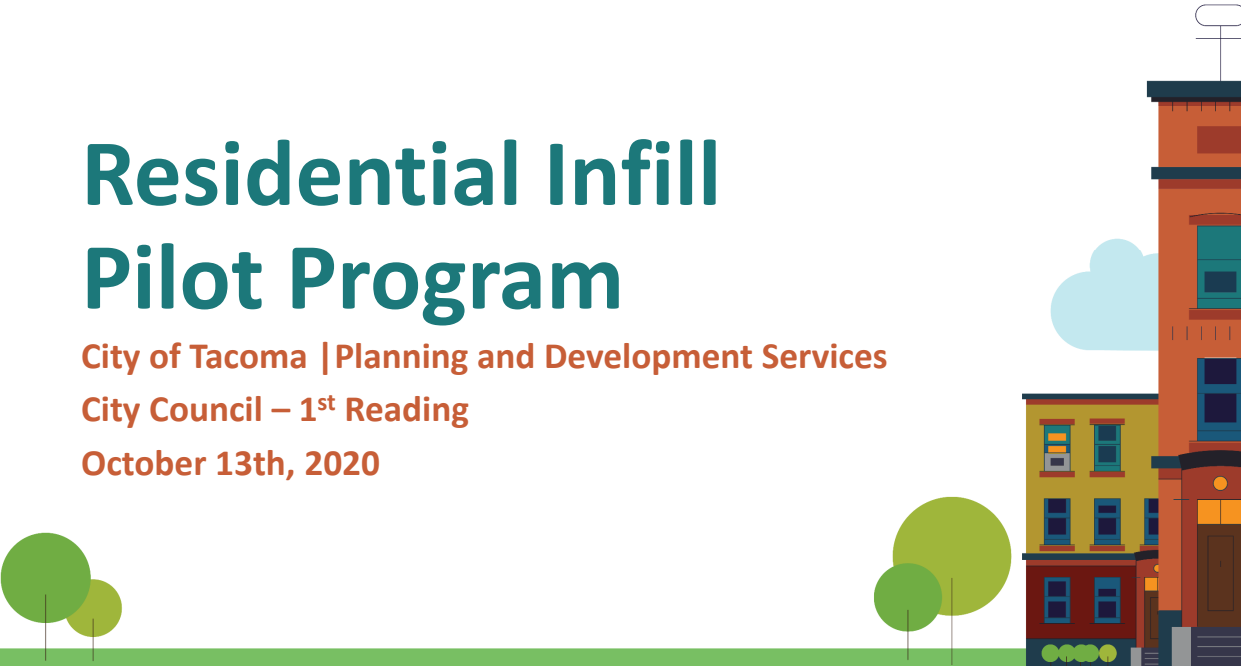
City of Tacoma |Planning and Development Services

City Council – 1st Reading

October 13th, 2020

Overview

Planning Commission Recommendation

Public and Council Comments

Potential Modifications

Next Steps

AHAS Action 1.8 - Diverse Housing Types

1.8

Infill Pilot 2.0

- Housing Element Update
- Detached Accessory Dwelling Units
- Infill Pilot Program
- Affordable Housing Incentives Review
- Reevaluate Housing Growth Strategy
- ADU Code Update
- Small-Lot Code Update
- Pre-Approved ADU Designs

Planning Commission Recommendation

Reauthorize and expand existing program

- 5x the number of potential projects
- Substantially increase potential locations
- Add a new, more flexible category (Planned Infill Housing)
- Remove parking requirements
- Add flexibility in design requirements
- Streamline permitting while retaining community engagement

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Two-Family Housing

- R-2 Zone
- 2 units
- **Not required to appear like a single-family house**
- **Remove corner lot requirement**

Small Multi-family Housing

- R-2 and R-3
- Up to 6 units
- **Allowed in existing structures in the R2**

Cottage Housing

- Most R Zones
- Up to 24 units
- **Reduce lot size**

Planned Infill Housing

- **R Zones**
- **Units: density consistent with the Comprehensive Plan**
- **Mix of existing housing types**

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What we heard through public hearing

General support
Small-lot program
Off-site improvements
Multi-family tax exemption program
Provide example site plans
Retain public involvement
Burden on existing infrastructure
Program expansion
Parking

Community + Council input

Program Capacity:

- Commission Recommendation: 60 Projects citywide

Potential Modifications
- Double program capacity to 120 Projects citywide
- Allow Small Multi-family Renovations to expand floor area in R-2

Community + Council input

Parking

- Commission Recommendation: remove required on-site parking

Potential Modifications

- Continue from Version 1.0 - 1 parking space per unit
- Determine through Design Review/Directors Decision

Next Steps

Public Hearing – October 6th, 2020

1st Reading – October 13th, 2020

2nd Reading – October 20th, 2020

Residential Infill Pilot Program

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October 13th, 2020