

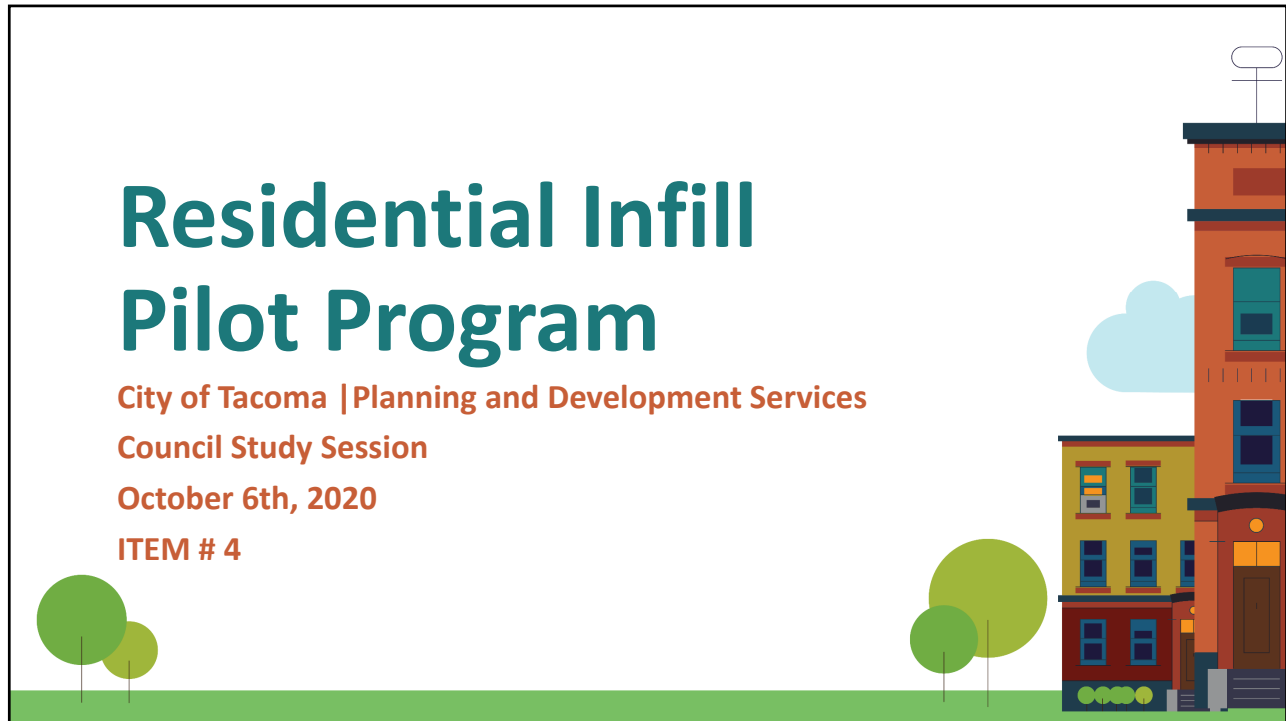
Residential Infill Pilot Program

City of Tacoma | Planning and Development Services

Council Study Session

October 6th, 2020

ITEM # 4



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Overview

Existing Program

- Goals
- Implementation
- Infill Pilot 1.0

Proposed changes

- Modifications
- Community input
- Infill Pilot 2.0

Next Steps



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Purpose

Comprehensive Plan Housing Goals

- Equitable access
- Diverse housing types

AHAS Initiatives

- Action 1.8 Diverse Housing Types

Program Goals

- Pilot additional, more diverse, housing types in traditionally restrictive zones
- Demonstrate high quality building and site design that is harmonious with neighborhood patterns and character.
- Inform future Council decision on regulations and design standards
- Provide thorough review and community input throughout project development



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Program History

Residential Infill Pilot Program 1.0

- Program Launch 2016
- Part of a package of Affordable/Infill Housing code updates

Type of Housing

- Detached Accessory Dwelling Units in single-family zoning districts
- Two-family or townhouse development within the R-2 District
- Small-scale multifamily development within the R-3 District
- Cottage Housing development in residential district (except HMR-SRD)



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Lessons Learned

- Strong recognition of the need to take action to meet Tacoma's housing affordability, choice and supply goals
- Interest in missing middle and infill housing
- Residential Infill Pilot Program is a near-term action
- Inform ongoing housing efforts by piloting new infill types
- A need to explore issues around infrastructure, transit, parking, streamlining the permitting process
- Overly limited, especially for small multi-family



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Proposed Program Update

Reauthorize and expand existing program

- Modify existing project types
 - Reduce lot size requirements where feasible
 - Remove parking requirements
 - Remove corner-lot + SF appearance requirements for duplexes
- Increases from 3 citywide to 3 per Council District for all types
- Add Planned Infill Housing category to eligible housing types
- Run Conditional Use Permit and Pilot Program design review concurrently



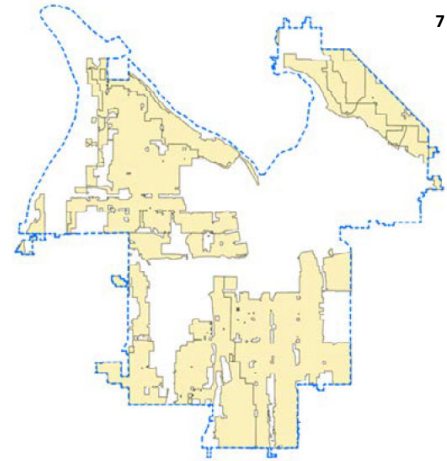
Two-Family Housing

Updated for 2.0

- 3 spots per Council District, 15 Projects Citywide
- Not required to appear like a single-family house
- Each unit accessed from adjacent street
- Remove corner lot requirement
- 31,000 possible lots

Unchanged from 1.0

- R2 Zone
- Minimum Lot Size: 6,000 SF



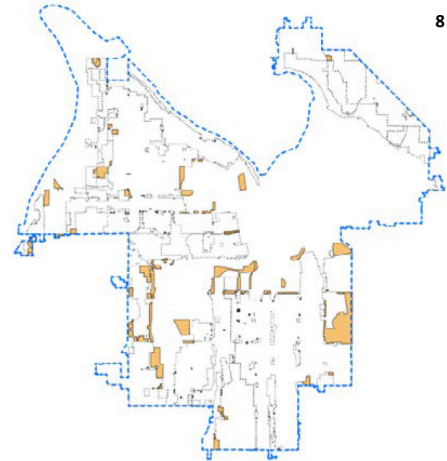
Small Multi-family Housing

Updated for 2.0:

- 3 spots per Council District, 15 spots citywide
- Remove shared entrance requirements
- Renovations of existing structures reviewed in the R2
- R2: 9,000 possible lots allow Existing Structures

Unchanged from 1.0:

- Maximum Units: Six dwelling units
- Minimum Lot Size: 9,000 SF
- R3: 279 possible Lots allow new structures



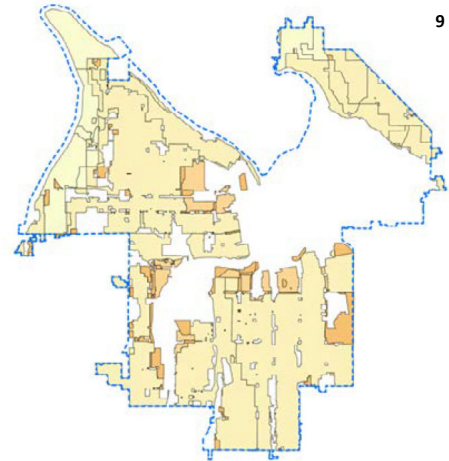
Cottage Housing

Updated for 2.0:

- 3 spots per Council District, 15 spots citywide
- Reduce lot size to 7,000 SF (currently 10,000 SF)
- Allow in rear yard (DADU's currently allowed)
- 2X density
- 24,000 possible lots

Unchanged from 1.0:

- Units: 4 to 24 units
- Design Criteria

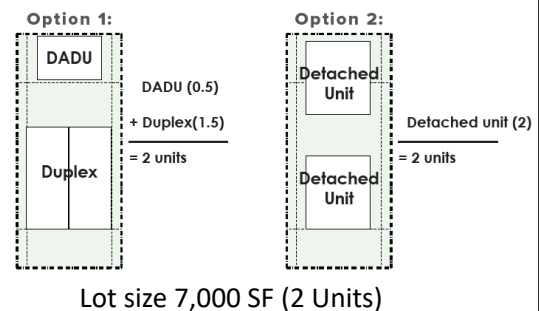


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Planned Infill Housing

- 3 project per Council District, 15 projects Citywide
- 27,000 possible lots in all residential zones
- Minimum lot size
 - 7,000 SF in R zones
 - 3,500 SF in R-3
- Maximum Units:
 - 12 Units/acre, Exception: R-3 = 36 units/acre
- Unit Factor:
 - Primary unit = 1 (or 3,630 SF)
 - Attached unit = 0.75 (or 2,722 SF)
 - Accessory unit = 0.5 (or 1,815 SF)



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Community input

Public Outreach

- six planning commission meetings
- planning commission public hearing
- neighborhood councils
- community council
- community open house
- infill 1.0 applicant/developer feedback
- review panel feedback
- web outreach

What we heard

Support

- Moving forward quickly
- Near transit
- Flexibility for on-site parking

Concern

- Burden on existing infrastructure
- Public involvement
- Enforcement



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Next Steps

Public Hearing – October 6th, 2020

1st Reading – October 13th, 2020

2nd Reading – October 20th, 2020



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