



TO: T.C. Broadnax, City Manager
FROM: Brian Boudet, Planning Manager, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: Infrastructure, Planning and Sustainability Committee
SUBJECT: Residential Infill Pilot Program
DATE: October 12, 2016

SUMMARY:

At the meeting on October 12, 2016, the Infrastructure, Planning and Sustainability Committee will receive a status update on the Residential Infill Pilot Program, review a draft of the associated handbook, and hear progress on internal coordination with site development and utilities.

BACKGROUND:

In December 2015 the City Council adopted code creating the Residential Infill Pilot Program. The program is designed to promote innovative residential infill while ensuring that such infill demonstrates high quality building and site design that is responsive to and harmonious with neighborhood patterns and character.

The infill housing types are detached accessory dwelling units in single-family zones, two-family development on corner lots in the R-2 Single-Family district, small-scale multifamily development in the R-3 District, and cottage housing in most residential districts. Through this pilot program the City hopes to see successful and well-regarded examples of these housing types built, as a way to inform a future Council decision on Tacoma's regulatory approach to these housing types.

City staff and consultants have been working to put together the administrative and design guidelines for the Residential Infill Pilot Program. These guidelines are nearly completed and the City is looking to finalize them and launch the pilot program in the next couple of months. A copy of the draft project handbook is attached.

ISSUE:

In the past citizens have expressed some trepidation about the potential for infill housing, new development types (such as ADUs), and increased density in their neighborhoods. The administrative and design guidelines are intended to address many of these issues and ensure that they are well vetted, with substantial community input, through the permitting process. Additionally, staff is examining potential issues regarding site development and utility standards to help ensure that they do not become barriers to effective implementation of the pilot program. These issues are ongoing and are being addressed during our launch and internal project development through the end of 2016.

ALTERNATIVES:

Not applicable.

FISCAL IMPACT:

None.



RECOMMENDATION:

The Committee is requested to provide feedback and suggestions on the draft Residential Infill Pilot Program Handbook.

ATTACHMENT:

- Draft - Residential Infill Pilot Program Handbook