PRESENTATIONS and HANDOUTS

Regular Meeting on March 1, 2017

1. Residential Infill Pilot Program Update
   (PowerPoint Slides, for Discussion Item D-1)

2. Open Space Corridors
   (Adobe Spark Presentation, for Discussion Item D-2)
   https://spark.adobe.com/page/bZ6U6eXyN9Sy9/
Remaining Milestones

Pre-application Meetings
- Concluding March 10th

Early Involvement Meetings
- March 6th (North End Neighborhood Council)
- March 23rd (Community Council)
- April 6th (Central District Neighborhood Council)
- April 19th (West End Neighborhood Council)

Informational Meetings
- April 12th (New Tacoma Neighborhood Council)
- April 20th (Northeast Tacoma Neighborhood Council)
- May 18th (South Tacoma Neighborhood Council)

Review Committee Meeting
- prior to April 28th
Types of Infill

- Detached Accessory Dwelling Units
- Two-Family Housing
- Multi-Family Housing
- Cottage Housing
Statements of Interest

Four Review Committee Statements of Interest

Twenty-three Statements of Interest

- 15 Detached Accessory Dwelling Units (1 w/o a site)
  - 9 Coaching Meetings
- 6 Cottage Housing
  - 5 Coaching Meetings
- 2 Two-Family Housing
  - 2 Coaching Meetings
Statements of Interest

Where? Which Neighborhood Councils?

WEST END - 4
NORTH END - 11 (10 Sites)
CENTRAL - 2
SOUTH END - 5

- Detached Accessory Dwelling Units
- 2-Family Housing
- Cottage Housing
West End Proposals

1. 2-Family Compact Housing on lot with commercial structure; one unit built for aging-in-place
   - Both proposed as rentals

2. Detached accessory dwelling unit on parcel with adult family home; caretaker would use DADU for ability to sleep on-site separate from residents

3. Cottage Housing on former suburban-style neighborhood lots

4. Detached accessory dwelling unit to accommodate people visiting from other countries through volunteer work
   - OPTED OUT
South End Proposals

1. 2-Family Housing to add onto existing single family house
   - Both proposed as affordable units, may be sold at a later date

2. Detached accessory dwelling unit on parcel with single family residence
   - Proposed as rental

3. Detached accessory dwelling unit on parcel with single family residence
   - Proposed as unit for visiting family, as well as transitional housing

4. Cottage Housing community (20 or so units) focused on eco-design near park

5. Cottage Housing with small pod of Craftsman-styled homes
North End DADA Proposals

1. Garage conversion; 2nd Floor converted from storage to living. Homeowner moves to DADU, daughter’s family moves into main house

2. DADU for family use; only accessory structure

3. DADU in carriage house style for family and son’s use

4. DADU to replace existing, failing one-story garage

5. DADU in carriage house style; parents to retire to upper level

6. Garage conversion to DADU

7. Garage replacement
   - OPTED OUT

8. Garage replacement; rental for students or professors
North End Cottage Housing Proposals

1. Non-conforming commercial use on corner lot with small, 4-unit cottage housing cluster

2. Option 1 - 18 units of cottage housing development with pedestrian spine on encumbered parcel, garage court

3. Option 2 - 20 unit development with loop road on encumbered parcel, garages sited closer to units; sustainable design principles employed
Central Proposals

1. DADU in cottage house style; rental property

2. Single-story DADU for extended family stays and short-term sublets
FINDINGS... SO FAR

RESIDENTIAL INFILL PILOT PROGRAM CITY OF TACOMA
Lessons Learned

**DADU**
- more specificity on footprint vs. livable square footage in determining size of DADU
- specific guidelines governing conversions, carriage houses, and other accessory structures

**2-Family Housing**
- guidelines on condominium-izing vs. short platting
- pilot process that encourages some speculative development

**Multifamily Housing**
- process must support speculative development; assurance needed prior to land purchase (possibly just proof of concept absent site specifics)

**Cottage Housing**
- need small lot vs. large lot standards
- deliver more assurances and provide more incentives re: site development, to promote innovation

**OVERALL**
- consider additional round(s) of pilot program
- track barriers, insights, and trends (qualitative and quantitative)