



City of Tacoma  
Planning Commission

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May 06, 2020

The Honorable Mayor and City Council  
City of Tacoma  
747 Market Street, Suite 1200  
Tacoma, WA 98402

RE: Residential Infill Pilot Program 2.0

Honorable Mayor and Members of the City Council,

On behalf of the Tacoma Planning Commission, I am forwarding our recommendations on the proposed changes to the Residential Infill Pilot Program, in response to Resolution No. 39723 from May 9, 2017. Enclosed is the "*Planning Commission's Findings and Recommendations Report, May 6, 2020*" that summarizes the proposed changes, the public review process, and the Planning Commission's deliberations.

Through months of conversation and discussion, the Commission has been steadfast in support for updating the Infill Pilot Program as it is one piece in the larger efforts to diversify the housing supply in the City of Tacoma.

The purpose of the Residential Infill Pilot Program is to promote innovative residential infill development types and housing choice, 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 future Council decision on development regulations and design standards for some or all of these infill-housing types.

The proposed changes to the Infill Pilot Program (referred to Infill Pilot 2.0) seek to build on the success of the program since its inception. In addition, the changes allow the Infill Pilot Program to continue to function by

- Adding more spaces for applicants
- Adding flexibility to address infill opportunities not currently allowed by the program
- Provide a streamlined project review without reducing the oversight each project receives

The Infill Pilot Program is well situated to provide infill opportunities within traditionally restrictive zones while providing oversight to these projects that will help to mitigate any significant impacts to existing neighborhoods. The Commission stands ready to assist the City Council and the Planning and Development Services Department in updating the Infill Pilot Program to ensure its continued success.

Respectfully,

ANNA PETERSEN, Chair  
Tacoma Planning Commission  
Enclosure