



RESOLUTION NO. 39886

1 BY REQUEST OF COUNCIL MEMBER WALKER LEE

2 A RESOLUTION relating to zoning; requesting the Planning Commission to
3 consider modifications to Tacoma Municipal Code 13.05.115, the
4 Residential Infill Pilot Program, for the purpose of increasing the number of
5 allowed Detached Accessory Dwelling Units and modifying the design
6 standards and review process pertaining to Two-family, Multi-family, and
7 Cottage Housing developments.

8 WHEREAS, on December 1, 2015, pursuant to Ordinance No. 28336, the
9 City Council established the Residential Infill Pilot Program (“Program”), as codified
10 in Tacoma Municipal Code (“TMC”) 13.05.115, and

11 WHEREAS the purpose of the Program is to promote innovative residential
12 infill development types while ensuring that such development demonstrates
13 high-quality building and site design that is responsive to and harmonious with
14 neighborhood patterns and character, and applies to the following four categories
15 of residential infill: Detached Accessory Dwelling Unit (“DADU”), Two-family or
16 Townhouse, Multi-family, and Cottage Housing, and

17 WHEREAS the Program launched at the end of 2016, and by the application
18 deadline of March 31, 2017, a total of 16 applications were received, consisting of
19 12 DADU applications, three Cottage Housing applications, and one Two-family
20 application, and

21 WHEREAS in May 2017, following the review process and with the
22 assistance of a special advisory review committee, the Planning Director issued an
23 official determination selecting three DADU projects and one Cottage Housing
24 application, and

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1 project to move forward; to date, only one of the four selected projects has
2 proceeded, and

3 WHEREAS, leading up to, during, and after the initial implementation of the
4 Program in 2017, Tacoma residents and members of the development community
5 reached out to staff to express concerns about barriers to participation in the
6 Program, and have suggested ways that the Program may be improved, and

7 WHEREAS, based on feedback from the community and staff evaluation of
8 Program implementation, it has been determined that Program modifications
9 should be considered in order to increase access to and participation in the
10 Program, thus creating avenues for broader and more affordable housing choices
11 in response to varied cultural norms, aging-in-place needs, and changing values
12 about housing, and

13 WHEREAS potential modifications to the Program may include, but are not
14 limited to, the following:

- 15 • Increasing the number of DADUs from three to a greater number, such as 15,
16 to allow for more example projects in more areas of the community;
- 17 • Modifying the standards for Cottage Housing developments to provide
18 flexibility on certain standards, such as open space requirements, to better
19 accommodate small cottage housing developments;
- 20 • Modifying the process for Two-family and small Multi-family proposals to allow
21 for a two-phase design review process, so that developers could receive
22 preliminary approval by presenting a “concept design” before having to
23 acquire a specific property; and
- 24 • Modifying pertinent aspects of the regulations to provide clearer authority for
25 the design review and discretionary Director review process, to include
26 consideration of flexible approaches to standard requirements, and



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WHEREAS, at its meeting of November 9, 2017, the Community, Vitality and Safety Committee reviewed this issue and recommended that it be brought before the City Council for consideration, and

WHEREAS the City Council recognizes the need to increase access to and participation in the Program, and is requesting the Planning Commission to consider modifications to the Program to achieve this desired outcome; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the City Council hereby requests the Planning Commission to consider modifications to Tacoma Municipal Code 13.05.115, the Residential Infill Pilot Program, for the purpose of increasing the number of allowed Detached Accessory Dwelling Units, and modifying the design standards and review process pertaining to Two-family, Multi-family, and Cottage Housing developments.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney