



AGENDA

MEETING: Regular Meeting

TIME: Wednesday, September 21, 2016, 4:00 p.m.

LOCATION: Room 16, Tacoma Municipal Building North, 1st Floor
733 Market Street, Tacoma, WA 98402

A. Call to Order and Quorum Call

B. Approval of Agenda and Minutes of August 17, 2016

C. Public Comments (up to three minutes per speaker; must be pertaining to items on the agenda)

D. Discussion Items

1. Tacoma Mall Neighborhood Subarea Plan

Review the status of the project.

(See "Agenda Item D-1"; Elliott Barnett, 591-5389, elliott.barnett@cityoftacoma.org)

2. Residential Infill Pilot Program

Review the status of the project.

(See "Agenda Item D-2"; Lauren Flemister, lflmister@cityoftacoma.org)

3. Election of Officers

Nominate and elect Chair and Vice-Chair of the Commission for one-year term effective immediately through August-September 2017.

(Staff contact: Lihuang Wung, 591-5682, lwung@cityoftacoma.org)

E. Communication Items & Other Business

(1) Infrastructure, Planning and Sustainability Committee meeting, September 28, 2016, 4:30 p.m., Room 16; agenda includes: Safe Routes to School Update; North 21st Design; and Planning Commission Accomplishments 2015-2016 and Planning Work Program 2016-2018

(2) Planning Commission meeting, October 5, 2016, 4:00 p.m., Room 16; agenda includes: Tacoma Mall Neighborhood Subarea Plan; Urban Design Studio; and 2018 Amendment Outreach Plan.

F. Adjournment





MINUTES (Draft)

TIME: Wednesday, August 17, 2016, 4:00 p.m.
PLACE: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402
PRESENT: Chris Beale (Chair), Stephen Wamback (Vice-Chair), Meredith Neal, Brett Santhuff,
Dorian Waller, Scott Winship, Jeremy Woolley
ABSENT: Jeff McInnis, Anna Petersen

A. CALL TO ORDER AND QUORUM CALL

Chair Beale called the meeting to order at 4:03 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES OF JULY 20, 2016

The agenda was approved. The minutes of the regular meeting on July 20, 2016 were reviewed and approved as submitted. Commissioner Jeremy Woolley who had been appointed by the City Council on August 9, 2016, representing the "Architecture, Historic Preservation, and/or Urban Design" position, was sworn in by the City Clerk.

C. PUBLIC COMMENTS

Chair Beale opened the floor for public comments. The following citizens provided comments:

- 1) Dr. Bruce Arneklev:
Dr. Arneklev reviewed that his property had been part of Study Area 4 in the area-wide rezone proposals as part of the 2016 Annual Amendment. He reviewed that he had made comments to the City Council regarding the opening of the street from Truman Middle School through Orchard. He asked if any Commissioners had been out to the site. He expressed concern that it was the highest point in the North End and that they wanted to develop it as though it was any place in town.

D. DISCUSSION ITEMS

1. Open Government Training

Martha Lantz, Deputy City Attorney, facilitated training on open meetings, open records, and ethics. Ms. Lantz reviewed that in recent years there had been additions made to the Open Public Meetings Act and the Open Public Records Act to require training designed to recognize the importance of these open government initiatives.

The Open Public Meetings Act was discussed. Ms. Lantz reviewed that the law was passed in 1971; that it applies citywide to all governing bodies including commissions with decision making or recommending authority; and that it requires that all meetings of the group be public meetings including retreats, workshops, and study sessions. Ms. Lantz reviewed that a meeting occurs when a quorum is present and an action occurs including discussion or receipt of testimony. Ms. Lantz noted that the act can also apply to a subcommittee or smaller group even if there is not a quorum. Ms. Lantz reviewed the requirements for meetings including notice to the public, a published agenda, that the public be permitted to attend without any conditions, that minutes are taken, and that topics are generally limited to the published agenda. Ms. Lantz reported that meetings could also include group emails, blogs, forums, or interactions in a social media environment. She noted that meetings were allowed by telephone, but they would have

to provide the public an opportunity to participate such as a speaker phone at a designated location. Ms. Lantz reported that for violations of the Open Public Meetings Act, members were individually liable with a \$1000 penalty for any knowing violation.

The Public Records Act was discussed. Ms. Lantz reviewed that the law was passed in 1972; that it applies citywide to committees, boards, commissions, and individual members; and that it creates a duty to retain, search for, and produce public records. The act defined a record as any type of information or communication relating to conduct of government; information that is owned, used, or retained by the Commission or individual members; information on paper and digital media; and also agency business on personal cellphones or recorders. Ms. Lantz reported that if a request was made by the public, records would need to be available for inspection and copying and requestors could not be limited or asked the reason for the request. Individuals would need to look for records in a timely search of all potential locations and provide any responsive records to staff. Penalties for violations of the act would go to the City and could accrue for not searching, for searching but not producing, for missing deadlines, and for not conducting an adequate search. Ms. Lantz recommended that Commissioners keep all records related to their work on the Commission in a central location.

Records management was discussed. Ms. Lantz reviewed that the law required the City to retain the records of committees, boards, and commissions. She noted that the owner of the record would generally be responsible for keeping the copy of the record and that in most cases City staff would be responsible for the records of the Commission. Ms. Lantz reported that retention periods for records were set by the State and City and that some records, like communications from staff, would be considered transitory records with no retention required beyond the needed period. She noted that transitory records that were not destroyed would have to be searched for on request. Ms. Lantz reported that blogging or use of social media in an official role was public record and that there was no general “privacy” exemption.

Ms. Lantz reviewed the requirements of the City’s Code of Ethics which applied both to city employees and members of committees, boards, and commissions. Conduct prohibited by the code of ethics included disclosure of confidential information, use of City position for personal gain, acceptance of gifts as a result of any work on the Commission, and financial conflicts of interest. Ms. Lantz noted that any complaint filed would generate a review by the Board of Ethics, which could make recommendations to the City Council including removal from the Commission.

Commissioners and staff provided the following questions:

- Lihuang Wung, Planning Services Division, asked if Commissioners attending a workshop would count as meeting if there were enough members present to constitute a quorum. Ms. Lantz responded that it would probably not provided that no action was being taken.
- Mr. Wung asked if a Commissioner noting that they were a member of the Planning Commission while attending a community meeting would constitute them being present in an official role. Ms. Lantz responded that there was no prohibition against being open about being a Commissioner and that it was not a violation to use one’s title so long as it was not to get special treatment.
- Commissioner Winship asked when an executive session would be permissible. Ms. Lantz responded that the Open Public Meetings Act had a list of scenarios where an executive session was allowable, including to get legal advice for imminent legal action and for evaluations of employees.
- Commissioner Winship asked if he would be barred from representing an individual party on an administrative proceeding. Ms. Lantz responded that it would not be an issue in general, but that it could depend on the circumstances.
- Commissioner Woolley asked if an interlocal agreement that results in exchange of finances between two agencies would be considered a conflict of interest. Ms. Lantz responded that it probably would not, but that those types of relationships are good to disclose.

2. Unified Development Code

Sue Coffman, Development Services Division, provided a briefing on the progress to develop a Unified Development Code (UDC) for the City. She reviewed that development codes regulate how, where, and what type of development may occur. Ms. Coffman noted that when the codes are out of date, in conflict,

or not lining up with the vision they can inhibit development. She reported that the purpose of the UDC was to make the development codes more accessible, effective, and predictable for customers, staff, and the community. Ms. Coffman reviewed that Planning and Development Services had been working on streamlining their permitting processes and providing a better customer experience for those seeking permits and approvals. She noted that development regulations that are easy to use, amend, and interpret are an important element of the streamlining process.

Ms. Coffman reviewed that in 2014, a consultant had been hired to research and benchmark jurisdictions that had created a unified development code. The research had indicated that there had been a lot of national focus on UDCs; that several Federal agencies had offered funding to cities to support this effort; and that the UDC was an important element in the success San Antonio experienced with enhancements to the delivery of development services to their community. Examples of UDCs from the benchmarking study indicated that the policy requirements should align with the design and development process rather than being kept under a specific code authority. The goals of the UDC were to consolidate code sections by the development process; clear delegation of authority for decision-making; clear references to standards and guidelines; and simplification of fees.

Ms. Coffman reviewed code sections that would be incorporated into the new Title 19, noting that codes like Fire and Utilities would be included only by reference. Codes to be incorporated included most of Title 2, portions of Titles 9 and 10, and all of Title 13. Shirley Schultz, Development Services Division, discussed the outline of the new Title 19 and noted that the Shoreline Code would be left as its own chapter. The Environmental Protection section would include SEPA and the Critical Areas protection ordinance. The Site Development section would include setbacks and access requirements. Ms. Schultz noted that it had been proposed to move the Planning Commission to Title 1 where other boards and commissions are currently located. Zoning and Land Use would be located in 19.02. Environmental Protection would be located in 19.03. Ms. Schultz noted that substantive changes were not being made to the code, but things were being moved into a different format so that conflicts and items needing clarification would become evident as they move forward with the code. She reviewed a chart listing items that would be moving from Chapters 13.04 and 13.06 to 19.04 and 19.05.

Commissioners provided the following questions:

- Commissioner Winship asked if the permit process would change to match the structure of the UDC. Ms. Schultz responded that in many ways it already does, with major projects often doing the environmental review first, then the site development permit, followed by the building permit.
- Vice-Chair Wambach asked if it would be possible after completion of the UDC to do a backwards search for appropriate locations for a specific type of land use. Ms. Schultz responded that it would be part of the next phase as it would necessitate some language changes for consistency. Ms. Coffman noted that there was a larger cleanup process being led by the legal department to reduce the size of the code and make it available in a web searchable format.
- Vice-Chair Wambach asked if the next phase would include correlating all of the definitions. Ms. Schultz responded that there are many context specific definitions, including some from State Law, which would make it difficult to merge them.

3. Future Land Use Map Implementation – Phase 2

Stephen Atkinson, Planning Services Division, provided a review of the scope of work for area-wide rezones, the commercial pattern areas project, and the open space corridors project that implement the One Tacoma Comprehensive Plan. He reviewed that it was a continuation of a process that had begun six years ago with the change in the classification system and that they were now in the implementation phase. The four overall components of the implementation phase were area-wide rezones, the Open Space Corridors Project, the Major Institutional Campus designation, and the Commercial Pattern Areas Project. Mr. Atkinson noted that the Commercial Pattern Areas Project was not a direct implementation of any individual category on the map, but it was something that would be considered in the next phase.

Mr. Atkinson reviewed the map showing the inconsistencies between the intensities and the zoning. He reviewed how they had examined the characteristics of a set of areas including Open Spaces, Planned Residential Developments, and Educational Facilities leading to changes in the Future Land Use Map. He

noted circled areas on the map denoting inconsistencies that had already been addressed during the last Annual Amendment process. He reported that the inconsistencies remaining were largely concentrated along the corridors, but they would also examine some of the districts, smaller nodes along corridors, and other minor cleanups scattered throughout the City. He reviewed that the intent was to evaluate remaining inconsistencies and propose recommendations for a citywide update. He commented that the implementation was necessary for many reasons including internal consistency in the Municipal Code; recognizing the need to follow through on the City's vision, goals, and policies; addressing cost and predictability issues that arise from not having the right zoning in place; getting things right the first time to avoid lost opportunities; and heightening public awareness.

Open space corridors were discussed. Mr. Atkinson noted that the project would be closely related to work already underway with Environmental Services including development of management plans for publicly owned open spaces, the action plan for street trees, and the urban forestry program. One of the changes that they were making long term was less of an emphasis on acquisition as a means to protect properties and less focus on utilizing regulatory approaches to preserve those areas. He noted that there were a number of different options to accommodate some growth while preserving the important features. Mr. Atkinson reviewed a map of open space in the City noting that the vast majority of the areas were single family zoned, but there were also some areas with industrial or multifamily zoning that would necessitate different approaches. He discussed a draft map of lands with buildable potential, noting the likelihood of development pressure on open space and slopes.

The major institutional campus designation was discussed. Mr. Atkinson reviewed that the designation included larger high schools, hospitals, and universities that service a broader population than their immediate neighborhood. He reviewed that one of the things that had come out of the discussion of the Cheney Stadium area was that single family zoning did not make sense there, but a general commercial zoning would open up many types of uses that can cause community concern.

Commercial Pattern Areas were discussed. Mr. Atkinson reported that the concept was to consider the characteristics of the City's commercial areas, create a typology based on the different patterns or concentrations, and consider how well existing commercial districts align with the typology. He added that they would also consider if changes were needed to the commercial zoning districts to move them towards the desired goals. The phases of the process would be research and assessment, concept development, code development, and the adoption/legislative process.

Commissioners provided the following questions and comments:

- Vice-Chair Wambach recommended that as they proceed with Commercial Pattern Areas that they consider how the areas can accommodate both people within the 20 minute area and the people who drive from somewhere else. He commented that for the districts to be viable they need to ensure that the parking doesn't simply overflow into residential neighborhoods. Mr. Atkinson responded that a big part of discussion would be detailing what the expectations are for the impacts of the rezones and making sure that they are not zoning parking out of existence for the commercial areas.
- Chair Beale commented that he might want to reevaluate the Future Land Use Map to reassess if there are areas that could be improved by reevaluating the map and the inconsistencies. Mr. Atkinson responded that he anticipated future refinements to the map including consideration for smaller districts with historic character that they would want to protect and areas where they would want to accommodate the larger shopping center development patterns.
- Chair Beale asked if the discussion would include consideration for other issues including prioritization of open space and updating the critical areas protection ordinance for steep slopes. Mr. Atkinson responded that the initial phase would be to identify specific issues, which could include discussion of regulatory updates needed for open space corridors. Critical areas updates including updates to the steep slopes code would likely also be a component.

E. COMMUNICATION ITEMS & OTHER BUSINESS

Brian Boudet, Planning Services Division Manager, provided the following updates:

- Mr. Boudet introduced Lauren Flemister, the new Senior Planner.

- The City Council had adopted the 2016 Annual Amendment. Mr. Boudet reviewed that four amendments had been made: the postponement of two proposed rezones; tweaks to language in the multifamily design standards; a change to short term rentals; and a motion to add a policy related to the lack of connectivity in the area near TCC.
- The Federal Transit Administration 'Links to Opportunity' grant would provide funding for an upgrade to the streetscape in the Hilltop area that would take place when the light rail system is expanded. There would also be significant public outreach and engagement components.
- There had been a meeting between two Port Commissioners, two Council members and the Mayor to discuss a possible subarea plan in the port/Tideflats area, whether the zoning restrictions in the port area are working appropriately, and how communication and engagement can be improved.
- The Planning Commission Work Program would be discussed at an Infrastructure, Planning, and Sustainability meeting in September.

The Planning Commission meeting on September 7, 2016 was proposed for cancellation, subject to Commission approval. Vice-Chair Wamback motioned to cancel the September 7 meeting. Commissioner Waller seconded. The motion was approved unanimously.

Mr. Wung reported that according to their bylaws the Commission would nominate and elect officers for the next twelve months at the meeting on September 21.

F. ADJOURNMENT

At 6:19 p.m., the meeting of the Planning Commission was concluded.



City of Tacoma
Planning and Development Services

**Agenda Item
D-1**

To: Planning Commission
From: Elliott Barnett, Planning Services Division
Subject: **Tacoma Mall Neighborhood Subarea Plan and EIS**
Meeting Date: September 21, 2016
Memo Date: September 14, 2016

At the September 21, 2016 meeting, staff will provide the Planning Commission with an update on the Tacoma Mall Neighborhood Subarea Plan project, with a focus on emerging issues identified through the community engagement process and the proposed approach to addressing the issues. The project timeline has been revised in order to allow for additional community engagement.

The City is currently developing a Subarea Plan, along with an up-front Environmental Impact Statement (EIS), for a 601-acre area, including the current 485-acre Regional Growth Center and a 116-acre proposed expansion area. The effort will result in a plan and implementation strategies to achieve local and regional goals for the neighborhood, as well as programmatic environmental approval for future development that is consistent with the plan.

Over the past six months, the Tacoma Mall Neighborhood Stakeholders Group has met on a monthly basis, with staff participation and support. As part of that engagement, several commercial property and business owners have expressed questions and concerns regarding some proposed actions that would affect the use and development of property. In response, the project team has initiated a series of meeting focusing on this topic. The first meeting took place on September 12th. Additional meetings will be scheduled soon.

Project information is available at www.tacomamallneighborhood.com. Contact Elliott Barnett at (253) 591-5389, or email the team at tacmallneighborhood@cityoftacoma.org with any questions.

c: Peter Huffman, Director



City of Tacoma
Planning and Development Services

**Agenda Item
D-2**

To: Planning Commission
From: Lauren Flemister, Planning Services Division
Subject: **Residential Infill Pilot Program**
Date of Meeting: September 21, 2016
Date of Memo: September 14, 2016

At the Planning Commission's meeting on September 21, 2016, staff will provide an update of the implementation of the Residential Infill Pilot Program, which was adopted into the Tacoma Municipal Code, Chapter 13.05, as a part of the City's 2015 Annual Amendment. (See Attachment "A")

The Pilot Program aims to promote innovative residential infill pilot development types that are underutilized or expanding the areas in the Tacoma where certain development types are permitted. With the assistance of consultants Makers and MIG SvR, Staff has scoped out some of the parameters and guidelines for how the Pilot Program will operate from launch through permitting.

The attached handbook provides an update on and framework for how Staff envisions early outreach and information sharing, project scoping, review, and the permitting process. In addition to providing greater detail about each of these phases, Staff will discuss outstanding issues of interest and next steps. Before providing this handbook to the public, Staff requests feedback from the Planning Commission regarding content or presentation of material.

If you have any questions, please contact me at 591-5394 or lflemister@cityoftacoma.org.

Attachments:

- A. Residential Infill Pilot Program Code Excerpts
- B. Residential Infill Pilot Program Handbook

c: Peter Huffman, Director



**2015 Annual Amendment
Affordable/Infill Housing Regulations**

Chapter 13.05

LAND USE PERMIT PROCEDURES

13.05.115 Residential Infill Pilot Program

A. Purpose. To promote innovative residential infill development types, 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 a later Council decision whether to finalize development regulations and design standards for some or all of these infill housing types.

B. Term. The Pilot Program will commence when infill design guidelines illustrating in graphic format the intent and requirements of this section have been developed, with input from the Planning Commission, and authorized by the Director. The Pilot Program will be reassessed as directed by the City Council or by the Director, after projects have been completed in three or more of the permitted categories, or after three or more of any single category has been completed—whichever comes first. Once three of any of the categories has been completed, no additional applications will be accepted for that category until further Council action has been taken.

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

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

D. The pertinent provisions of TMC 13.06 regarding residential districts, the development and permitting requirements described therein, as well as any other pertinent section of the TMC shall apply.

E. There shall be a minimum distance of 1,000 feet separating pilot program housing developments within the same category.

F. Only one Detached Accessory Dwelling Unit may be developed within designated Historic Districts under the Pilot Program.

G. Submittals. Proponents of any of the above innovative residential infill development types shall submit the following:

1. A site plan.
2. Building elevations from all four sides.
3. A massing study.
4. Photographs of any existing structures that will be altered or demolished in association with the proposal, as well as photographs of the structures on adjacent parcels.
5. A narrative and any supporting exhibits demonstrating how the project will be consistent with the Pilot Program intent and the provisions of this section.
6. Demonstration that the proposal would meet all pertinent TMC requirements, including those contained in TMC 13.06.100.
7. A complete application, along with applicable fees, for any required land use permits, including conditional use and Accessory Dwelling Unit permits. Such processes may require public notification or meetings.
8. The Director reserves the right to request additional information and documentation prior to beginning the City's review.

H. Review process. The Director will convene a special advisory review body which shall function in an advisory capacity to provide input prior to the Director or Hearing Examiner's decision and conditions of approval.

1. This body will include the following representatives:

- a. The Director or designee;
- b. The Long Range Planning Manager or designee;

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- c. A City staff member with residential building and site development expertise;
 - d. A designee representing the area Neighborhood Council where the project is proposed;
 - e. An architect or urban design professional; and,
 - f. A representative of the Landmarks Preservation Commission, if the project is within an Historic or Conservation District or would affect or be adjacent to historically significant properties.
2. The Historic Preservation Officer shall be consulted to assess potential adverse impacts to historically designated properties or properties eligible for historic designation. To mitigate or avoid adverse impacts, conditions recommended by the Historic Preservation Officer may include:
- a. Designation of the historically significant property to the Tacoma Register of Historic Places.
 - b. Avoidance of the historically significant property or minimizing exterior changes to the property.
 - c. Documentation and architectural salvage of the historically significant property, if demolition cannot be avoided.
3. The special advisory review body will assess the consistency of the proposal with the following criteria. All proposals submitted under the provisions of this section must demonstrate the following:
- a. Responsiveness to the following basic neighborhood patterns established by existing development in the area.
 - (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.
 - (9.) Whether adverse impacts to properties that are eligible for listing on a historic register can be mitigated.
 - b. Pedestrian-friendly design. The proposed development must provide direct and convenient pedestrian access from each dwelling to abutting sidewalks and public pathways and must emphasize pedestrian connectivity. The quality of the pedestrian experience within the site and in the abutting public right-of-way shall be high.c. De-emphasize parking. The proposal must meet the parking requirements of TMC 13.06.510 in a manner that de-emphasizes parking in terms of its prominence on the site and its visibility from the public right-of-way.
 - d. Minimize scale contrasts, shading and privacy impacts. The proposal must demonstrate that it will limit abrupt changes in scale between the proposed development and existing buildings on adjacent parcels. Privacy and shading impacts on abutting parcels must be prevented or reduced to a reasonable extent.
 - e. Create usable outdoor (or yard) spaces. The proposal must provide usable and functional outdoor or yard space that will be an amenity to its residents.
 - f. Sustainable features. In the case of multifamily development in the R-3 District, and cottage housing, the proposal must provide documentation of the incorporation of sustainability features through one of the following certification programs:
 1. Built Green 3 Stars or LEED Bronze; or,
 2. Greenroads Bronze rating if full new roadway sections are constructed as part of the project;
 - g. Consistency with code requirements. The proposal must be consistent with the applicable provisions of TMC 13.06 and other applicable requirements. The Director has discretion to increase, decrease or modify development standards including setbacks, height and parking in order to ensure the proposal is fully consistent with the intent of the Pilot Program.
 - I. Decision. As part of the associated land use decision, the Director or Hearing Examiner shall determine whether the proposal meets the intent of this section and incorporate conditions as appropriate into the land use and building permit approvals. In the case of projects in historic or conservation districts, or individually designated landmarks, Landmarks Preservation Commission approval will be required per TMC 13.05.045.

13.06.150 Accessory dwelling units.

A. Intent. Accessory dwelling units (hereinafter referred to as “ADUs”) are intended to:

1. Provide homeowners with a means of providing for companionship and security.
2. Add affordable units to the existing housing supply.
3. Make housing units within the City available to moderate income people.
4. Provide an increased choice of housing that responds to changing needs, lifestyles (e.g., young families, retired), and modern development technology.
5. Protect neighborhood stability, property values, and the single-family residential appearance by ensuring that ADUs are installed in a compatible manner under the conditions of this section.
6. Increase density in order to better utilize existing infrastructure and community resources and to support public transit and neighborhood retail and commercial services.

B. Procedures. Any property owner seeking to establish an ADU in the City of Tacoma shall apply for approval in accordance with the following procedures:

1. Application. Prior to installation of an ADU, the property owner shall apply for an ADU permit with Planning and Development Services. A complete application shall include a properly completed application form, floor and structural plans for modification, and fees as prescribed in subsection B.2 below.
2. Fees. Fees shall be required in accordance with Section 2.09.020. Upon sale of the property, a new owner shall be required to sign a new affidavit and to register the ADU, paying the applicable fee in accordance with Section 2.09.020.
3. Notice on title. The owner of any property containing an ADU shall record with the Pierce County Auditor a notice on title of the ADU. Such notice shall be in a form as specified by Planning and Development Services, and shall include as a minimum: (a) the legal description of the property which has been permitted for the ADU; (b) affirmation that the owner shall occupy either the main building or the ADU, and agrees to all requirements provided in subsection C.; and (c) the conditions necessary to apply the restrictions and limitations contained in this section. The property owner shall submit proof that the notice on title has been recorded prior to issuance of an ADU permit by Planning and Development Services. The notice on title shall run with the land as long as the ADU is maintained on the property. The property owner may, at any time, apply to Planning and Development Services for a termination of the notice on title. Such termination shall be granted upon proof that the ADU no longer exists on the property.
4. Permit. Upon receipt of a complete application, application fees, proof of recorded notice on title, and approval of any necessary building or other construction permits, an ADU permit shall be issued.
5. Inspection. The City shall inspect the property to confirm that minimum and maximum size limits, required parking and design standards, and all applicable building, health, safety, energy, and electrical code standards are met.
6. Violations. A violation of this section regarding provision of ownership shall be governed by subsection C.4, and a violation of provision of legalization of nonconforming ADUs shall be governed by subsection C.7. Violations of any other provisions shall be governed by Section 13.05.100.
7. Detached ADUs in the R-1, R-2, R2-SRD and HMR-SRD Districts are reviewed under the provisions of the Residential Infill Pilot Program per TMC 13.05.115. Such applications shall provide for notification of property owners within 100 feet.

C. Requirements. The creation of an ADU shall be subject to the following requirements, which shall not be subject to variance.

1. Number. One ADU shall be allowed per residential lot as a subordinate use in conjunction with any new or existing single-family detached dwelling in the City of Tacoma.
2. Occupancy. The maximum number of occupants in an ADU shall be 4 persons. Maximum occupancy may be further limited by the Minimum Building and Structures Code in Title 2.
3. Composition. The ADU shall include facilities for cooking, living, sanitation, and sleeping.
4. Ownership. The property owner (i.e., title holder or contract purchaser) must maintain his or her occupancy in the main building or the ADU. Owners shall record a notice on title which attests to their occupancy and attests that, at no time, shall they receive rent for the owner-occupied unit. Falsely attesting owner-residency shall be a misdemeanor subject to a fine not to exceed \$5,000, including all statutory costs, assessments, and fees. In addition, ADUs shall not be subdivided or otherwise segregated in ownership from the main building.

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5. Parking. No off-street parking is required for the ADU. If additional ADU parking is provided, such parking shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed. If access is not practicably available to the rear yard, subject to determination by the City Engineer, then vehicular access to the front may be developed subject to the limitations in Section 13.06.510.A.6.

6. Home occupations. Home occupations shall be allowed, subject to existing regulations. However, if both the main building and the ADU contain home occupations, only one of the two is permitted to receive customers on the premises.

7. Legalization of Nonconforming ADUs. Nonconforming ADUs existing prior to the enactment of these requirements may be found to be legal if the property owner applied for an ADU permit prior to December 31, 1995, and brings the unit up to Minimum Housing Code standards. After January 1, 1996, owners of illegal ADUs shall be guilty of a misdemeanor and, upon conviction thereof, subject to a fine not to exceed \$1,000, including all statutory costs, assessments, and fees, plus \$75 per day after notice of the violation has been made. All owners of illegal ADUs shall also be required to either legalize the unit or remove it.

D. Bulk, Location and Design Requirements. The creation of an ADU shall be subject to the following requirements:

1. For Attached ADUs, the lot must meet the minimum Level 1 Small Lot size requirement for single-family detached dwellings in the applicable zoning district (for example, in the R-2 zoning district a single-family lot must be at least 4,500 with Small Lot Design Standards, to be eligible to have an ADU). Attached ADUs that do not increase the building envelope of the existing structure are exempt from this requirement. For Detached ADUs, the lot must meet the minimum Standard Lot size (no less than 7,500 square feet in the R-1 District, or less than 5,000 square feet in all other residential districts), and Standard Minimum Lot Width (50 feet).

2. Size. The ADU, excluding any garage area and other non-living areas, such as workshops or greenhouses, shall not exceed 40 percent of the total square footage of the main building and the ADU combined, after modification or construction. An ADU shall not contain more than 1,000 square feet. In addition, detached ADUs shall meet the standards of 13.06.100.F. Accessory building standards.

3. Height. The maximum height for detached ADUs shall be 18 feet, measured per the Building Code. Detached ADUs shall be no taller than the main house. The conversion of an existing accessory structure taller than 18 feet may be authorized through issuance of a Conditional Use Permit. In such cases, the structure shall not intercept a 45-degree daylight plane inclined into the ADU site from a height of 15 feet above existing grade, measured from the required 5 foot setback line; and, second story windows facing abutting properties, and within 10 feet of the property line, shall be constructed in a manner to prevent direct views into the neighboring property, through such methods as clerestory windows, or semi-translucent glass.

4. Location. The ADU shall be permitted as a second dwelling unit added to or created within the main building or, when allowed, permitted as a detached structure located in the rear yard.

5. Setbacks. Detached ADUs shall be setback a minimum of 5 feet from the side and rear property lines, excepting that no setback from the alley shall be required.

6. Design - Attached ADUs. An attached ADU shall be designed to maintain the architectural design, style, appearance, and character of the main building as a single-family residence. If an attached ADU extends beyond the current footprint or existing height of the main building, such an addition must be consistent with the existing façade, roof pitch, siding, and windows. Only one entrance is permitted to be located in the front façade of the dwelling. If a separate outside entrance is necessary for an attached ADU, it must be located either off the rear or side of the main building. Such entrance must not be visible from the same view of the building which encompasses the main entrance to the building and must provide a measure of visual privacy.

7. Design - Detached ADUs. A detached ADU shall be designed to complement the architectural design, style, appearance, and character of the main building by utilizing complementary colors and finish materials, window styles, and roof design to the main building. The entrance door to a detached ADU shall not face the same property line as the entrance door to the main building except when the entrance door to the ADU is located behind the rear wall of the main building. The Detached ADU structure shall be the only accessory structure allowed on the parcel, though it can be integrated into a structure that includes a garage or other non-habitable space.

8. Walkways. For ADUs with a separate exterior entrance, a pedestrian walkway shall be provided between the ADU and the nearest public sidewalk, or where no sidewalk exists, the nearest public street right-of-way. The walkway shall be at least 4 feet wide and composed of materials that are distinct from any adjacent vehicle driving or parking surfaces. The walkway may function as a shared pedestrian/vehicle space provided that it is constructed of distinct materials, is located along an exterior edge of a driving surface, and vehicles are not permitted to park on the walkway.

13.06.155 Cottage Housing.

A. Intent. Cottage housing developments are intended to:

1. Add affordable units to the existing housing supply.
2. Provide an increased choice of housing that responds to changing needs and lifestyles (e.g., young families, retired people).
3. Protect neighborhood stability, property values, and the single-family residential appearance by ensuring that cottage housing developments are designed in a compatible manner.
4. Increase density in order to better utilize existing infrastructure and community resources and to support public transit and neighborhood retail and commercial services.

B. Applicability. Cottage housing developments may be proposed in all residential districts.

C. Procedures. Cottage housing developments require the following applications:

1. A complete Conditional Use Permit application, pursuant to TMC 13.06.640.
2. Submittal requirements under the provisions of the Residential Infill Pilot Program, pursuant to TMC 13.05.115.
3. A completed Preliminary Plat application, if applicable.
4. A completed environmental checklist, if applicable.
5. A completed application for a site plan approval.
6. Documentation of the proposed ownership and property management approach, such as condominium or homeowners association.

D. Application. Proponents shall submit all required complete applications, including applicable fees. However, project proponents may choose to stage their applications by initially applying for the Conditional Use Permit and for approval under the Residential Infill Pilot Program.

E. Development standards.

1. Residential Infill Pilot Program. Cottage housing developments shall comply with the sustainability and connectivity requirements, as well as any other design requirements identified through review under the Residential Infill Pilot Program as described in TMC 13.05.115.
2. Minimum site size. Cottage housing developments require a minimum net site size of 10,000 square feet.
3. Number of units. Cottage housing developments may contain from four to twenty-four cottage dwellings, with a maximum of twelve cottages per cluster.
4. Cottage housing types:
 - (a.) Cottage – A detached, single-family dwelling unit containing no more than 1,200 square feet of gross floor area with no more than 800 ground floor square feet.
 - (b.) Carriage – A single-family dwelling unit, not to exceed 800 square feet in gross floor area, located above a garage structure in a cottage housing development.
 - (c.) Two/Three-dwelling Buildings – A structure containing two or three dwelling units, not to exceed 1,000 square feet per unit on average, designed to look like a detached single-family house. Two/three-dwelling cottage buildings are not permitted in the R-1 or R-2 Districts.
5. Maximum density. Cottage housing developments are permitted 1.5 times the maximum number of dwelling units in the applicable zoning district. For example, in the R-2 District a 20,000 square foot site is permitted four 5,000 square foot lots, or six cottage housing units.
6. Parking. Each cottage unit is required to have one off-street parking space. Parking may be contained in detached garages adjacent to dwelling units no larger than 250 in square feet floor area; in shared garages no larger than 1,200 square feet maximum floor area; or, in clustered parking areas with no more than four spaces per cluster.

Tacoma Municipal Code

7. Vehicular access. Vehicular access shall be from the rear of the site whenever suitable access is available or feasibly can be developed. If such access is not feasible, then driveway or private roads shall be minimized to the maximum extent feasible. Driveways to individual units shall consist of paved runner strips or pervious surfacing.
8. Setbacks. The external setbacks of the underlying zoning district shall apply.
9. Separation between units. A minimum of 8 feet shall be provided between structures containing dwelling units.
10. Common open space. A minimum of 400 square feet of common open space shall be required per unit. Each area of common open space shall be in one contiguous and central location with no dimension less than 20 feet. Common open space shall be located in a central area, that is easily accessible and visible to all dwellings within the cottage cluster. No sight-obscuring fences are permitted within common open spaces. The common open space shall be surrounded by cottage or common buildings on at least three sides, unless topography precludes this. Common open space shall be attractively landscaped and improved with gathering space, gardening, walkways or recreational features.
11. Private open space/yard. A minimum of 300 square feet of private open space shall be required per unit.
12. Maximum height for dwellings: Dwellings maximum height is 18 feet, or up to 25 feet with a minimum of 6:12 sloped roof.
13. Design Standards.
 - (a.) Each cottage building is required to have an attached covered porch a minimum of 50 square feet in size with no dimension less than 5 feet.
 - (b.) Each carriage unit shall have a deck or balcony, oriented toward the common open space.
 - (c.) Buildings adjacent to the public right-of-way must orient entrances toward the public right-of-way, provide a minimum of 15 percent façade transparency, and provide an inviting façade through façade modulation, roofline variation or other design features.
 - (d.) Cottage projects shall establish building and site design that is attractive and promotes visual interest. All structures shall be designed according to a coherent design concept that allows for variation in style, features, materials and colors.
 - (e.) Cottage developments shall provide for variation in unit sizes, building and site design. A variety of building styles, features, colors and site design elements are required within a cottage housing development.
 - (f.) Cottage developments shall be stick-built.
14. Community buildings. Community buildings in common ownership are permitted within cottage housing developments, and shall be incidental in use and size to the cottage dwellings.
15. Connectivity. All dwelling units shall be directly connected to the public sidewalk.
16. Landscaping. Street trees are required per the provisions of 13.06.502. Parking areas shall be softened or screened with landscaping. Internal landscaping shall be determined through the Residential Infill Pilot Program review process.
17. Accessory Dwelling Units. Not permitted.
18. Floor Area Ratio. A maximum of 0.5 FAR is required for the overall site.

13.06.640 Conditional use permit.

A. Purpose. In many zones there are uses that may be compatible but because of their size, operating characteristics, potential off-site impacts and/or other similar reasons warrant special review on a case-by-case basis. The purpose of the conditional use permit review process is to determine if such a use is appropriate at the proposed location and, if appropriate, to identify any additional conditions of approval necessary to mitigate potential adverse impacts and ensure compatibility between the conditional use and other existing and allowed uses in the same zoning district and in the vicinity of the subject property. The zoning district use tables identify which uses require a conditional use permit (see Sections 13.06.100, -.200, -.300, and -.400). These uses may be authorized by the Director or Hearing Examiner in accordance with the procedures established in TMC 13.05 and the applicable criteria outlined below.

B. Conditional uses and height. Since certain conditional uses have intrinsic characteristics related to the function or operation of such uses, which may necessitate buildings or other structures associated with such uses to exceed the height limits of the zoning districts in which the conditional uses may be located, the Director or Hearing Examiner may authorize the height of buildings or other structures associated with the following conditional uses to exceed the height limit set forth in the zoning district in which such uses are located; provided, such height is consistent with the criteria contained in subsection D of this section:

C. Conditional Use Permits and Historic Properties. For proposals affecting properties that are listed individually on the Tacoma Register of Historic Places, or are within historic special review or conservation districts, the Director shall refer the complete application to the Landmarks Preservation Commission for comment regarding whether the proposal appears to meet applicable historic guidelines and standards.

D. Criteria. A conditional use permit shall be subject to the following criteria:

1. There shall be a demonstrated need for the use within the community at large which shall not be contrary to the public interest.
2. The use shall be consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plan, and applicable ordinances of the City of Tacoma.
3. For proposals that affect properties that are listed individually on the Tacoma Register of Historic Places, or are within historic special review or conservation districts, the use shall be compatible and consistent with applicable historic preservation standards, and goals, objectives and guidelines of the historic or conservation districts. Proposed actions or alterations inconsistent with historic standards or guidelines as determined by the Landmarks Commission are a basis for denial.
4. The use shall be located, planned, and developed in such a manner that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community. The following shall be considered in making a decision on a conditional property use:
 - a. The generation of noise, noxious or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.
 - b. Availability of public services which may be necessary or desirable for the support of the use. These may include, but shall not be limited to, availability of utilities, transportation systems (including vehicular, pedestrian, and public transportation systems), education, police and fire facilities, and social and health services.
 - c. The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties.
5. An application for a conditional use permit shall be processed in accordance with the provisions of Chapter 13.05.

E. Special needs housing. A conditional use permit for a special needs housing facility shall only be approved upon a finding that such facility is consistent with all of the following criteria:

Tacoma Municipal Code

F. Two- and three-family and townhouse dwellings, where allowed by conditional use permit in Special Review Districts (R-2SRD and HMR-SRD). A conditional use permit for a two- or three- family or townhouse dwelling unit in a Special Review District shall only be approved upon a finding that such use is consistent with all of the following criteria:

1. The use is consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plans, and applicable ordinances of the City of Tacoma.
2. The use is consistent with the intent and regulations of the R-2SRD and HMR-SRD Districts.
3. Special circumstances exist on the site which present an opportunity to evaluate the potential integration of two or three-family or townhouse development into the predominately single-family neighborhood. Special circumstances may include, but shall not be limited to, the following:
 - a. Location on an arterial street;
 - b. Location in close proximity to a more intensive zoning district or to transit service;
 - c. Unusually large lot for a single-family dwelling which, because of its shape, topography, lack of suitable access or other factors affecting the lot, could not be subdivided and developed in conformance with the regulations of the district; and
 - d. The existence on the site of a single-family dwelling with an above-grade floor area of more than 2,400 square feet, exclusive of garage area, in the case of an application for conversion to a two-family dwelling, or 3,200 square feet in the case of a conversion to a three-family dwelling.
4. The proposed use and development shall be compatible with the quality and character of surrounding residential development and shall not be materially detrimental to the overall single-family dwelling environment and character of the general area, and in the case of conversion of an existing single-family dwelling to a two- or three-family dwelling, the existing architectural features shall be maintained to the extent practicable.
5. Within designated Historic Districts, new two or three-family development shall be consistent with the district's historic design guidelines. Conversions of single-family dwellings to two or three-family dwellings shall be limited to buildings listed as "noncontributing" on the historic district inventory adopted by the Landmarks Preservation Commission.
6. The proposed two-family, three-family or townhouse development shall be designed to present the general appearance of a detached single-family dwelling through one of the following two design approaches: Each unit is oriented onto a different street frontage designed in a similar manner to the street fronting façade of a detached single-family house. Or, each unit is accessed through a shared entrance. In the case of conversion of an existing single-family dwelling to a two- or three-family dwelling, the existing architectural features shall be maintained to the maximum extent practicable.
7. The proposed structure is designed to resemble a detached single-family house in terms of architecture, bulk, front and rear setbacks, and location of parking in a designated rear yard. The site shall provide the required rear yard of the zoning district on one side of the structure. Each unit shall provide no more than one off-street parking space.
8. Applications for two- and three-family and townhouse dwelling units in special review districts shall be processed in accordance with the provisions of Chapter 13.05. In addition to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, a landscape plan, and complete information indicating why the property is inappropriate for single-family development. The purpose of these plans and information shall be to show consistency with the required criteria.

F.G. Two-family development on corner lots may be allowed by conditional use permit in R-2 Districts. A conditional use permit for a two-family or townhouse dwelling unit in R-2 Districts shall only be approved upon a finding that such use is consistent with all of the following criteria:

1. The proposed lot is a corner lot with a minimum lot size of 6,000 square feet in size. Corner lots provide an opportunity for two-family or townhouse development to be integrated in the neighborhood in a context-responsive manner that is consistent with the single-family detached character of the district.
2. The proposal is consistent with the Residential Infill Pilot Program criteria contained in TMC 13.05.115.
3. The proposed two-family or townhouse development is designed to present the general appearance of a detached single-family dwelling through one of the following two design approaches: Each unit is oriented onto a different street frontage designed in a similar manner to the street fronting façade of a detached single-family house. Or, each unit is accessed through a shared entrance.
4. The proposed structure is designed to resemble a detached single-family house in terms of architecture, bulk, front and rear setbacks, and location of parking in a designated rear yard. The site shall provide the required rear yard of the R-2 District on

one side of the structure. Each unit shall provide no more than one off-street parking space. In the case of conversion of an existing single-family dwelling to a two-family dwelling, the existing architectural features shall be maintained to the maximum extent practicable.

5. Applications for two-family and townhouse dwelling units in R-2 Districts shall be processed in accordance with the provisions of TMC 13.05.115 and TMC 13.06.640. Pursuant to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, and complete information indicating how the property will meet the above criteria.

H. Multi-family development up to a maximum of six dwelling units may be allowed by conditional use permit in the R-3 District. A conditional use permit for a multi-family dwelling unit in R-2 Districts shall only be approved upon a finding that such use is consistent with all of the following criteria:

1. The proposed lot is a minimum of 9,000 square feet in size.
2. The proposal is consistent with the Residential Infill Pilot Program criteria contained in TMC 13.05.115.
3. The proposed structure is designed to minimize the overall impression of density and bulk and to fit with established neighborhood patterns. Access to dwellings shall be through a shared primary entrance. Parking shall be limited to one space per unit, and shall be located to the rear of the site in a manner that obscures it from view from the street frontage.
4. Applications for multi-family dwellings in R-3 Districts shall be processed in accordance with the provisions of the Residential Infill Pilot Program provisions of TMC 13.05.115 and TMC 13.06.640. Pursuant to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, and complete information indicating how the property will meet the above criteria.



CITY OF TACOMA

RESIDENTIAL INFILL PILOT PROGRAM

A handbook for building new housing on existing
residential properties



TMC 13.05.115 Residential Infill Pilot Program
September 2016

September 14, 2016 DRAFT

RESIDENTIAL INFILL PILOT PROGRAM

Cover Photo: Third Street Cottages, Langley, WA.
Photo credit: Ross Chapin Architects.

FORWARD

Infill Housing is one of the most powerful ingredients toward providing vitality, quality, affordability, and compactness to a revitalized Tacoma's housing mix. The City of Tacoma's innovative program, the Infill Housing Pilot, will allow us to test best practices and learn how to better serve homeowners and developers as we try out new ideas and strategies.

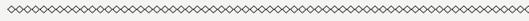
Our diverse citizens, from students to young professionals to families, are looking for quality places to live in established communities near to where they work, learn and enjoy Tacoma's considerable amenities. Forward-thinking in how we develop our housing stock provides more and better options for residents that integrate into our existing neighborhood fabric. Detached accessory dwelling units, townhouses, cottage housing and multifamily developments offer existing neighborhoods, developers and the City an opportunity to work together to create the type of new housing that complements Tacoma's growth, as well as the beauty of its existing neighborhoods.

We look forward to hearing from the community and to seeing high quality, exciting infill housing projects.



Peter Huffman
Planning and Development Services Director

ABOUT THIS MANUAL



The City of Tacoma has created this manual in support of an innovative program we are launching in 2017, the Infill Pilot Program. The first part of this manual describes the purpose, principles, and types of infill housing. The second half is focused on the details of the program and the process for participating, from associated code language to permitting.

We hope this document contains the answers to your questions about the program and provides guidance toward the development of many exciting projects.

CITY OF TACOMA

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TYPES OF INFILL:

ACCESSORY DWELLING UNITS



TWO-FAMILY HOUSING



MULTI-FAMILY HOUSING



COTTAGE HOUSING



Ø1 INTRODUCTION

PURPOSE

The purpose of the Infill Pilot Program is to promote innovative residential infill development types, 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 a future Council decision on development regulations and design standards for some or all of these infill housing types.

BACKGROUND

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

-  Detached Accessory Dwelling Units (DADU) in single-family zoning districts (R-1, R-2, R2-SRD, HMR-SRD)
-  Two-family or townhouse (TF) development within the R-2 Single-Family District
-  Small-scale multifamily (MF) development within the R-3 District
-  Cottage Housing (COT) development within any residential district except HMR-SRD District

A maximum of three of each infill housing type may be developed a maximum of twelve projects through the Pilot Program.

Infill Defined:

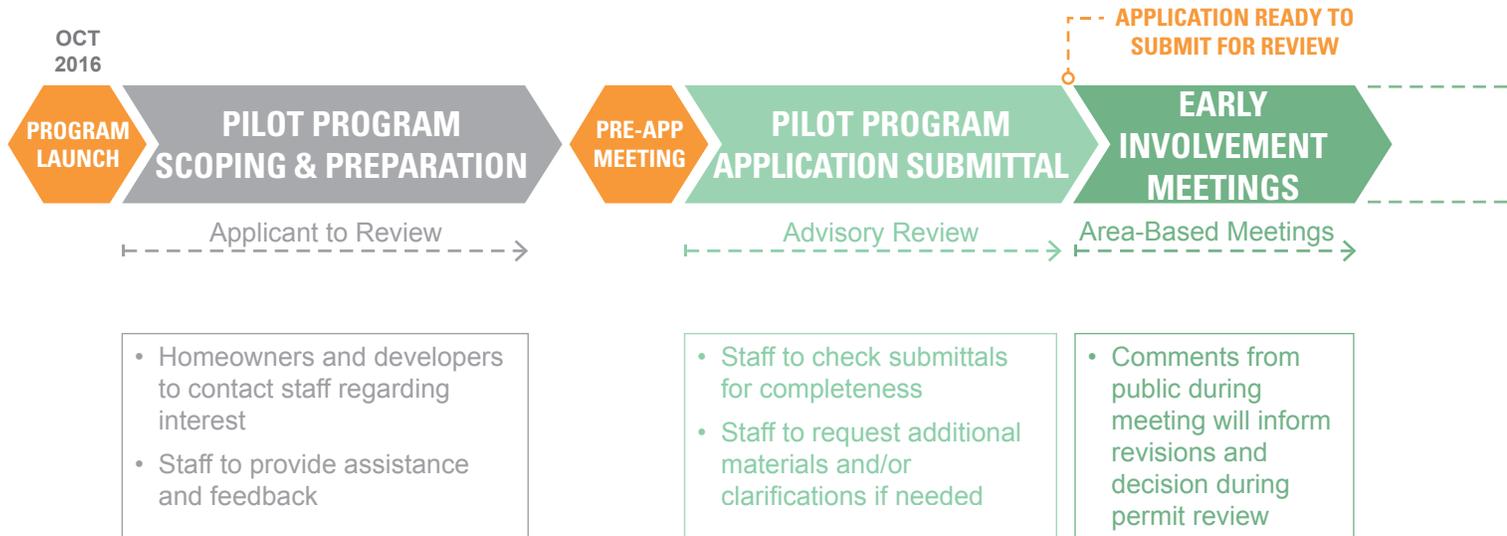
New development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development.

Infill Housing Types:

	DADU	TF	MF	COT
Maximum number of applications that will be selected for the Pilot Program	1	1	1	1
	2	2	2	2
	3	3	3	3
	4	4	4	
	5		5	

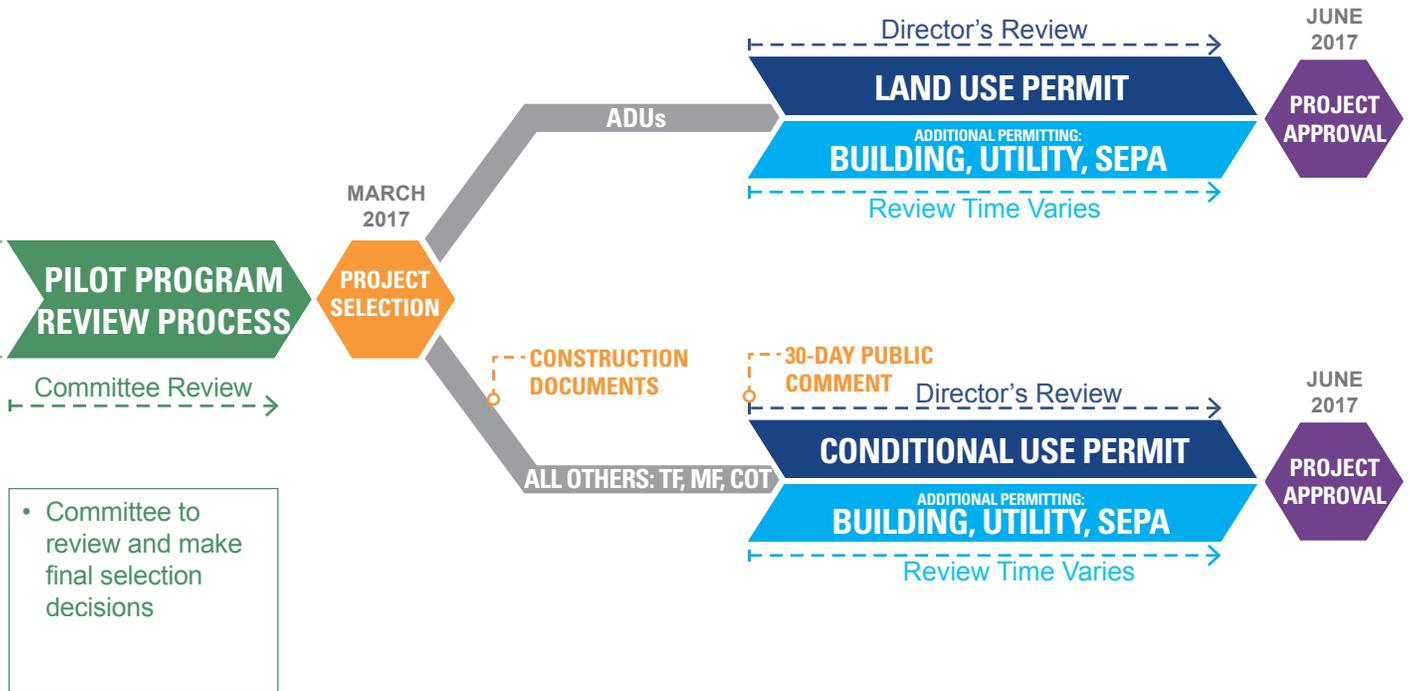
The anticipated Residential Infill Pilot Program launch is October 2016. Then, the City will begin accepting statements of interest from applicants wishing to develop one of the infill housing options. The Planning and Development Services (PDS) will select up to three of each housing type based on how well they demonstrate the Pilot Program’s design principles and objectives, as well as meet related City requirements. Proponents of the projects selected will be invited to submit full permit applications.

PILOT PROGRAM PROCESS DIAGRAM



CONDITIONAL USE PERMITS

In many zones, there are uses that may be compatible, but because of their size, operating characteristics, potential off-site impacts, and/or other similar reasons, these uses warrant special review on a case-by-case basis. The purpose of the conditional use permit review process is to determine if such a use is appropriate at the proposed location and, if appropriate, to identify any additional conditions of approval necessary to mitigate potential adverse impacts and ensure compatibility between the conditional use and other existing and allowed uses in the same zoning district and in the vicinity of the subject property. The zoning district use tables identify which uses require a conditional use permit (see Sections 13.06.100, -.200, -.300, and -.400). These uses may be authorized by the Director or Hearing Examiner in accordance with the procedures established in TMC 13.05 and the applicable criteria outlined in Chapter 3 - Procedures and Fees.



RESIDENTIAL INFILL PILOT PROGRAM



ADU. Photo Credit: Muffy Kibbey.



Photo Credit: Aaron Leitz Photography



ADU in Seattle, WA. Photo Credit: Seattle Department of Construction and Inspections.

Ø2 TYPES OF INFILL

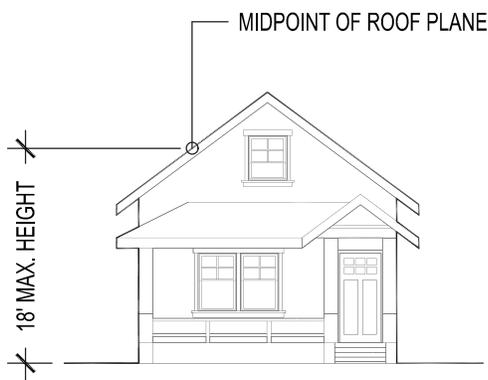
ACCESSORY DWELLING UNITS

Accessory dwelling units, referred to as “ADUs,” are intended to:

- Provide homeowners with a means of providing for companionship and security.
- Add affordable units to the existing housing supply.
- Make housing units within the City available to moderate income people.
- Provide an increased choice of housing that responds to changing needs, lifestyles (e.g., young families, retired), and modern development technology.
- Protect neighborhood stability, property values, and the single-family residential appearance.
- Increase density in order to better utilize existing infrastructure and community resources and to support public transit and neighborhood retail and commercial services.

References

- TMC 13.05.115 - Residential Infill Pilot Program
- TacomaPermits.org - Conditional Use Permit Application



Height Limit Requirements for new ADU

ADU REQUIREMENTS:



Maximum Units:

- One ADU allowed per residential lot

DADU Floor Area Limits:

- 1,000SF or 2/3 MB (whichever is smaller)
- DADU + Other Accessory Buildings = 1,500 SF max.

Attached ADU Minimum Lot Size:

- 4,500 SF in R-2

DADU Minimum Lot Size:

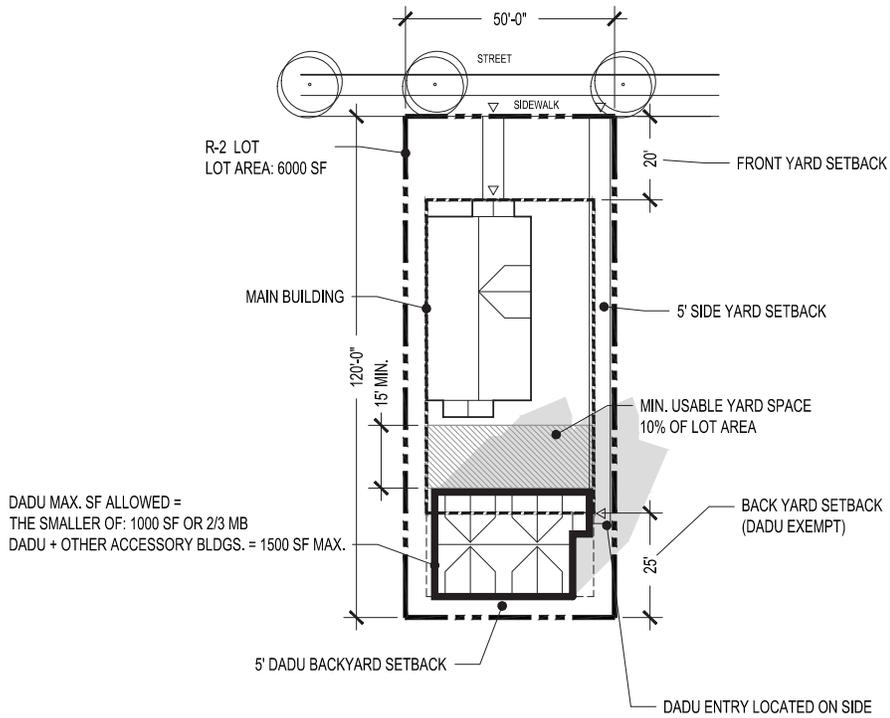
- 7,500 SF in R-1
- 5,000 SF in other R zones

Parking:

- No additional parking required

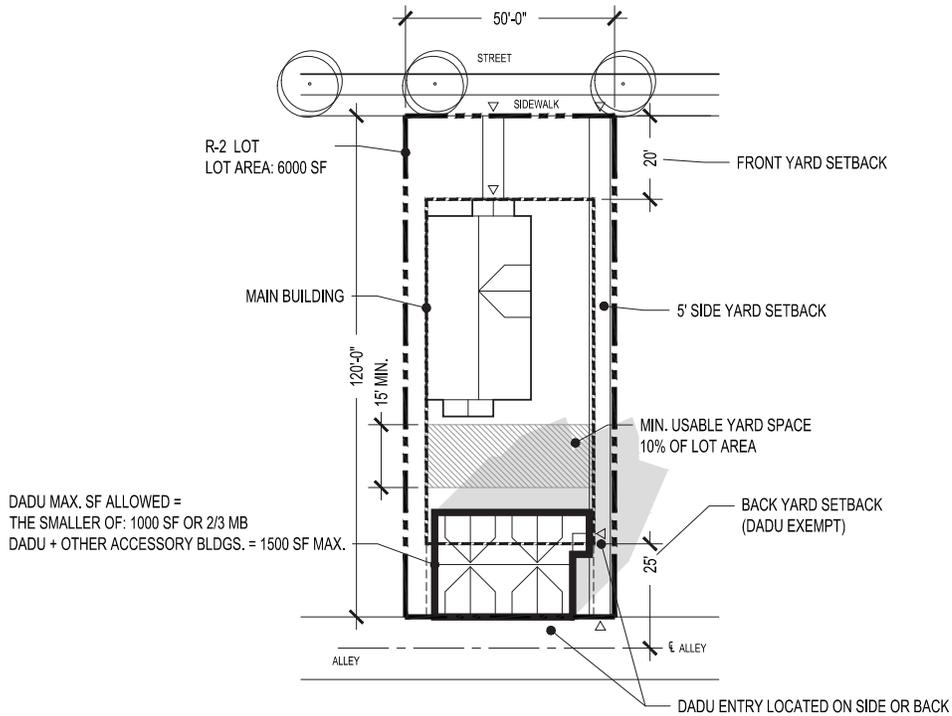
Design Criteria:

- No more than four occupants in ADU.
- Property owner must maintain occupancy in the main building or ADU.
- ADU shall include facilities for cooking, living, sanitation and sleeping.
- Home occupations allowed.
- DADU footprint must be less than 85% of main building footprint and less than 15% of the lot area.
- A 4-foot pedestrian walkway composed of distinct materials from adjacent vehicle driving or parking surfaces shall be provided between the ADU and the nearest public sidewalk or street right-of-way when no sidewalk exists.



Example 1: DADU with No Alley

DADUs also need to meet standards in TMC 13.06.100.F building standards



Example 2: DADU with Alley

DADUs also need to meet standards in TMC 13.06.100.F building standards



Capitol Hill ADU in Seattle, WA. Photo Credit: microhouse.



ADU in Portland, OR. Photo Credit: Rainbow Valley Construction.



Ballard ADU in Seattle, WA. Photo Credit: Cast Architecture.



Two-family housing rendering with separate entries on corner lot. Photo credit: Houseplans.pro.



Two-family housing rendering with separate entrances on corner lot with alley access.

TWO-FAMILY HOUSING

Two-family development on corner lots may be allowed by conditional use permit in R-2 Districts, as long as they meet the following criteria presented in this section.

Submittal Requirements

In addition to the submittal requirements under the provisions of the Residential Infill Pilot Program and the Conditional Use Permit application, the applicant shall submit information on building materials.

References

- TMC 13.06.640.G Conditional Use - two-family development on corner lots in the R-2 District
- TMC 13.05.115 - Residential Infill Pilot Program
- TacomaPermits.org - Conditional Use Permit Application

TWO-FAMILY REQUIREMENTS:



Maximum Units:

- Two dwelling units in R-2

Minimum Lot Size:

- 6,000 SF in R-2

Location:

- Corner lot

Parking:

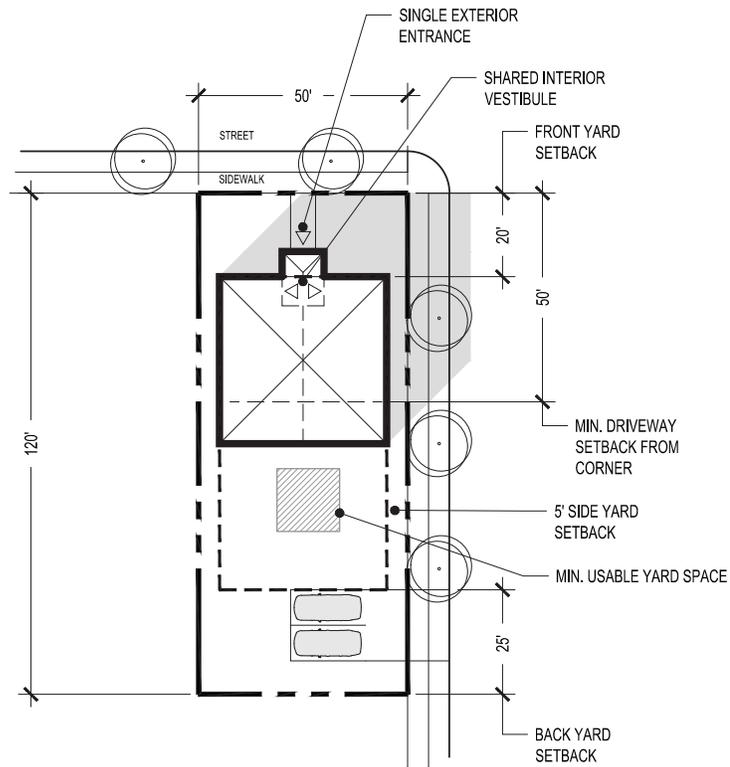
- Each unit shall provide no more than 1 off-street parking space.
- Locate parking in a designated rear yard.

Design Criteria:

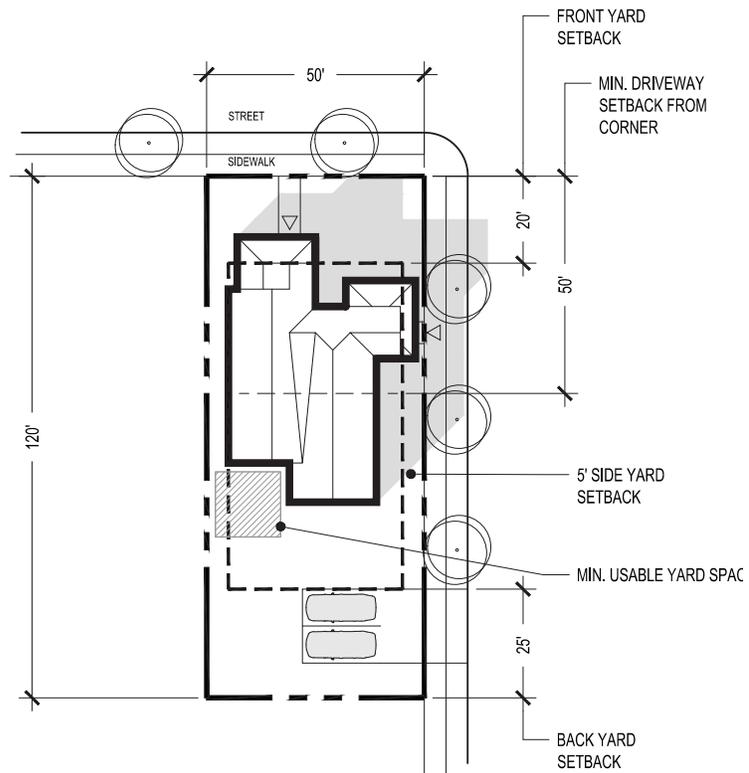
- Development must present general appearance of detached single-family dwelling in terms of architecture, bulk and front and rear setbacks.
- Must comply with one of two approaches:
 1. Each unit is oriented onto a different street frontage, or
 2. Each unit is accessed through a shared entrance.



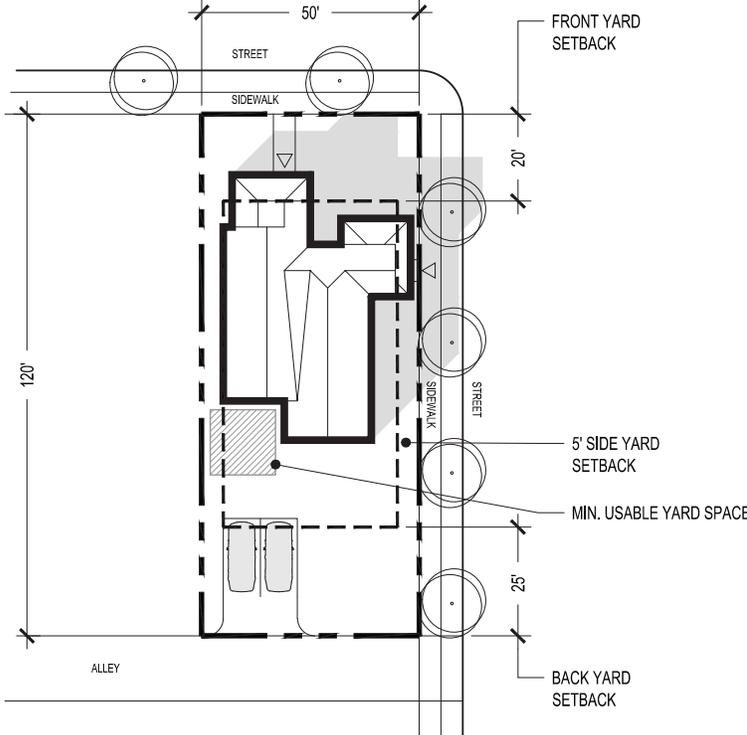
Two-family housing rendering with separate entrances on corner lot with alley access.



Example 1: Corner Lot Two-Family R2 Zone Single Entry with No Alley



Example 2: Corner Lot Two-Family R2 Zone with No Alley



Example 3: R2 Zone Corner Lot Duplex with Alley



Two-entry duplex in Bend, OR. Photo credit: West Bend Property Co.



Corner lot duplex in Minneapolis, MN. Photo credit: duplexchick.com

RESIDENTIAL INFILL PILOT PROGRAM



Puyallup Tribal Multi-family development in Tacoma, WA. Photo credit: PremierSIPs on flickr.



Multi-family residences in Houston, TX. Photo credit: Jack Thompson.

MULTI-FAMILY HOUSING

Multi-family development up to a maximum of six dwelling units may be allowed by conditional use permit in the R-3 District. A conditional use permit for a multi-family dwelling unit in R-2 Districts shall only be approved upon a finding that such use is consistent with all of the criteria listed in this section.

Submittal Requirements

In addition to the submittal requirements under the provisions of the Residential Infill Pilot Program and the Conditional Use Permit application, the applicant shall submit information on building materials.

References

- TMC 13.06.640.H Conditional Use – multi-family development in the R-3 District
- TMC 13.05.115 - Residential Infill Pilot Program
- TacomaPermits.org - Conditional Use Permit Application

MULTI-FAMILY REQUIREMENTS:



Maximum Units:

- Six dwelling units in R-3

Minium Lot Size:

- 9,000 SF in R-2

Parking:

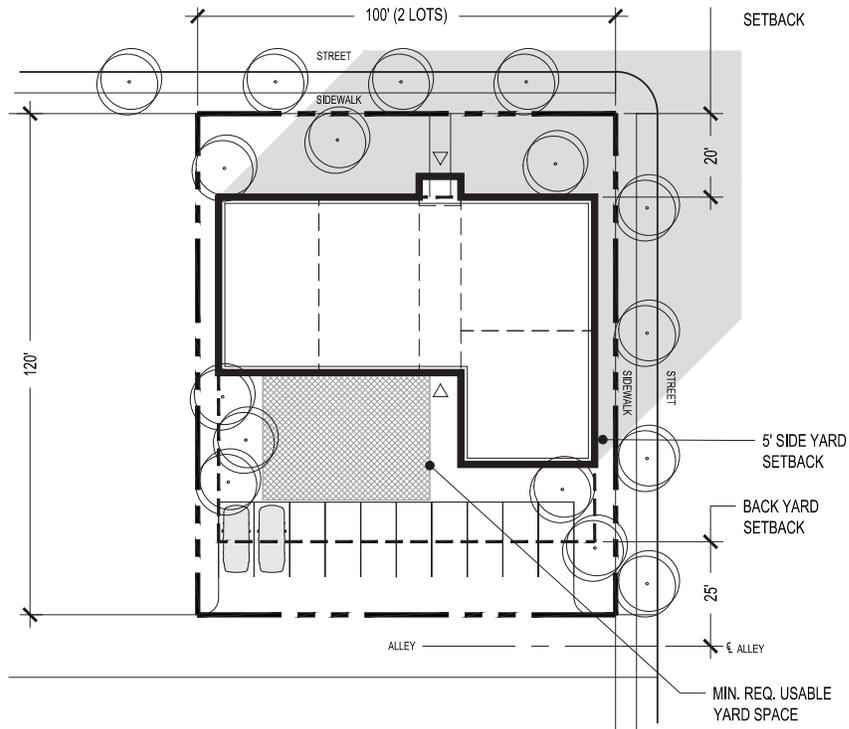
- Limited to one space per unit
- Located in rear of the site, obscured from street frontage view

Design Criteria:

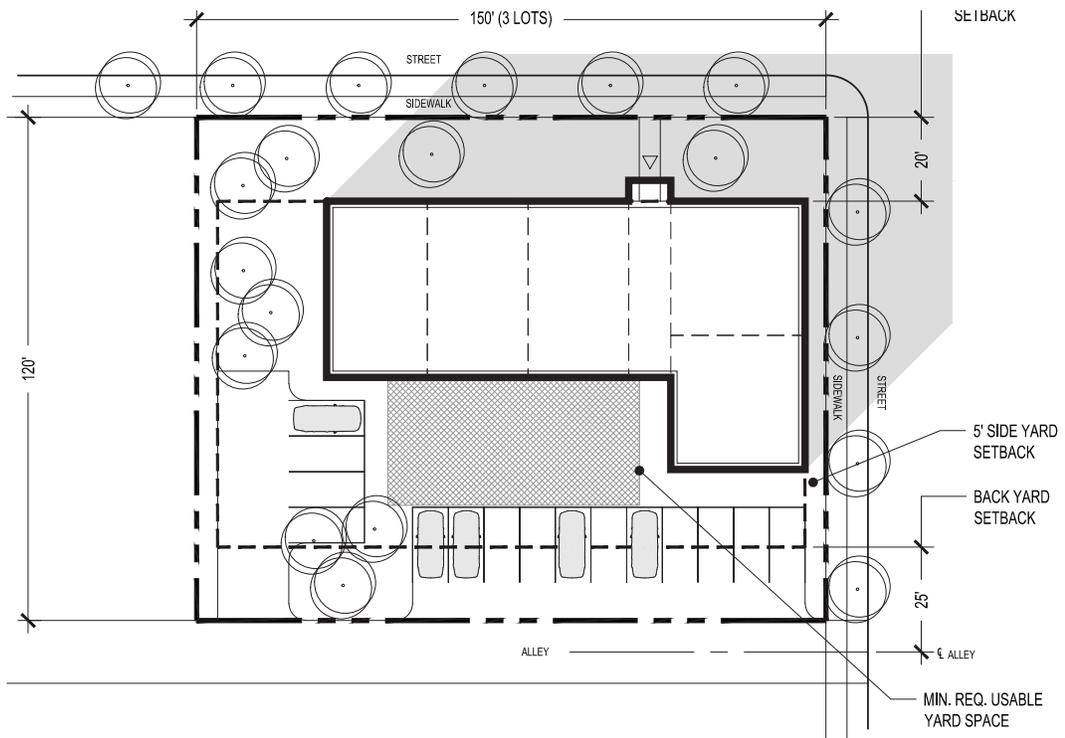
- Minimize overall impression of density and bulk.
- Fit with established neighborhood patterns.
- Access to dwellings shall be through a shared primary entrance.



High Point multi-family and low-income development in Seattle, WA. Photo credit: Juan Hernandez.



Example 1: Multi-Family R-3 Zone Two Lot Development on Corner with Alley



Example 2: Multi-Family R-3 Zone Three Lot Development on Corner with Alley



Multi-family development in Seattle, WA. Photo credit: Seattle Department of Construction and Inspections.

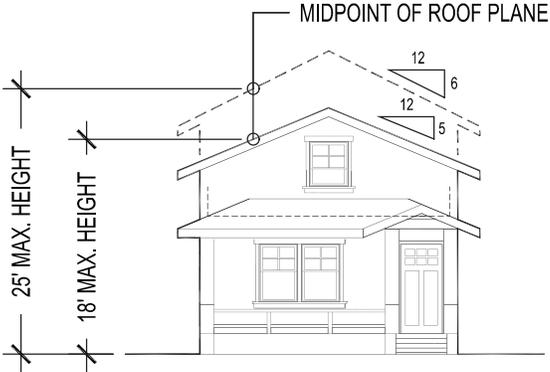


High Point multi-family and low-income development in Seattle, WA. Photo credit: Juan Hernandez.

RESIDENTIAL INFILL PILOT PROGRAM



Chico Beach Cottages, Silverdale, WA. Photo credit: Charlie Wenzlau.



Height Limit Requirements for new cottage housing.



COTTAGE HOUSING

Cottage housing developments are intended to:

- Add affordable units to the existing housing supply.
- Provide an increased choice of housing that responds to changing needs and lifestyles (e.g., young families, retired people).
- Protect neighborhood stability, property values, and the single-family residential appearance by ensuring that cottage housing developments are designed in a compatible manner.
- Increase density in order to better utilize existing infrastructure and community resources and to support public transit and neighborhood retail and commercial services.

Cottage Housing Types

- Cottage – A detached, single-family dwelling unit containing no more than 1,200 square feet of gross floor area with no more than 800 ground floor square feet.
- Carriage – A single-family dwelling unit, not to exceed 800 square feet in gross floor area, located above a garage structure in a cottage housing development.
- Two/Three-dwelling Buildings – A structure containing two or three dwelling units, not to exceed 1,000 square feet per unit on average, designed to look like a detached single-family house. Two/three-dwelling cottage buildings are not permitted in the R-1 or R-2 Districts.

Submittal Requirements

In addition to the submittal requirements under the provisions of the Residential Infill Pilot Program and the Conditional Use Permit application, the applicant shall submit the following:

- A completed Preliminary Plat application, if applicable.
- A completed environmental checklist, if applicable.
- A completed application for a site plan approval.
- Documentation of the proposed ownership.
- Property management approach, such as condominium or homeowners association.

References

- TMC 13.06.160 - Cottage Housing
- TMC 13.05.115 - Residential Infill Pilot Program
- TacomaPermits.org - Conditional Use Permit Application

COTTAGE HOUSING REQUIREMENTS:



Maximum Units:

- Four to twenty-four dwellings;
Maximum 12 cottages per cluster

Floor Area Limits:

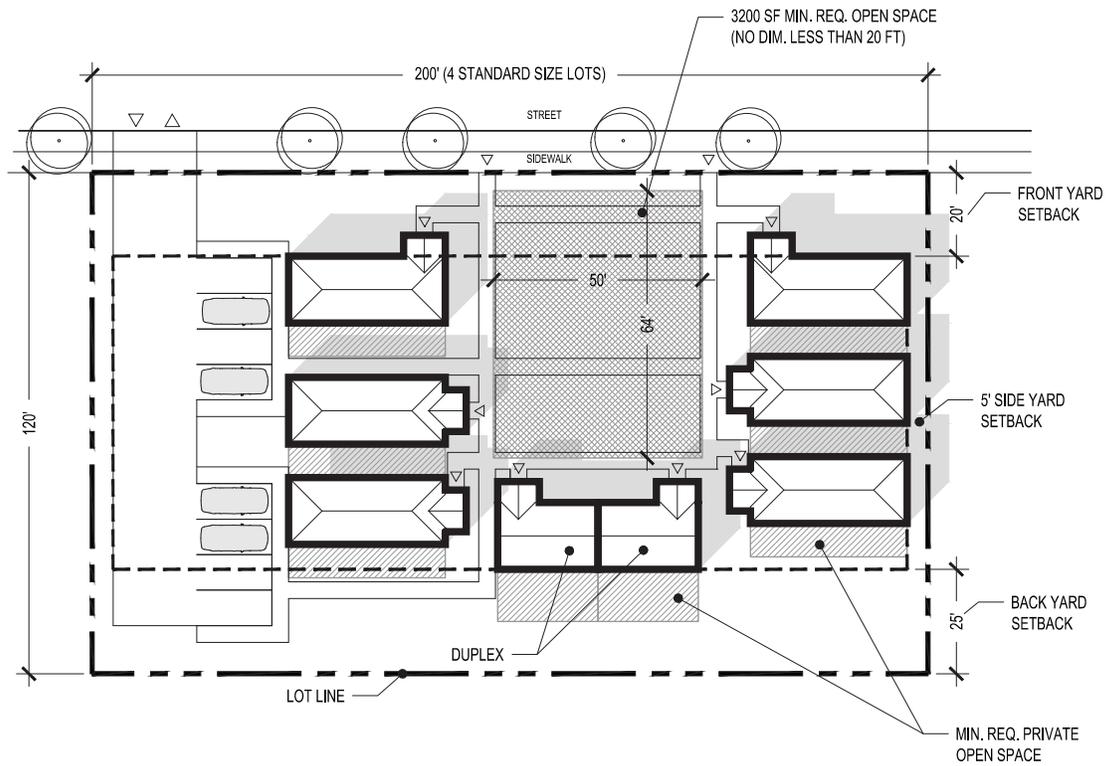
- Maximum 0.5 FAR required for overall site.

Minimum Lot Size:

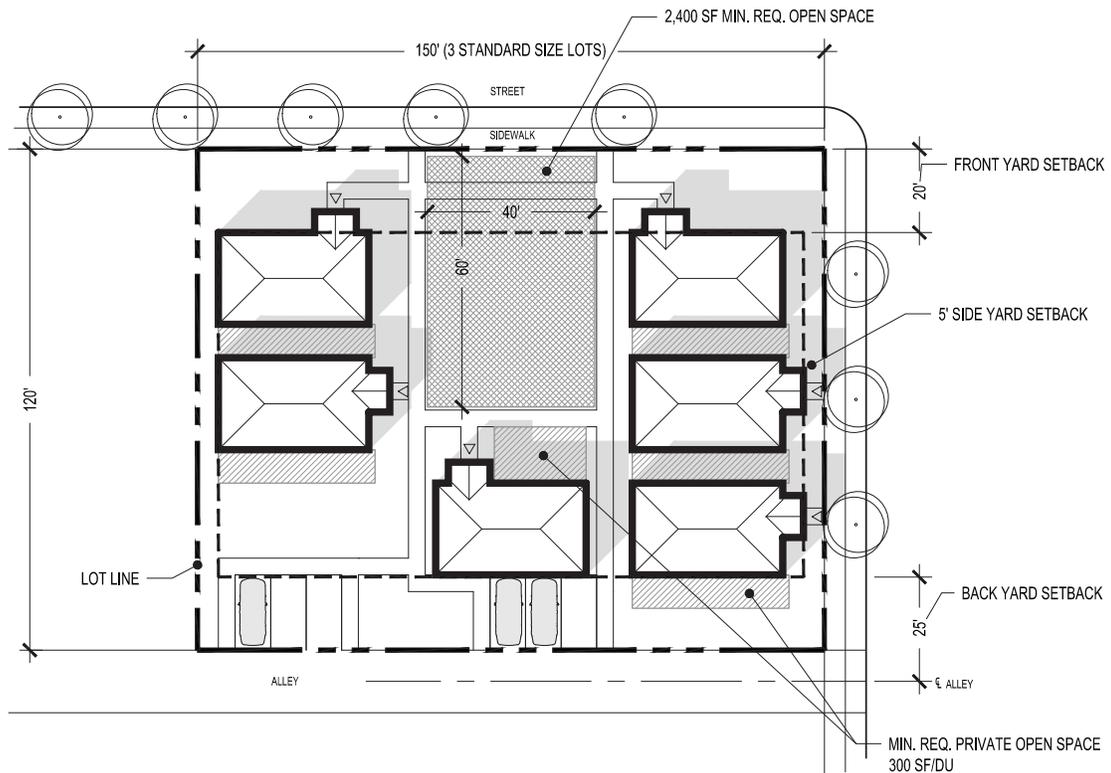
- 10,000 SF

Parking:

- One off-street parking space per unit.
- Detached garage floor area limit of 250 SF. Shared garages floor area limit of 1,200 SF. Clustered parking areas limit of four spaces.



Example 1: Cottage Housing R-2 Zone Mid-Block with No Alley



Example 2: Cottage Housing R-2 Zone Corner Lot with Alley

COTTAGE HOUSING REQUIREMENTS CONTINUED:



Design Criteria:

- Number of developments permitted = 1.5 times the maximum number of dwelling units in the applicable zoning district.
- The external setbacks of the underlying zoning district shall apply.
- Minimum 8 feet between structures containing dwelling units.
- Covered porch required per building; minimum 50 SF with no dimension less than 5 feet.
- Each carriage unit shall have a deck or balcony oriented toward the common open space.
- Buildings must orient entrances toward the public right-of-way where adjacent, provide a minimum of 15% façade transparency, and modulate the façade, vary the roofline or other design features.
- Vehicular access shall be from the rear of the site whenever suitable access is available or feasible. If not feasible, then driveway or private roads shall be minimized to the maximum extent feasible. Driveways to individual units shall consist of paved runner strips or pervious surfacing.
- All cottage housing and landscaping shall be designed in an attractive way and according to a coherent design concept that allows for variation in style, features, materials and colors.
- A variety of unit sizes, building/ site design, building styles, features, colors and site design elements are required.
- Shall be stick-built.
- Minimum 400 SF common open space with no dimension less than 20 feet.
- Common open space shall be located in a central area that is easily accessible and visible to all dwellings within the cottage cluster. No sight-obscuring fences are permitted within common open spaces. The common open space shall be surrounded by cottage or common buildings on at least three sides, unless topography precludes this. Common open space shall be improved with gathering space, gardening, walkways or recreational features.
- Minimum 300 SF private open space per unit.
- Community buildings in common ownership are permitted within cottage housing developments, and shall be incidental in use and size to the cottage dwellings.
- All dwelling units shall be directly connected to the public sidewalk.
- Provide required street trees per TMC 13.06.502.
- Parking areas shall be softened or screened with landscaping.
- Internal landscaping shall be determined through the Residential Infill Pilot Program review process.
- ADUs are not permitted.

RESIDENTIAL INFILL PILOT PROGRAM



Danielson Grove, Kirkland, WA. Photo credit: Triad.



Bay Vista multi-family housing in Bremerton, WA. Photo Credit: Tonkin Architecture.

Ø3 PILOT PROGRAM PROCESS

CODE LANGUAGE

On December 1, 2015 the City Council adopted Amended Ordinance Number 28336, approving proposed amendments to the Tacoma Municipal Code concerning affordable and infill housing. This action adopts a range of affordable and infill housing code changes based on concepts initially recommended by the Affordable Housing Policy Advisory Group. Key changes include:

- Lot size flexibilities and Small Lot design standards
- Creation of a Residential Infill Pilot Program for certain housing types
- Creation of Affordable Housing Incentives and Bonuses, and Requirements for Residential Upzones.

TIMELINE

The infill pilot program will launch in October 2016 with the goal to have projects under construction by the middle of 2017. This permitting process for this program will move in tandem with the conditional use permit process as needed, sharing submittals, review meetings and State Environmental Permitting Act documentation and public notice. Some of these items vary based on the type of infill proposed. For example. ADUs do not need to go through a conditional use permit process.

At any point in the process, City of Tacoma staff are available to answer any questions about the timeline and schedule.

PART 1. PILOT PROGRAM



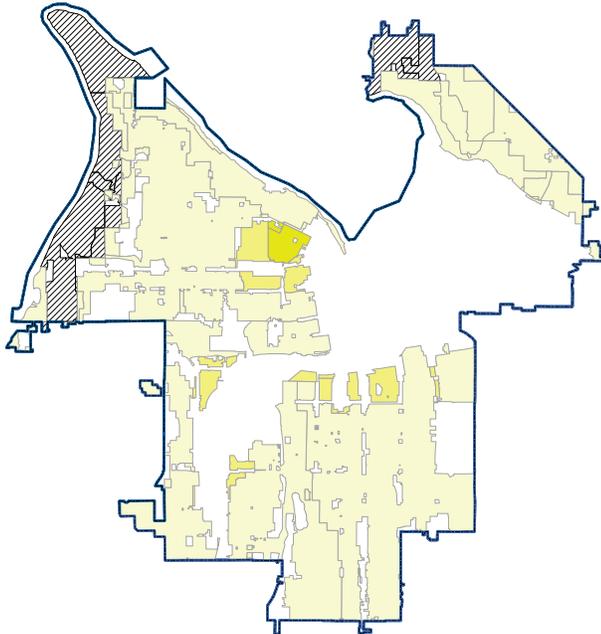
PART 2. PERMIT REVIEW PROCESS



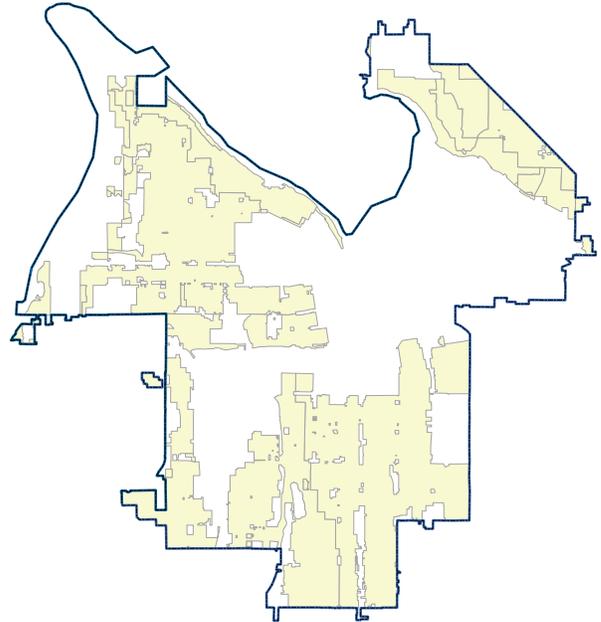
See pages 2-3 for more details on the Pilot Program and permit process.

ZONING FOR ALLOWABLE HOUSING TYPES:

1. Detached Accessory Dwelling Units



2. Two-Family Housing



LOCATING INFILL PROJECTS

The Tacoma Residential Infill Program is limited to the following areas in City of Tacoma. The zoning maps above identify locations where the following infill is allowed.

1. Detached Accessory Dwelling Units within the R-1, R-2, R2-SRD and HMR-SRD Districts,
2. Two-family or townhouse development within the R-2 District,
3. Multifamily development within the R-3 District, and
4. Cottage Housing development within any residential district except the HMR-SRD District.

During the infill program there shall be a minimum distance of 1,000 feet separating pilot program housing developments within the same category.

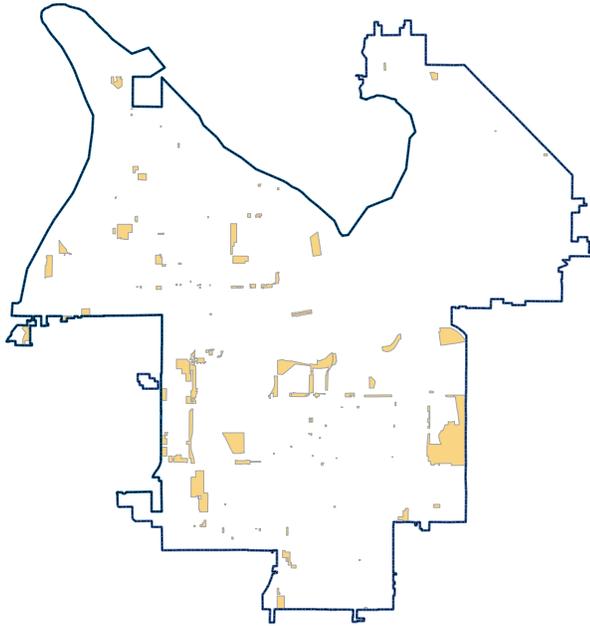
KEY

	R2-SRD : One Family Dwelling - Special Review District
	HMR-SRD : Historic Mixed Use Special Review District
	R-1 : One Family Dwelling
	R-2 : One Family Dwelling
	R-3 : Two-Family Dwelling
	R-4L : Low-Density Multi-Family Dwelling
	R-4 : Multi-Family Dwelling
	R-5 : Multi-Family Dwelling

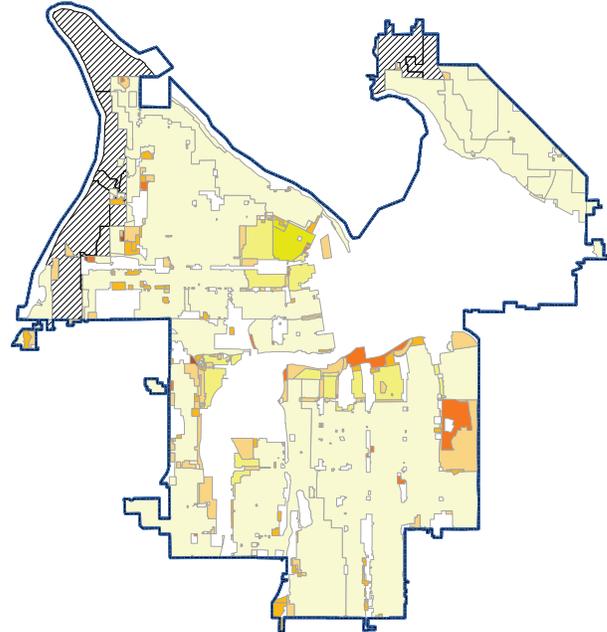
For a more detailed map and to find what district your property is located in, visit: <http://www.govme.org/Common/gMap/MGMain.aspx>.

You may also call Planning and Development Services at (253) 591-5577 for more information.

3. Multi-Family Housing



4. Cottage Housing



Residential Zoning Districts Defined

The residential zoning district's primary use is for single-family and multi-family housing. Community facilities such as parks, schools, daycares, golf courses, and religious facilities may also be appropriate in the residential districts. The specific purpose of the residential districts can be found in the Tacoma Municipal Code Section 13.06.100.

R-1: Single-Family Dwelling District. The R-1 District is intended for a typical single-family residential neighborhood. It is most appropriate in established areas with a relatively quiet and stable neighborhood environment. The R-1 District has low traffic volumes and larger lot sizes. The minimum standard lot size in the R-1 District is 7,500 sq. feet; small lots may be 6,750 sq. ft. The minimum front setback is 25 feet and the maximum building height in this district is 35 feet.

R-2: Single-Family Dwelling District. The R-2 District is the most common residential zoning district in the City. This district is similar to the R-1 District,

however its density is slightly higher than the R-1 District. It permits all uses allowed in the R-1 and may also allow for lodging uses limited to one guest room. It generally abuts more intense residential and commercial districts. The minimum standard lot size in the R-2 District is 5,000 sq. feet; small lots may be 4,500 sq. ft. The minimum front setback is 20 feet and the maximum building height in the R-2 district is 35 feet.

R2-SRD: Residential Special Review District. The R2-SRD District is very similar to the R-2 District. However, it allows for a limited number of two and three-family dwellings, subject to an approved conditional use permit. Some pre-existing multifamily dwellings may also exist in this district. The minimum lot size in the R2-SRD District is 5,000 sq. feet for single-family dwellings, 6000 sq. feet for two-family dwellings, and 9,000 sq. feet for three-family dwellings. For townhouses the minimum lot area is 3,000 sq. feet. The minimum front yard setback requirement is 20 feet and the maximum building height in this district is 35 feet.

HMR-SRD: Historic Mixed Residential Special Review District. The HMR-SRD District is designed to apply to existing neighborhood areas or portions of existing neighborhood areas which have been designated as a Historic Special Review District because the buildings within reflect significant aspects of Tacoma’s early history, architecture and culture. Single-family dwellings are the predominant land use within the HMR-SRD District. The maximum building height in this district is 35 feet.

R-3: Two-Family Dwelling District. The R-3 District is intended for one-, two-, and three-family dwellings. Some lodging and boarding homes are also appropriate. The R-3 District is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts. The setback requirements are the same as the R-2 District. The maximum building height in this district is 35 feet.

R-4L: Low Density Multiple-Family Dwelling District. The R-4L District is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 District, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The minimum front setback requirement is 20 feet for the R-4L District. The maximum building height in this district is 35 feet.

R-4: Multiple-Family Dwelling District. The R-4 District is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 District is located generally along major transportation corridors and between higher and lower intensity uses. The maximum building height in this district is 60 feet.

R-5: Multiple-Family Dwelling District. The R-5 District is intended for high-density multiple-family housing and also permits residential hotels, retirement homes, and limited mixed-use buildings. The district is generally located in the center of the City in close proximity to employment centers, conveniences, services, major transportation corridors, and public transportation facilities. Minor retail businesses such as drug stores, personal services such as beauty salons, and minor eating and drinking establishments are also permitted in the R-5 District. The maximum building height in this district is 150 feet.

PILOT PROGRAM APPLICATION CHECKLIST

- ✓ Site plan to scale
- ✓ Building elevations (exterior view of all sides)
- ✓ Massing study
- ✓ Existing condition photos
- ✓ Narrative and supporting exhibits
- ✓ Application and applicable fees for any required land use permits (may require public notification or meetings)
- ✓ Demonstrate meeting TMC 13.06.100 and other pertinent requirements
- ✓ Any additional information or documentation requested by the Director prior to beginning the City’s review

Checkmarks (✓) throughout the remainder of this document identify completed Pilot Program application requirements above. These items overlap the Building Permit and CUP Submittal checklists, though they may need to be modified throughout the selection process to reflect City and public feedback.

For more information, see TMC 13.05.115.

STATEMENTS OF INTEREST

City will immediately begin accepting statements of interest from applicants wishing to develop one of the infill housing options. A review committee will select up to three of each housing type based on how well they demonstrate the Pilot Program’s design principles and objectives, meet community needs, and meet related City requirements. Proponents of the projects selected will be invited to submit full permit applications with a desired 2017 construction starting time.

SUBMITTAL APPLICATION

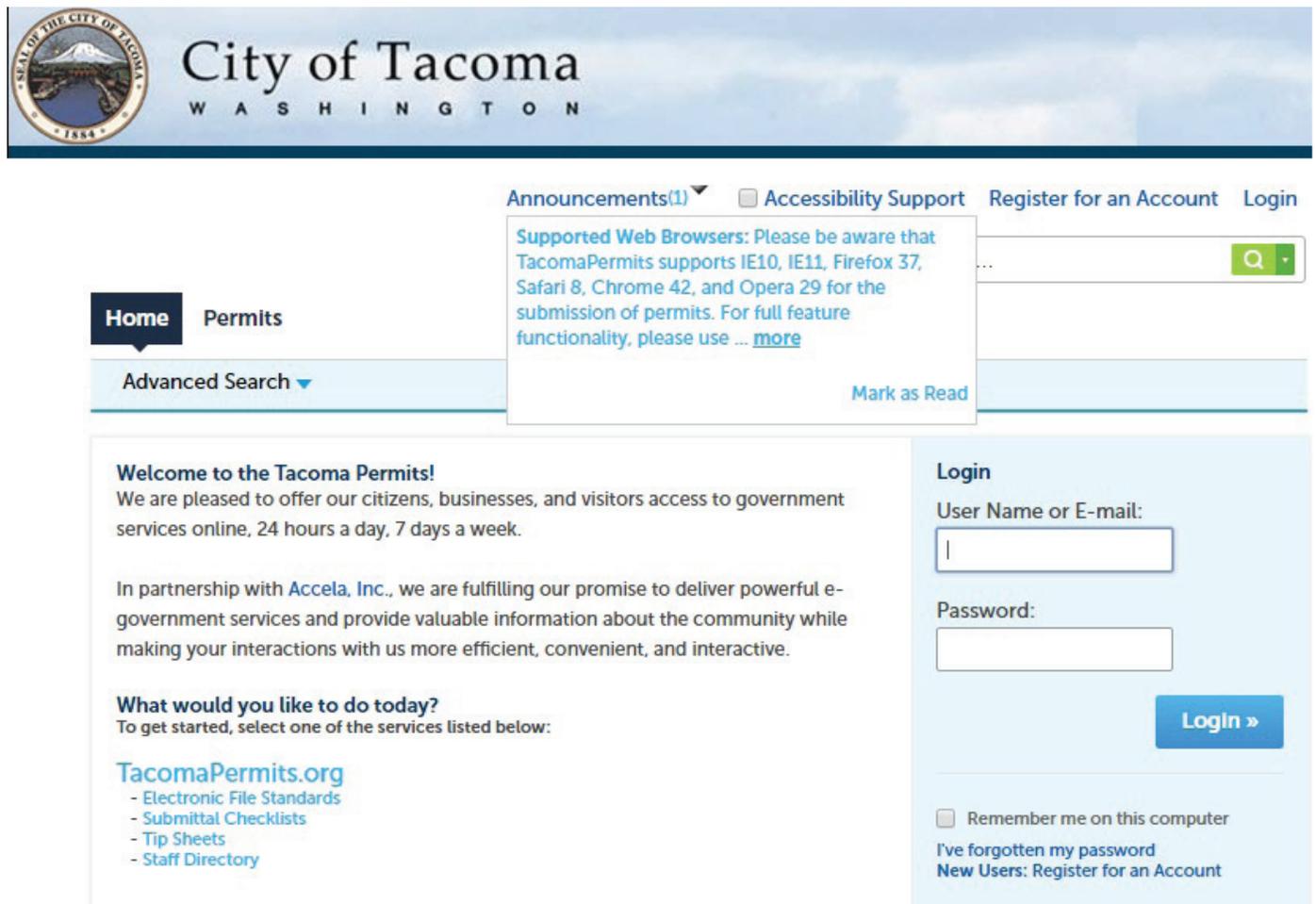
Invited applicants of any of the infill types will be required to submit an application checklist and

attach items to describe and graphically represent the proposed development.

The applications will be submitted through the City of Tacoma Accela system (see image below).

REVIEW PROCESS

The Director of Planning and Development Services (Director) will convene a special advisory review body. This group will review complete applications in an advisory capacity and make recommendations to the Director or the Hearing Examiner. The Director or Hearing Examiner will review the recommendations and make final decision and identify conditions of approval.



Snapshot of Tacoma’s Accela system for submitting infill applications.

INFILL PILOT PROGRAM SPECIAL ADVISORY REVIEW COMMITTEE

Advisory Review Committee consists of:

- The Director or designee
- Long-Range Planning Manager or designee
- City staff member with residential building and site development expertise
- Designee representing area Neighborhood Council
- Architect or urban designer
- Representative of Landmarks Presentation Commission

Final approval is given by the Director or Hearing Examiner and the Landmarks Presentation Commission.

For more information, see TMC 13.05.115.

SELECTION

Following the completion of the application submittal, the Infill Pilot Program Special Advisory Review Committee will make a recommendation to move forward. As part of the associated land use decision, the Director shall determine whether the proposal meets the intent of this section and incorporate conditions as appropriate into the land use and building permit approvals. In the case of projects in historic or conservation districts, or individually designated landmarks, Landmarks Preservation Commission approval will be required pursuant to TMC 13.05.045.

PILOT PROGRAM DESIGN CRITERIA

- Responsiveness to existing neighborhood development patterns in the area
- Pedestrian-friendly design including access and connectivity
- De-emphasize parking (must meet parking requirements of TMC 13.06.510)
- Minimize scale contrasts, shading and privacy impacts
- Create usable and functional outdoor/yard spaces
- Incorporation of sustainable features. (Multi-Family and Cottage Housing must document sustainability features through a certification program such as Built Green 3 stars, LEED Bronze or Greenroads Bronze)
- Consistency with code requirements (see TMC 13.06)

For more information, see TMC 13.05.115.

PROCEDURES & FEES

No fees will be assessed for the statements of interest to participate in the Infill Pilot Program. If selected to submit a full permit application, applicants will be assessed based on the type of infill project and if a land use or conditional use permit is required.

For two-family, multi-family and cottage housing, a conditional use permit will be required. ADUs do not require a conditional use permit. Instead, ADU applications require a land use permit and shall adhere to the following procedures.

BUILDING PERMIT SUBMITTAL CHECKLIST

- ✓ Site plan to scale
- ✓ Building elevations to scale
- △ Floor plans to scale
- △ Framing plans to scale
- △ Roof plans to scale
- △ Section plans and connection details
- △ Foundation details
- △ Energy code forms
- △ Stormwater site plan
- △ Stormwater pollution prevention plan
- △ Other items identified by City staff

Checkmarks (✓) identify completed Pilot Program application requirements. They may need to be modified throughout the application process.

ADU Procedures

Any property owner seeking to establish an ADU in the City of Tacoma shall apply for approval in accordance with the following procedures:

- **Application.** Prior to installation of an ADU, the property owner shall apply for an ADU permit with Planning and Development Services. A complete application shall include a properly completed application form, floor and structural plans for modification, and fees as prescribed below.
- **Fees.** Fees shall be required in accordance with Section 2.09.020. Upon sale of the property, a new owner shall be required to sign a new affidavit and to register the ADU, paying the applicable fee in accordance with Section 2.09.020.
- **Notice on Title.** The owner of any property containing an ADU shall record with the Pierce County Auditor a notice on title of the ADU. Such notice shall be in a form as specified by Planning and Development Services, and shall include as a minimum: (a) the legal description of the property which has been permitted for the ADU; (b) affirmation that the owner shall occupy either the main building or the ADU, and agrees to all requirements provided in subsection C.; and (c) the conditions necessary to apply the restrictions and limitations contained in this section. The property owner shall submit proof that the notice on title has been recorded prior to issuance of an ADU permit by Planning and Development Services. The notice on title shall run with the land as long as the ADU is maintained on the property. The property owner may, at any time, apply to Planning and Development Services for a termination of the notice on title. Such termination shall be granted upon proof that the ADU no longer exists on the property.
- **Permit.** An ADU permit shall be issued upon receipt of a complete application, application fees, proof of recorded notice on title and approval of any necessary building or other construction permits.
- **Inspection.** The City shall inspect the property to confirm that minimum and maximum size limits, required parking and design standards, and all applicable building, health, safety, energy, and electrical code standards are met.
- **Violations.** A violation of this section regarding provision of ownership shall be governed by subsection C.4, and a violation of provision of legalization of nonconforming ADUs shall be governed by subsection C.7. Violations of any other provisions shall be governed by Section 13.05.100.

- Detached ADUs in the R-1, R-2, R2-SRD and HMR-SRD Districts are reviewed under the provisions of the Residential Infill Pilot Program per TMC 13.05.115. Such applications shall provide for notification of property owners within 100 feet.

Conditional Use Permit (CUP) General Criteria

A CUP shall be subject to the following criteria:

- There shall be a demonstrated need for the use within the community at large which shall not be contrary to the public interest.
- The use shall be consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plan, and applicable ordinances of the City of Tacoma.
- For proposals that affect properties that are listed individually on the Tacoma Register of Historic Places, or are within historic special review or conservation districts, the use shall be compatible and consistent with applicable historic preservation standards, and goals, objectives and guidelines of the historic or conservation districts. Proposed actions or alterations inconsistent with historic standards or guidelines as determined by the Landmarks Commission are a basis for denial.
- The use shall be located, planned, and developed in such a manner that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community. The following should be considered:
 - The generation of noise, noxious or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.

CUP SUBMITTAL CHECKLIST

- ✓ Land Use Application and permit fee
- ✓ Site plan to scale
- ✓ Building elevations (exterior view of all sides)
- ✓ Floor plans to scale
- △ SEPA environmental checklist
- △ Written response to criteria
- △ Building materials information
- △ Landscape plan
- △ Demonstrate property's inadequacy for single-family development

Checkmarks (✓) identify completed Pilot Program application requirements. They may need to be modified throughout the application process.

- Availability of public services which may be necessary or desirable for the support of the use. These may include, but shall not be limited to, availability of utilities, transportation systems (including vehicular, pedestrian, and public transportation systems), education, police and fire facilities, and social and health services.
 - The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties.
- An application for a CUP shall be processed in accordance with the provisions of Chapter 13.05.

Ø4 RESOURCES

TACOMA PROJECTS

- Affordable Housing Work Program Phase 3 - October 1, 2014 (PDF)
- Affordable Housing Policy Advisory Group Recommendations Report - December, 2010
- APHAG Memo - October 13, 2011
- 2014 Affordable Housing Policy Phase 2 Packet as adopted by council

OTHER CITIES' EXAMPLES

- The Ins and the Outs: A Policy Guide to Inclusionary and Bonus Housing Programs in Washington - The Housing Partnership, 2007 (PDF)
- City of Portland, OR - Infill Design
- PSRC Housing Innovations Website

PLANNING COMMISSION

Amended Ordinance Number 28336 can be found here.

Posted below are materials reviewed by the Planning Commission (PC). They are also posted on the 2015 Annual Amendment web page, under "2015-08 Affordable Housing Planning Work Program."

2015-08 PC Draft Code (July 1, 2015)

2015-08 PC Review Packet (July 1, 2015)

2015-08 PC Review Packet (June 17, 2015)

2015-08 PC Presentation (May 6, 2015)

2015-08 PC Review Packet (May 6, 2015)

2015-08 PC Review Packet (March 4, 2015)

2015-08 PC Review Packet (October 1, 2014)

2015-08 PC Presentation (October 1, 2014)

The Infill Design Toolkit: Medium-Density Residential Development



A Guide to Integrating Infill Development into Portland's Neighborhoods

December 2008



September 2016

City of Tacoma
747 Market Street, Tacoma, WA 98402
<http://www.cityoftacoma.org>