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**SUBJECT:** Residential Infill Pilot Program 2.0  
**DATE:** January 15, 2020

**PRESENTATION TYPE:**

Informational Briefing

**SUMMARY:**

The Planning Commission is currently reviewing potential updates to the Residential Infill Pilot Program and is seeking input from the Infrastructure, Planning, and Sustainability Committee. The Infill Pilot Program has been reviewing projects since 2018 and has reached capacity in all but one category, Small Multi-Family in the R-3 Zoning District. As discussed with the Committee during the review of the planning work program in September 2019, this program update (version 2.0) is intended to expand the capacity and flexibility of the program to more sufficiently test and evaluate potential infill development types.

Building off findings from the administration of the current program and engagement with the community, the following project categories are currently being reviewed by the Planning Commission for inclusion in the Infill Pilot 2.0;

- Two-family Housing in the R-2 District (continuation from version 1.0, with some modifications to the review process)
- Multi-family Housing in the R-3 District (continuation from version 1.0, but with expansion to the R-2 District for projects that involve renovations of existing structures)
- Cottage Housing in all Residential Districts except HMR-SRD (continuation from version 1.0, with some added flexibility on development standards)
- Density-based Housing in all Residential Districts (a new infill category)

The initial Infill Pilot Program was limited to three examples of each of the four development types. For version 2.0, additional capacity is also being considered that would allow three of each project type in each of the five Council Districts (for a total of 15 potential examples of each infill type).

**BACKGROUND:**

In December 2015 the City Council adopted code enacting the Infill Pilot Program for the following housing types.

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

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 future Council decisions on development regulations and design standards for these infill housing types.

**ISSUE:**

As the Planning Commission approaches its release of a public review draft, the Committee may want to provide input regarding the project types proposed for the Infill Pilot 2.0 and whether there are other criteria, development types, or flexibilities the Committee would encourage the Planning Commission to consider for review.

**ALTERNATIVES:**

This is an information briefing only. There are no alternatives presented.

**FISCAL IMPACT:**

This is an information briefing only. There is no fiscal impact.

**RECOMMENDATION:**

This is an information briefing only. There is no recommendation at this time.