



TO: Elizabeth Pauli, City Manager
FROM: Peter Huffman, Director, Planning and Development Services
COPY: Infrastructure, Planning and Sustainability Committee; Kurtis Kingsolver
PRESENTER: Brian Boudet, Planning Manager, Planning and Development Services
SUBJECT: Residential Infill Pilot Program Update
DATE: July 11, 2018

SUMMARY:

At the Infrastructure, Planning and Sustainability Committee on July 11, 2018, staff will provide an update of the Residential Infill Pilot Program, as well as a proposal for next steps. An overview of the application process and project applicants will be given, as well as a detailed report of the current status of all active projects. The proposal will suggest the allowance and codification of detached Accessory Dwelling Units (DADUs) by the end of 2018 and plans for the inclusion of piloted housing types and zoning designations to be further evaluated as part of the implementation of the forthcoming Affordable Housing Action Strategy.

BACKGROUND:

In December 2015 the City Council adopted code enacting the Infill Pilot Program, as part of a package of Affordable/Infill Housing code updates. The following infill housing types are being reviewed under the Pilot Program:

- Detached Accessory Dwelling Units (DADU) in single-family zoning districts
- Two-family development on corner lots in the R-2 Single-family Dwelling District
- Small-scale multifamily development in the R-3 District Two-family Dwelling District
- Cottage Housing in most residential districts

The intent of the Pilot Program has been 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.

A maximum of three of each infill housing type could be developed (up to 12 in total) through the Pilot Program. Currently, 3 DADUs, 1 cottage housing project, and 1 two-family project have been approved by the review committee and confirmed by Director's determination.

ISSUE:

The desired outcome of the program is to see successful and well-regarded examples of these housing types built, as a way to inform future Council decisions on Tacoma's regulatory approach to these housing types.

ALTERNATIVES:

None.

FISCAL IMPACT:

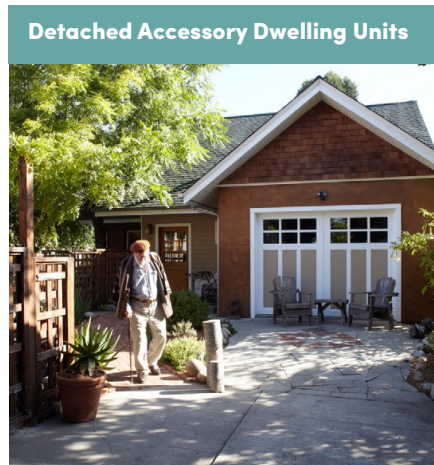
None.

ATTACHMENT:

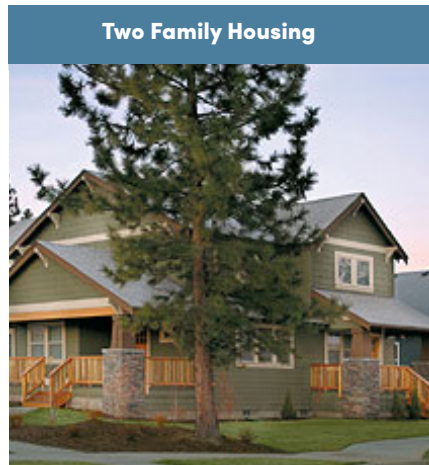
- A. Residential Infill Pilot Program – Project Summary Sheet

Residential Infill Pilot Program

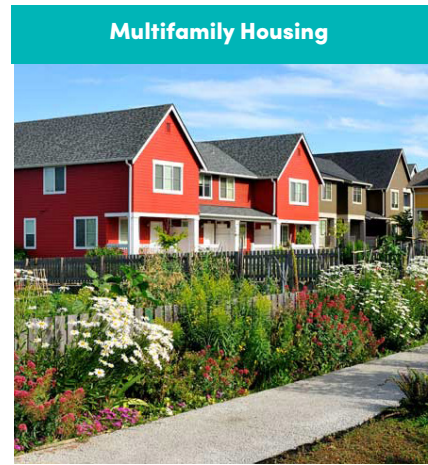
Summary



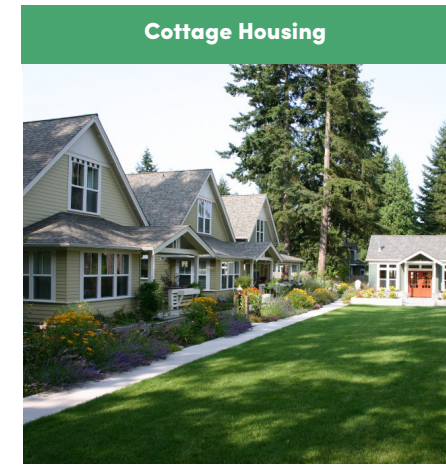
15 Statements of Interest
13 Applications
3 Selected Projects



3 Statements of Interest
2 Applications
1 Selected Project



0 Statements of Interest
0 Applications
0 Selected Projects



6 Statements of Interest
2 Applications
1 Selected Project

Purpose

To promote innovative residential infill development types, while ensuring that such development demonstrates excellent 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, which will inform a Council decision whether to finalize development regulations and design standards for some or all of these infill housing types.

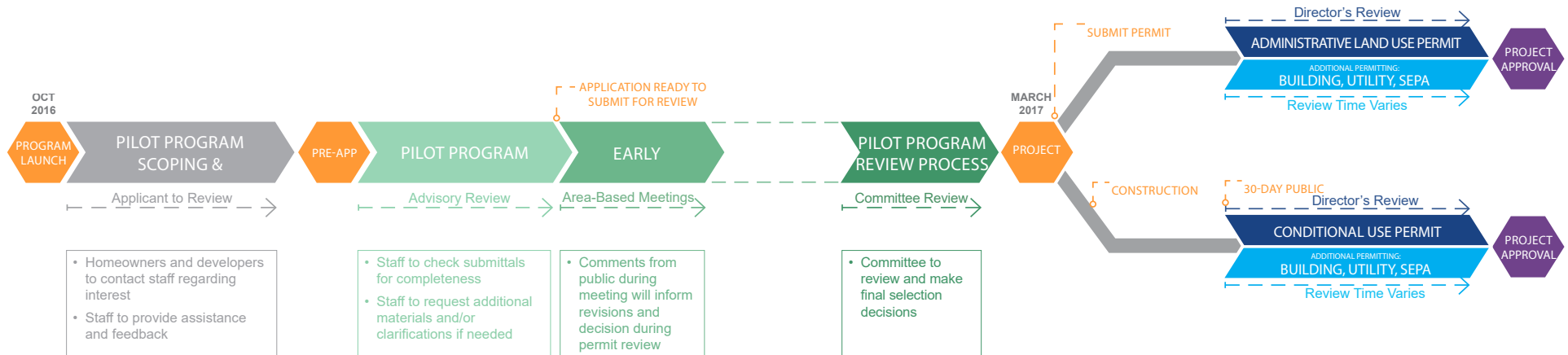
Applicability

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

- Detached Accessory Dwelling Units within the R-1, R-2, R-2SRD and HMR-SRD Districts
- Two-family or townhouse development within the R-2 District
- Multifamily development within the R-3 District, and
- Cottage Housing development within any residential district.

Residential Infill Pilot Program

Summary (Cont.)



Design Direction

Compatibility with the following patterns established by existing neighborhood development:

- (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.