



## Residential Infill Pilot 2.0

City of Tacoma | Planning and Development Services

IPS Committee  
January 15<sup>th</sup>, 2020  
ITEM 2



### OVERVIEW



- Planning Commission review
- Expand the capacity and flexibility of the program
- More sufficiently test and evaluate infill development types
- Findings from stakeholder engagement gathered throughout administration of the current program

## BACKGROUND



- Operational since 2017
- To promote innovative residential infill and housing choice
  - high quality building and site design
  - responsive to and harmonious with neighborhood patterns/character
- Develop a body of successful, well-regarded examples
- Inform future Council decisions on development regulations

3

## DEFINITIONS



- DADU – Detached Accessory Dwelling Unit
- ADU – Accessory Dwelling Unit

### Zones

- R-1 – Single-family District
- R-2 – Single-family District
- R-2SRD – Residential Special Review District
- HMR-SRD – Historic Mixed Residential Special Review District
- R-3 Two-Family District

4

## INFILL PILOT 1.0



- DADU's – 3 Selected Projects (2 built)
  - Moved out of Pilot Program in 2019
- Two-Family Housing – 3 Selected Projects
- Multi-family – 0 Applications
- Cottage Housing – 2 Selected Project

5

## INFILL PILOT 1.0



### FINDINGS

- Provide more spaces to adequately test project types
  - 3 per Council District
- Provide more flexibility
- Streamline review
  - Combine Notices and Decision Letters

6

## INFILL PILOT 2.0



- Two-Family Housing in R-2
  - On corner lots
  - Lot size: >6,000 square feet
- Small Multi-Family in R-3 + remodels in R-2
  - Maximum number of units: 6
  - Lot size: >9,000 square feet
- Cottage Housing in R1,R2, R2-SRD, R3
  - Number of units: 4-24
  - Lot size: >7,000 square feet



7

## INFILL PILOT 2.0



- Density-Based Housing In R1, R2, RS-SRD, HMR-SRD, R3
  - Provide flexibility by limiting overall density not unit type
  - Satisfy Comprehensive Plan density – 12 units per acre
  - Minimum lot size: 7,000 square feet

8

## INFILL PILOT 2.0



### Unit Density:

Detached unit = 1 unit

Attached unit = 0.75 unit

Accessory unit = 0.5 unit

### Example:

Density by Lot:

Lot size (example):

Allowable Density:

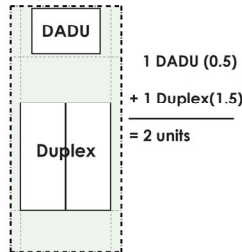
Lot size (7,000SF) x number of units (12 units/acre) = 2 units

7,000 SF

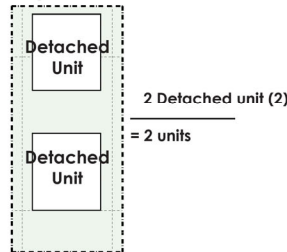
2

### Options for using density on a 7,000SF lot

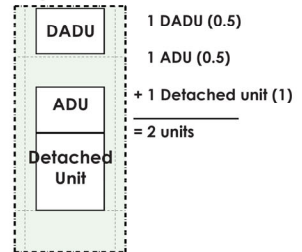
#### Option 1:



#### Option 2:



#### Option 3:



9

## NEXT STEPS



### Tentative Planning Commission Schedule

- Review – 01/15/2020
- Release for Public Comment– 02/05/2020
- Public Hearing – 03/04/2020
- Recommendations – 04-05/2020

10



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