



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Joyce Phillips
360.570.3722

Monday, February 5, 2018

6:30 PM

Room 207

1. CALL TO ORDER

Estimated time for items 1 through 5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- 3.A [18-0109](#)** Approval of the January 8, 2018 Olympia Planning Commission Meeting Minutes

Attachments: [OPC 1.8.18 draft minutes](#)

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days or for quasi-judicial review items for which there can be only one public hearing, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure.

5. STAFF ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

- 6.A [18-0116](#)** Missing Middle Housing Analysis Update

Attachments: [Missing Middle web page](#)
[Public Outreach Summary](#)
[Infill Housing Opportunities - Examples](#)
[TRPC Analysis](#)
[Written Public Comments](#)
[Recommendation Comments](#)

Estimated time: 120 minutes

7. REPORTS

From Staff, Officers, and Commissioners, and regarding relevant topics.

8. OTHER TOPICS**9. ADJOURNMENT**

Approximately 9:30 p.m.

Upcoming Meetings

Next regular Commission meeting is February 26, 2018. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of the January 8, 2018 Olympia Planning Commission Meeting Minutes

Agenda Date: 2/5/2018
Agenda Item Number: 3.A
File Number: 18-0109

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of the January 8, 2018 Olympia Planning Commission Meeting Minutes



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Joyce Phillips
360.570.3722

Monday, January 8, 2018

6:30 PM

Room 207

1. CALL TO ORDER

Chair Cunningham called the meeting to order at 6:35 p.m.

1.A ROLL CALL

Present: 7 - Chair Rad Cunningham, Vice Chair Mike Auderer, Commissioner Tammy Adams, Commissioner Travis Burns, Commissioner Brian Mark, Commissioner Paula Ehlers and Commissioner Carole Richmond

Excused: 1 - Commissioner Missy Watts

OTHERS PRESENT

Community Planning and Development staff:
Deputy Director Leonard Bauer
Senior Planner Joyce Phillips
Minutes Recorder Stacey Rodell

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

[18-0021](#) Approval of the November 20, 2017 Olympia Planning Commission Meeting Minutes

The minutes were approved.

[18-0020](#) Approval of the December 4, 2017 Olympia Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT

The following members of the public provided comments regarding Missing Middle Housing: Jay Elder, Phil Schulte, Angie Warner, Demise Pautelis, Bob Jacobs, Loretta Seppaner, Dani Madrone, Janae Huber, Judy Bardin, Don Law, Walt Jorgenson, Sam Green and Jim Keel.

5. STAFF ANNOUNCEMENTS

Ms. Phillips informed the Commission of upcoming meeting dates and provided a brief update on building projects and other City business.

6. BUSINESS ITEMS

[18-0022](#) Missing Middle Housing Analysis Update

Mr. Bauer presented a Missing Middle Housing Analysis update.

The discussion was continued to the Planning Commission due back on 1/22/2018

7. REPORTS

Commissioner Ehlers volunteered at Priest Point Park removing ivy.

Chair Cunningham mentioned there is a bill that has entered Legislature regarding city density minimums. He will update the Commission as he learns more.

Commissioner Mark indicated the Northeast Neighborhood is piloting the right of way community garden program. They also are starting a community composting program.

8. OTHER TOPICS - None**9. ADJOURNMENT**

The meeting adjourned at 9:12 p.m.



Planning Commission

Missing Middle Housing Analysis Update

Agenda Date: 2/5/2018
Agenda Item Number: 6.A
File Number: 18-0116

Type: discussion Version: 1 Status: In Committee

Title

Missing Middle Housing Analysis Update

Recommended Action

Receive briefing and discuss additional public outreach; set public hearing date(s).

Report

Issue:

What public outreach process to use to reach additional people; when to set public hearing date(s) for the Missing Middle Housing Analysis recommendations.

Staff Contact:

Leonard Bauer, Deputy Director, CP&D, 360.753.8206

Presenter(s):

Leonard Bauer, Deputy Director, CP&D

Joyce Phillips, Senior Planner, CP&D

Background and Analysis:

The term 'Missing Middle' refers to a range of multi-unit housing types that are compatible in scale with single-family homes. In other words, they provide 'middle' density housing. There have been relatively few of these types of housing constructed in Olympia (and nationwide) over the past 40 years compared to single-family homes - thus, they are referred to as 'missing.' Some examples of missing middle housing types include tiny houses, modular units, cottage homes, townhouses, duplexes, triplexes, fourplexes, small multi-family apartments, and accessory dwelling units.

The Missing Middle Housing Analysis implements several policies of the Olympia Comprehensive Plan, as listed on the Missing Middle web page on the City's website (Attachment 1). The web page also contains detailed information on the review process and draft recommendations. The analysis has reviewed existing city regulations - such as zoning, permit fees, development standards, utility connection charges, etc. - for potentially disproportionate effects on the ability to provide for a variety of housing types in the City's low-density, residentially zoned areas. A summary of the public outreach methods to date is included as Attachment 2. Attachment 6 includes a summary of the comments received on each individual recommendation through the comment surveys on the Missing Middle webpage.

The Planning Commission has received numerous briefings on this project throughout 2017 and early 2018. Planning Commissioners served as chair and vice-chair of the Missing Middle Work Group that identified, examined and commented on issues related to Missing Middle housing at eight monthly meetings in 2017.

At its last two meetings, the Planning Commission reviewed the draft Missing Middle recommendations in detail and discussed their process for considering them, including potential public hearing dates. Commissioners requested that, at their February 5 meeting, staff provide alternatives for additional public outreach to increase the diversity of members of the public aware of the project, and for possible public hearing dates.

To show examples of potential changes to infill housing opportunities that may result from the draft Missing Middle recommendations, illustrations are provided in Attachment 3 of various housing types that could be constructed on hypothetical vacant lots of 6,000; 10,000; and 22,500 square feet, in the R4-8 and R6-12 zoning districts.

Thurston Regional Planning Council (TRPC) has completed a residential land capacity analysis of the effects of the draft Missing Middle recommendations, in a range between low and high scenarios (Attachment 4). This study also includes a summary of single-family residence demolitions between 2000-2016 to better understand the frequency of demolitions, the value of those structures, and the resulting structures - if any - that were later constructed. The TRPC analysis will be considered, along with additional information, as part of the environmental review of the draft Missing Middle recommendations under the State Environmental Policy Act (SEPA).

Neighborhood/Community Interests (if known):

The Missing Middle Housing Analysis has garnered significant community and neighborhood interest. There is a large e-mail list of interested parties, and the Coalition of Neighborhood Associations has had regular briefings and discussions. Several individual neighborhood associations and other organizations requested and received briefings on the Missing Middle analysis and recommendations.

Written comments received since the last Planning Commission meeting are included in the Attachment 5.

Options:

Receive status update on the Missing Middle analysis and confirm one or more alternatives for additional public outreach and public hearing dates that will be presented at the meeting.

Financial Impact:

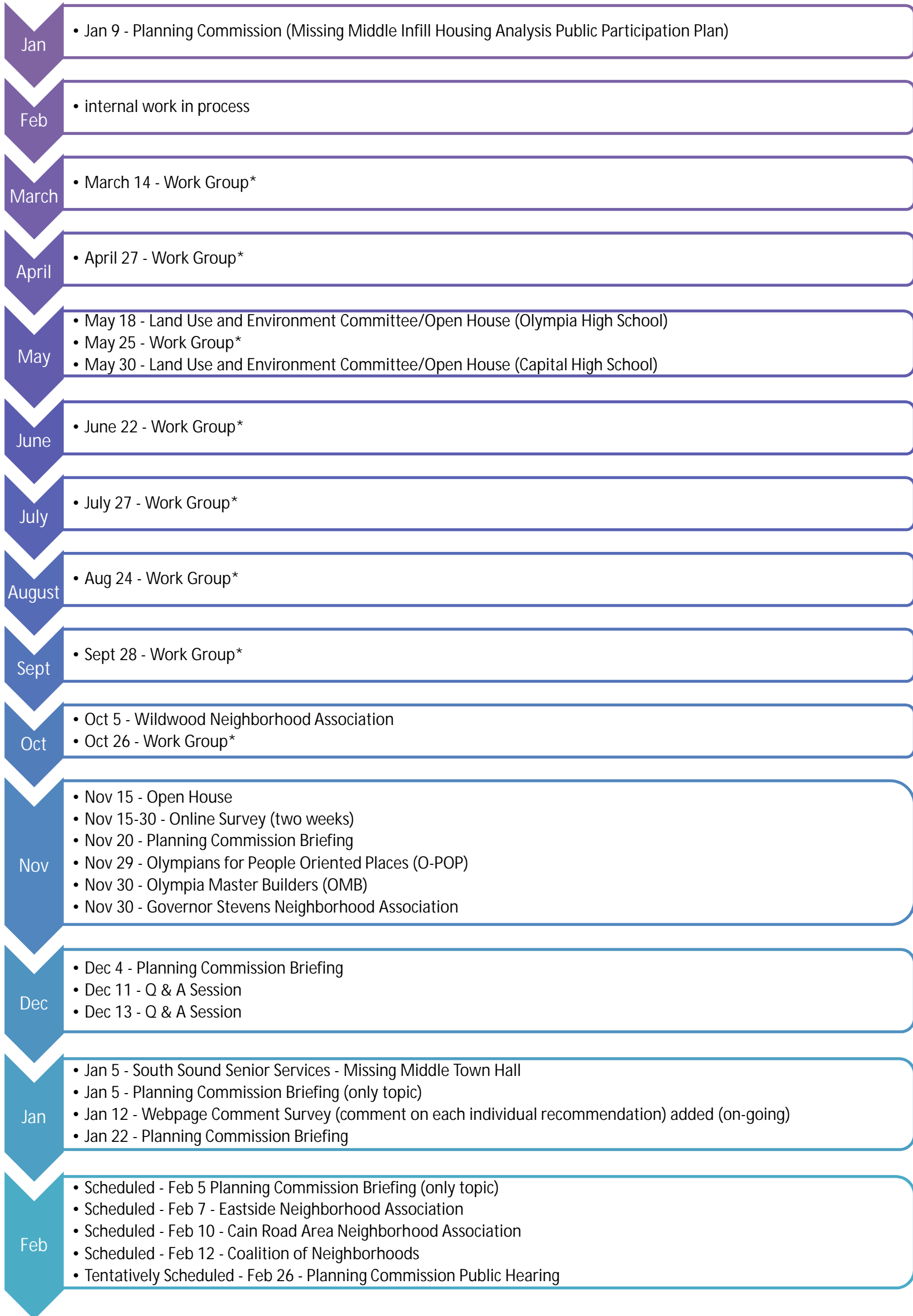
The Missing Middle analysis is included as part of the adopted City budget. Draft recommendations may have long-term impacts to property tax revenues for the City.

Attachments:

Missing Middle web page
Public Outreach summary
Infill Housing Opportunities - examples

TRPC analysis
Written public comments
Recommendation Comments

Missing Middle Infill Housing – Public Outreach

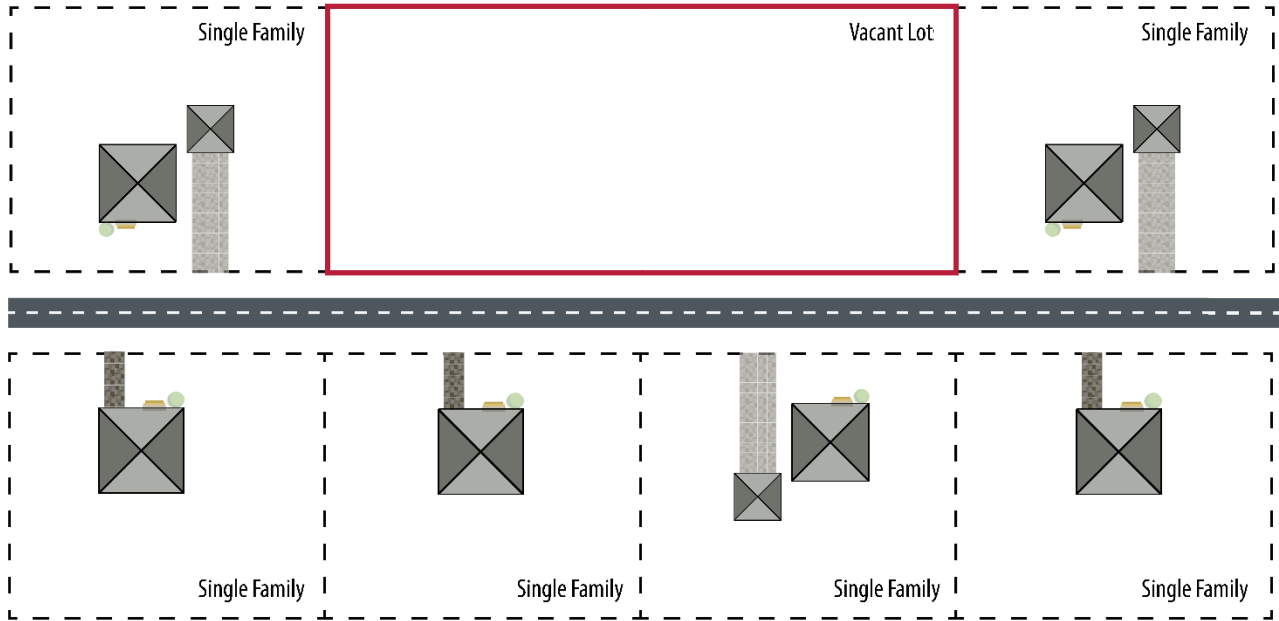


- Regular updates to the City Council Land Use and Environment Committee
- Regular updates in City E-newsletters
- 24/7 information at olympiawa.gov/missingmiddle with comment ability at “missingmiddle@ci.olympia.wa.us”
- Regular briefings at monthly Coalition of Neighborhood Association meetings

*Work group meetings were open to the public.

January 2018

These illustrated examples of various types of housing that could be allowed, under the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



Vacant Lot: Approximately 22,500 square feet or 0.52 acres

Examples shown assume approximately 4 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (8 units per acre).

Maximum Under Current Zoning (Maximum Density – 4 units on a half-acre lot)	Notes	Maximum Under Proposed Zoning (Maximum Density – 4 units on a half-acre lot)	Notes
4 single family homes	with or without ADUs	4 single family homes	with or without ADUs
5 townhouse units	15% bonus density (4.6 rounded up to 5)	5 townhouse units	15% bonus density (4.6 rounded up to 5)
5 cottage units	20% bonus density	6 cottage units	50% bonus density
		2 duplexes (4 units)	
		6 courtyard apartments	Limited to one story. Allowed only if site is within 600 feet of a transit route or commercial zoning district.
		1 triplex or fourplex	Only if site is within 600 feet of a transit route or commercial zoning district.

Drawings not to scale.

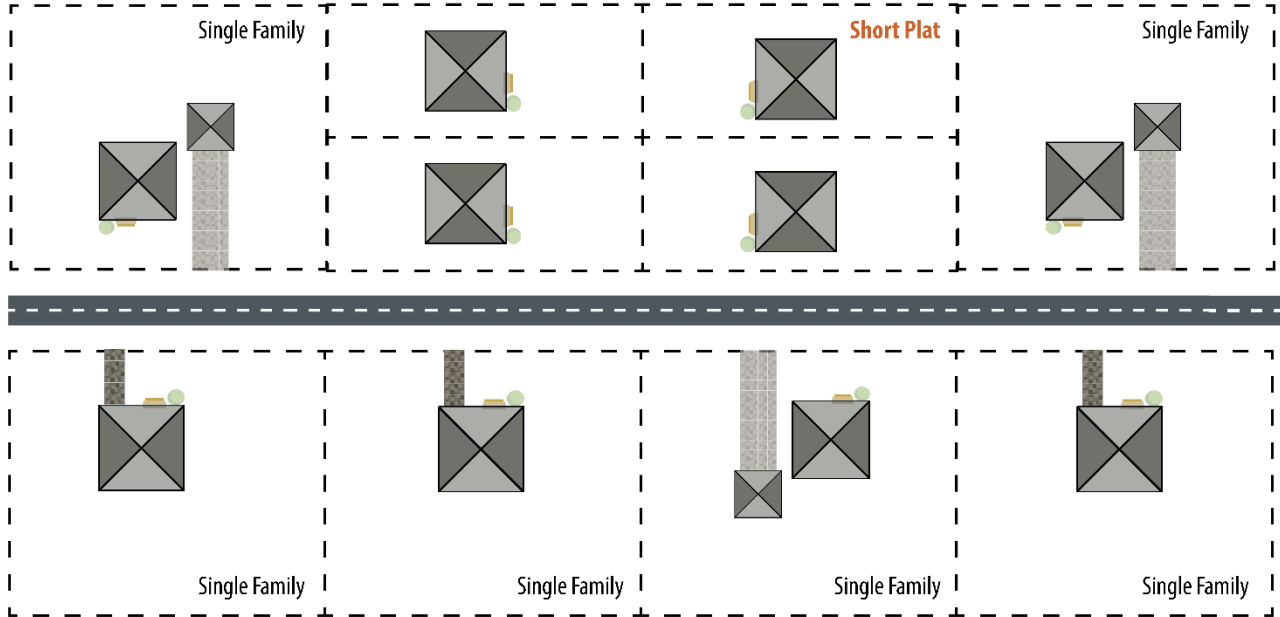
Olympia Planning Commission

02/05/2018

olympiawa.gov/missingmiddle

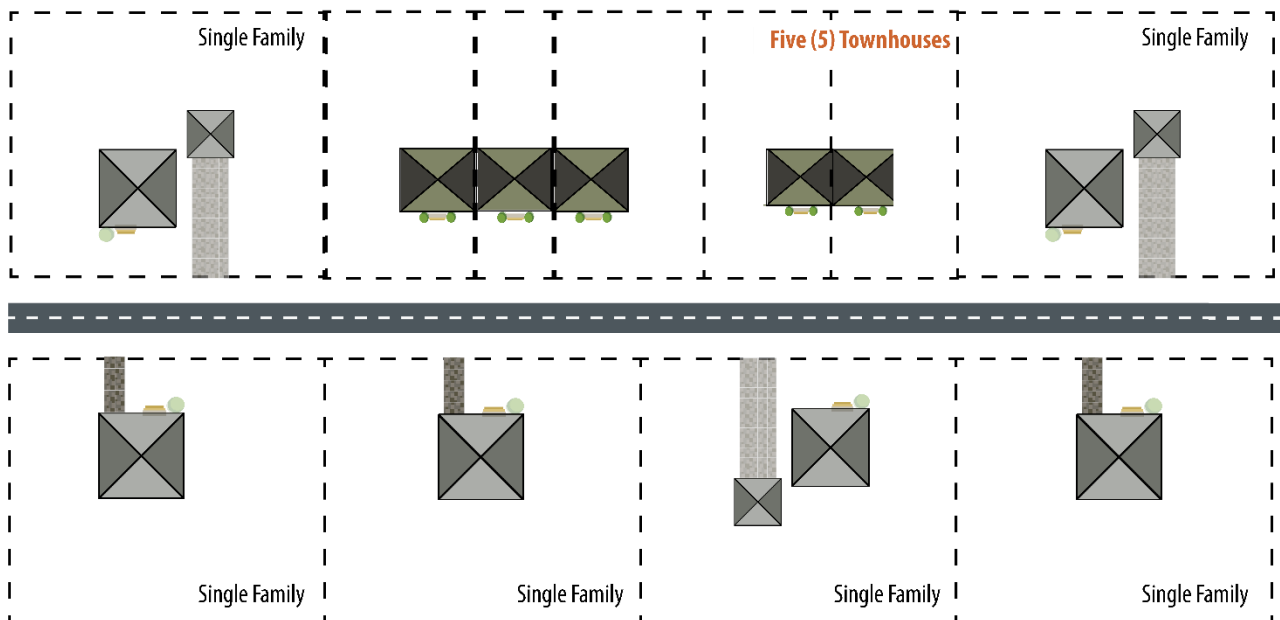
Four Single-Family Houses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



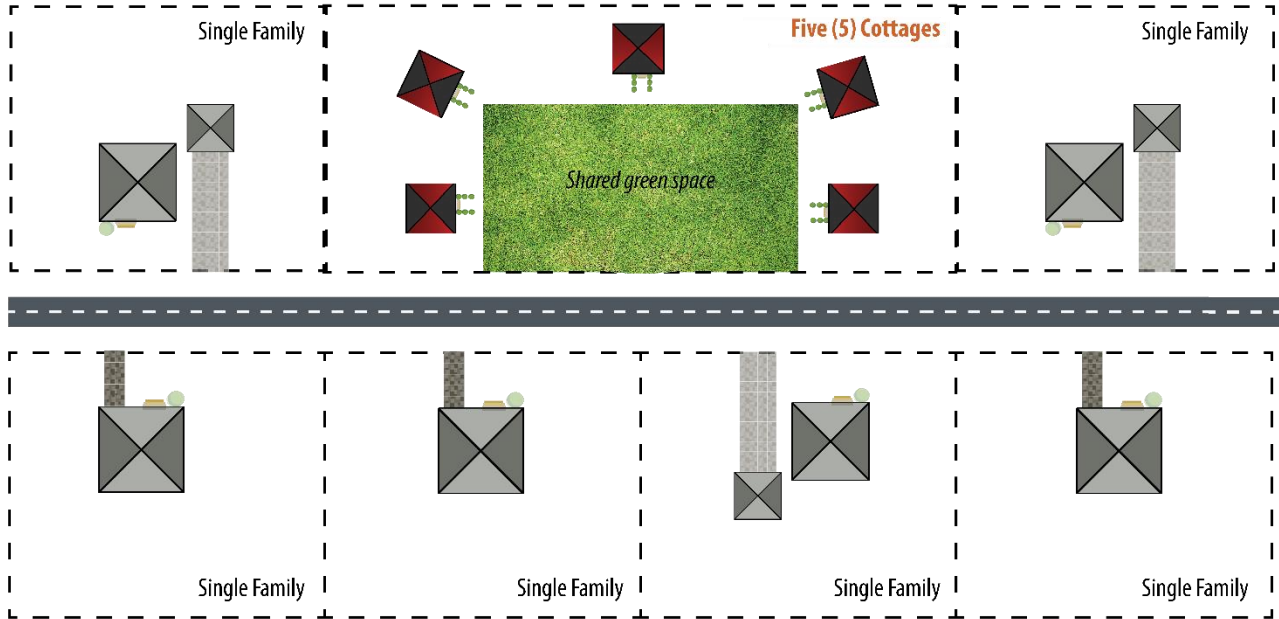
Five Townhouses (with 15% density bonus allowed)

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



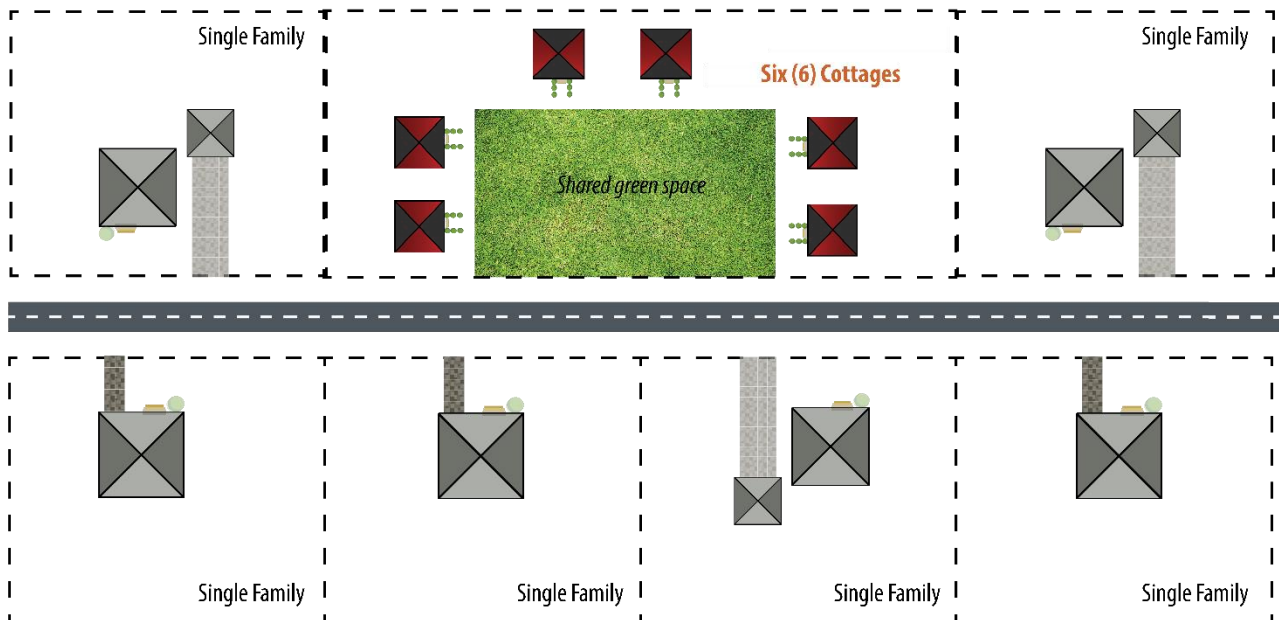
Five Cottages (with 20% density bonus allowed)

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Six Cottages (with 50% density bonus proposed)

- ✗ Not allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Drawings not to scale.

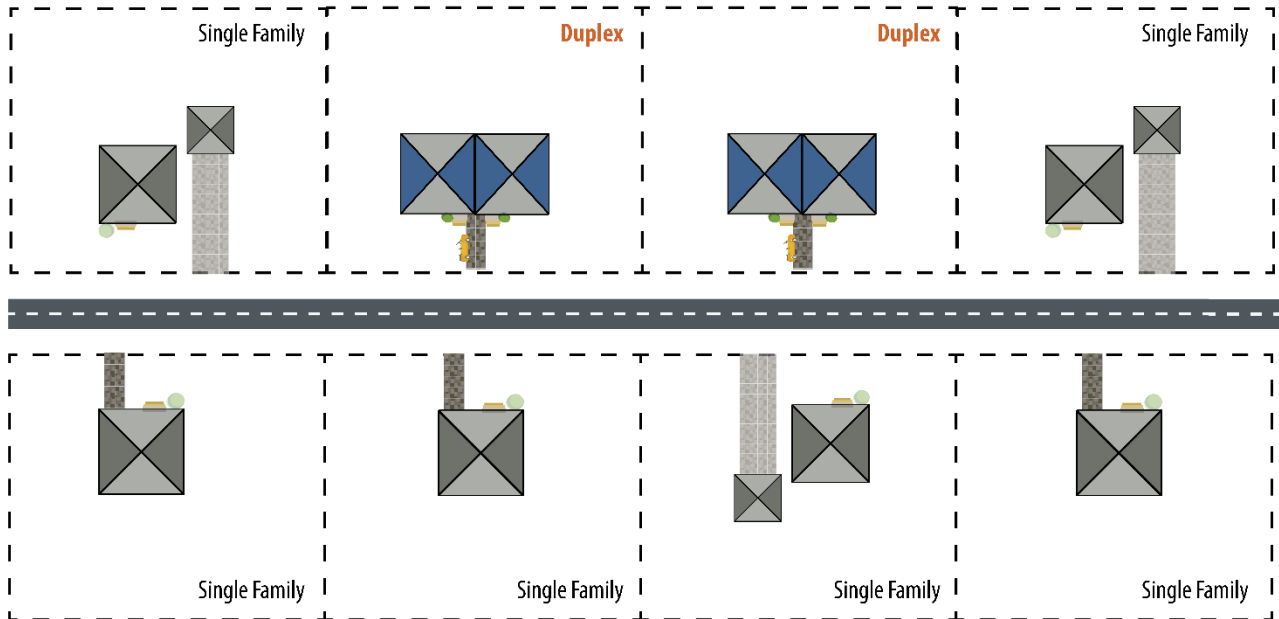
For illustrative purposes only
Olympia Planning Commission

02/05/2018

olympiawa.gov/missingmiddle

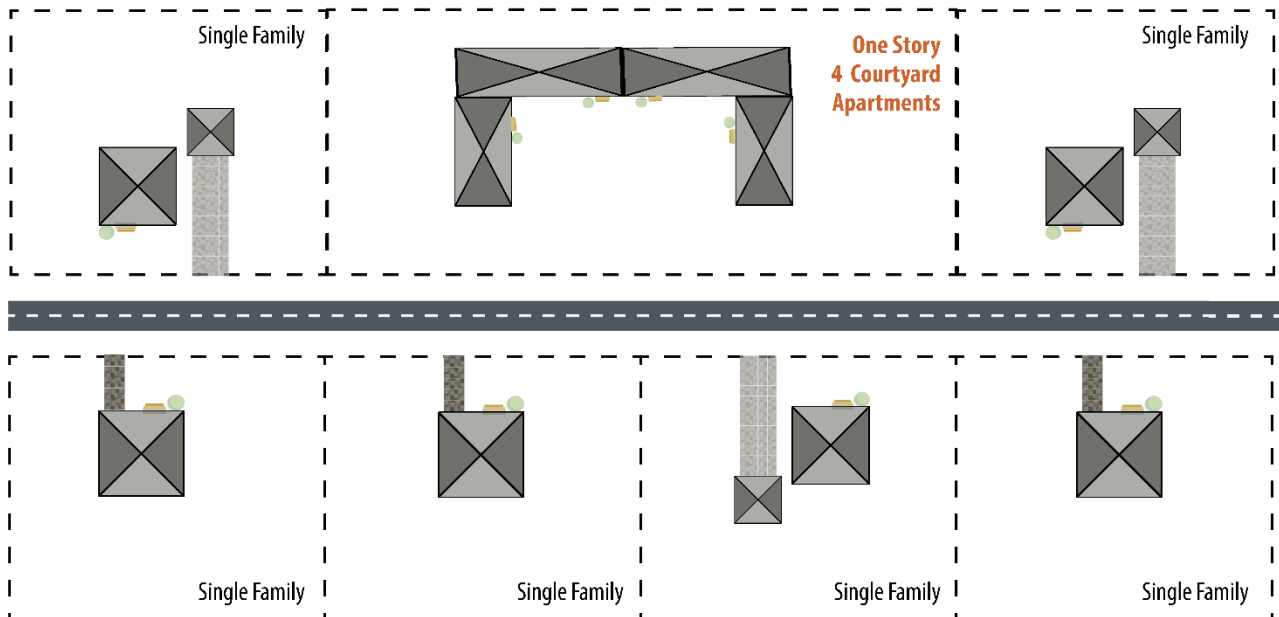
Two Duplexes (4 units)

- ✘ Not allowed under **Current** Zoning Standards
- ✔ Allowed under **Proposed** Zoning Standards



Four 1-story Courtyard Apartments

- ✘ Not allowed under **Current** Zoning Standards
- ✔ Allowed under **Proposed** Zoning Standards (within 600 ft. of transit or commercial zoning district)



Drawings not to scale.

For illustrative purposes only
Olympia Planning Commission

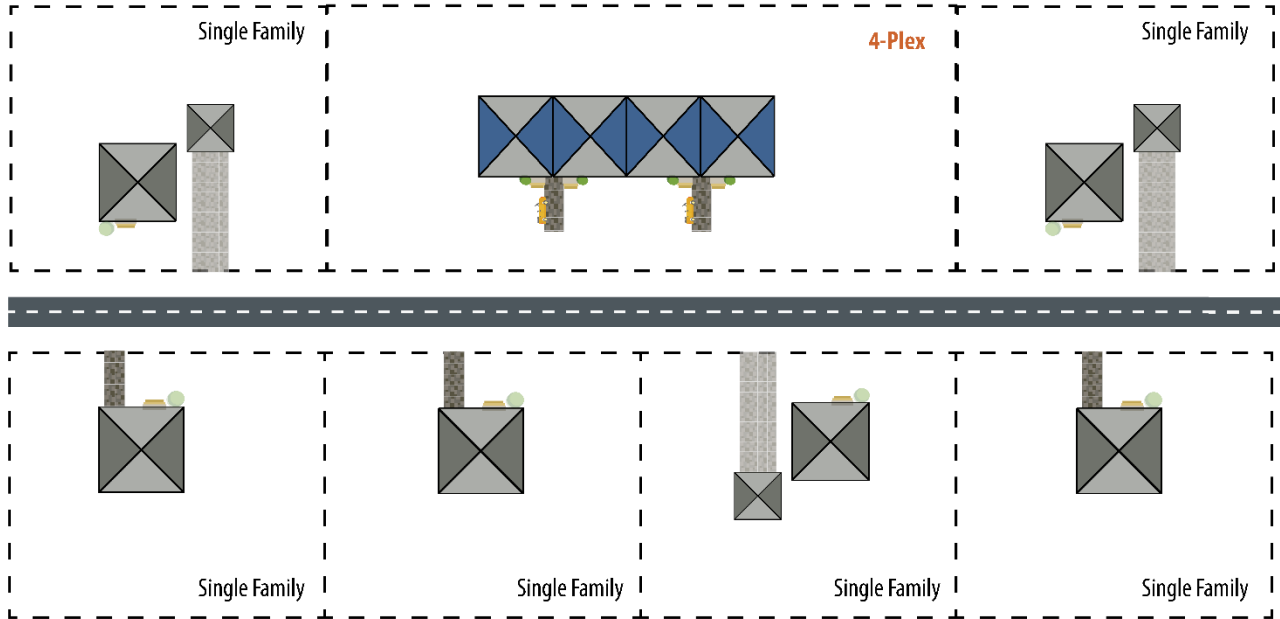
02/05/2018

olympiawa.gov/missingmiddle

Fourplex

Not allowed under **Current** Zoning Standards

Allowed under **Proposed** Zoning Standards (within 600 ft. of transit or commercial zoning district)



Drawings not to scale.

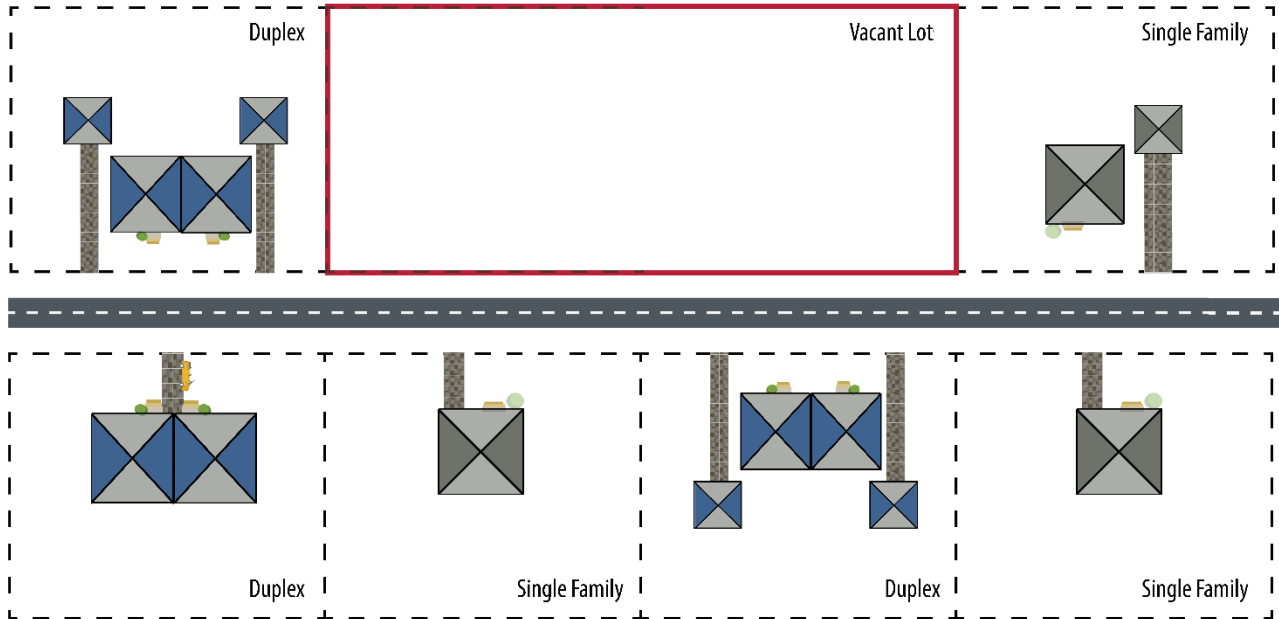
For illustrative purposes only
Olympia Planning Commission

02/05/2018

olympiawa.gov/missingmiddle

January 2018

These illustrated examples of various types of housing that could be allowed, under the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



Vacant Lot: Approximately 22,500 square feet or 0.52 acres

Examples shown assume approximately 6 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (12 units per acre).

Maximum Under Current Zoning (Maximum Density – 6 units on half-acre lot)	Notes	Maximum Under Proposed Zoning (Maximum Density – 6 units on half-acre lot)	Notes
6 single family homes	with or without ADUs	6 single family homes	with or without ADUs
7 townhouse units	15% bonus density (6.9 rounded up to 7)	7 townhouse units	15% bonus density (6.9 rounded up to 7)
7 cottage units	20% bonus density	9 cottage units	50% bonus density
		3 duplexes (6 units)	
		6 courtyard apartments	Limited to two stories.
		1 duplex and 1 fourplex	
		1 Single Room Occupancy building with up to 6 rooms	Limited to two stories.

Drawings not to scale.

Olympia Planning Commission

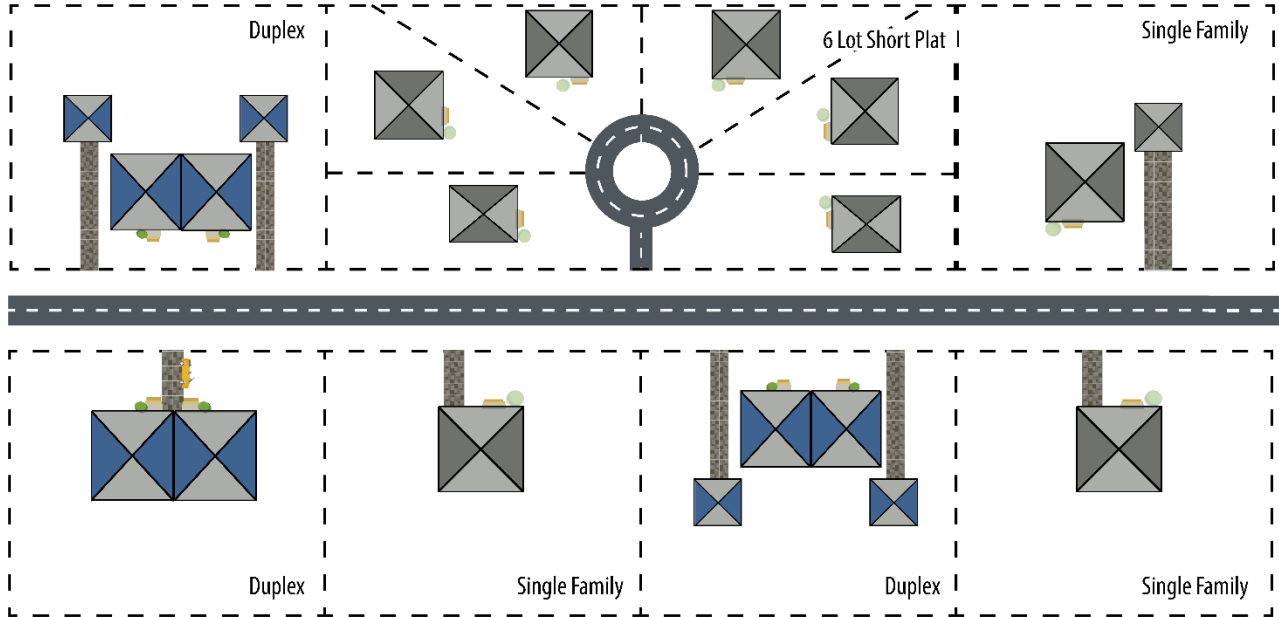
02/05/2018

olympiawa.gov/missingmiddle



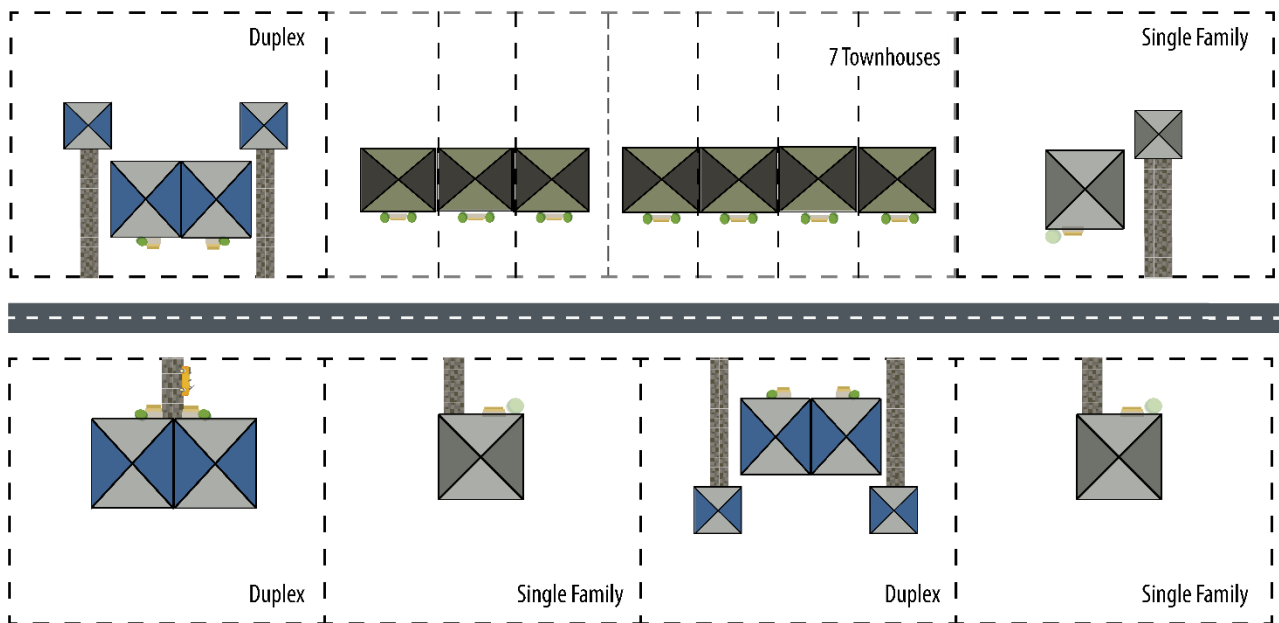
Six Single-Family Houses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Seven Townhouses (with 15% density bonus allowed)

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Drawings not to scale.

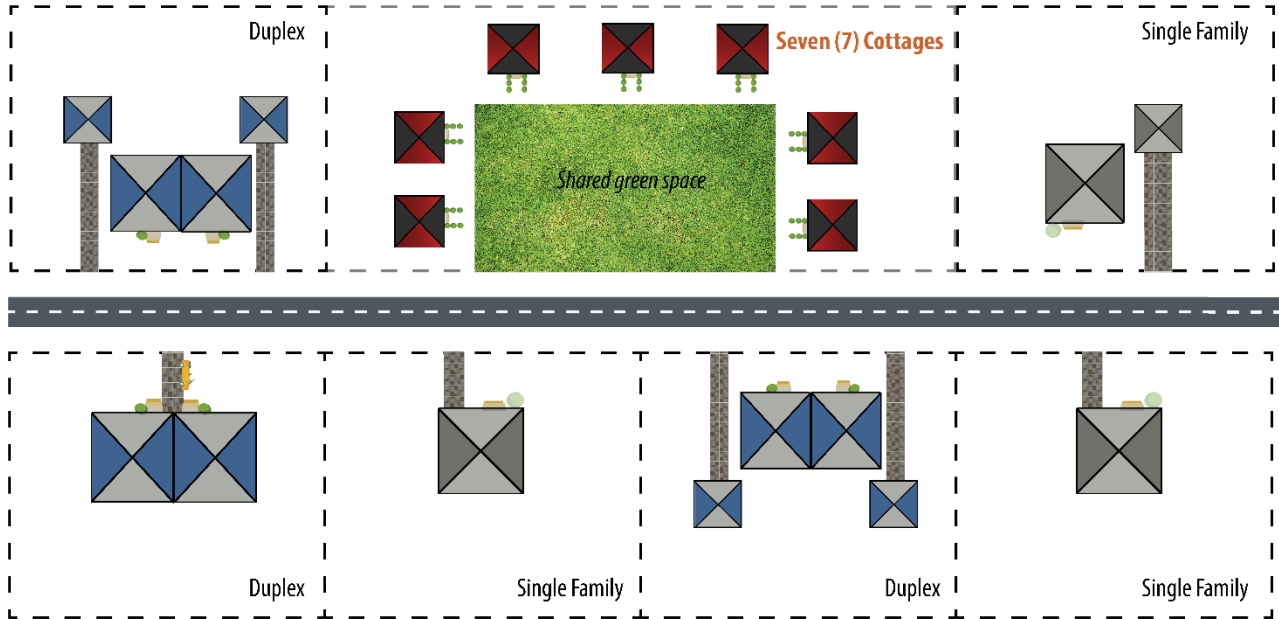
Olympia Planning Commission

02/05/2018

olympiawa.gov/missingmiddle

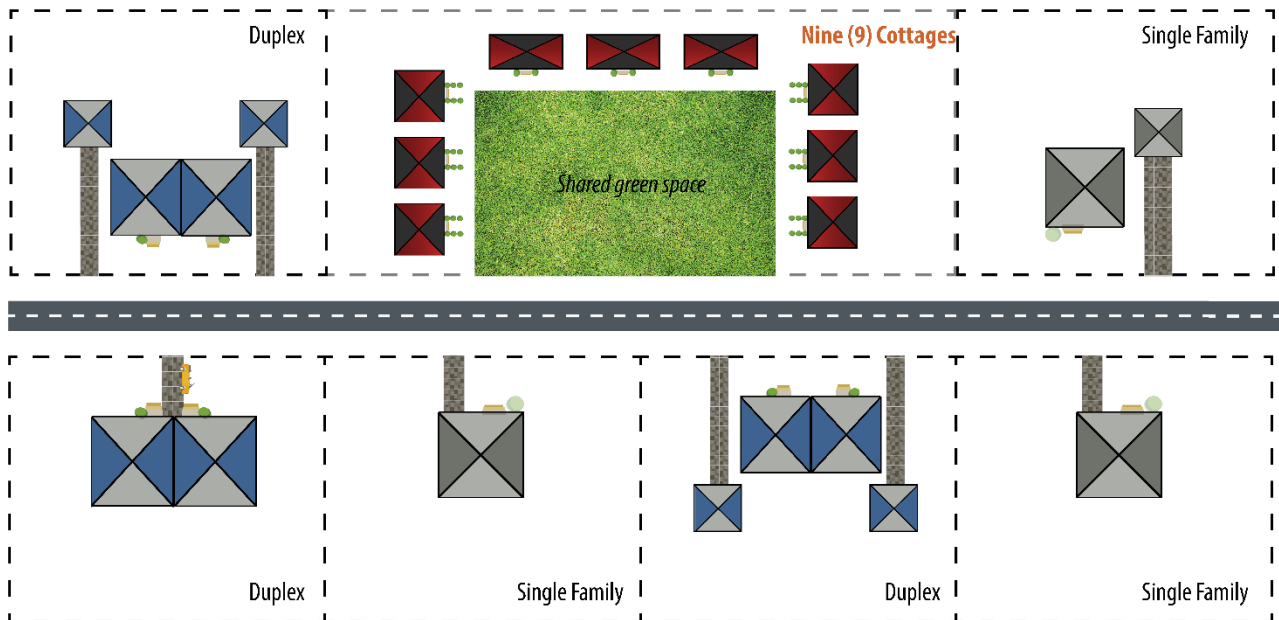
Seven Cottages (with 20% density bonus allowed)

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



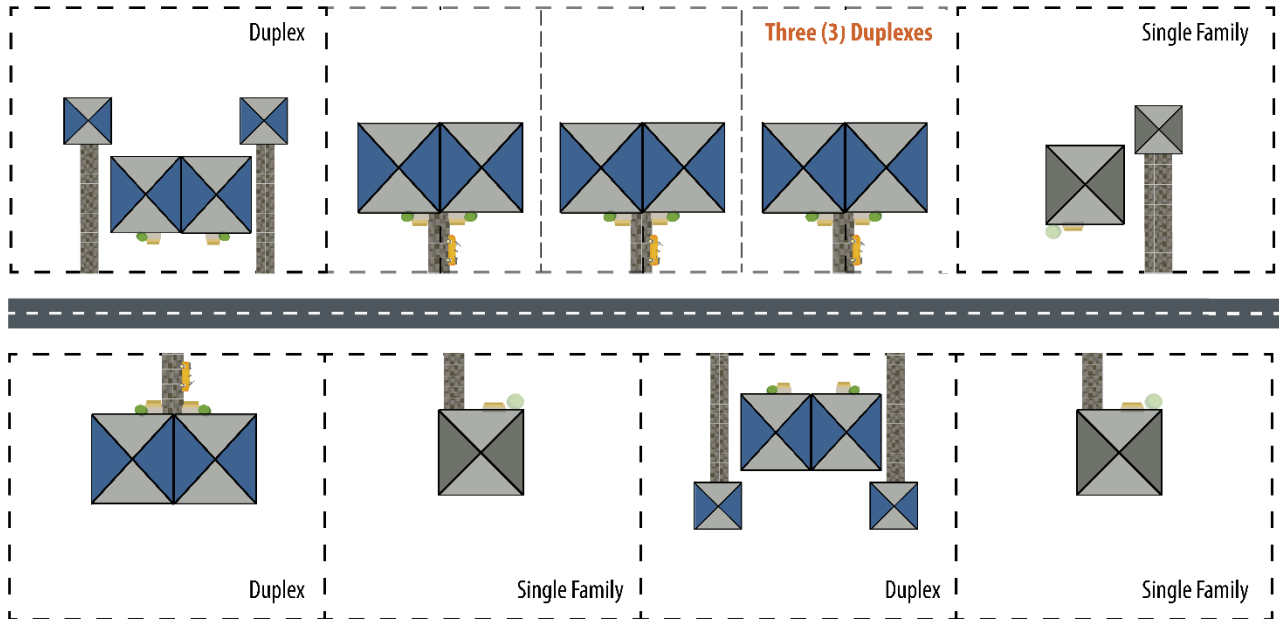
Nine Cottages (with 50% density bonus proposed)

- ✗ Not allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



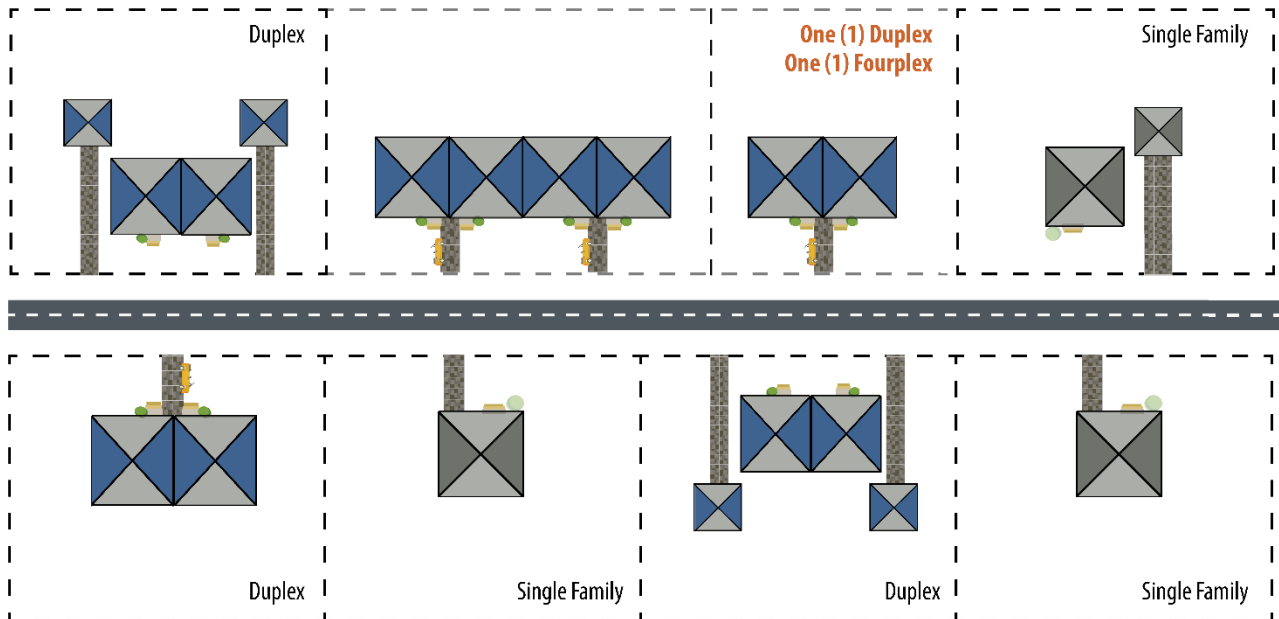
Three Duplexes (6 units)

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



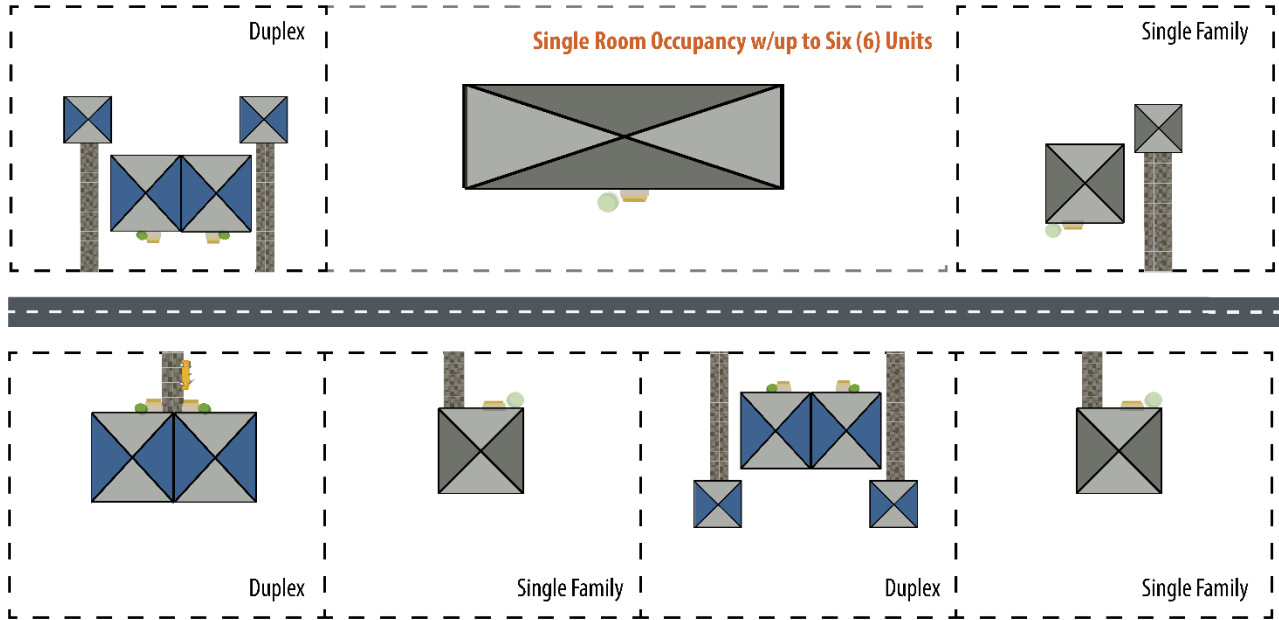
One Duplex and One Fourplex

- ✗ Not allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



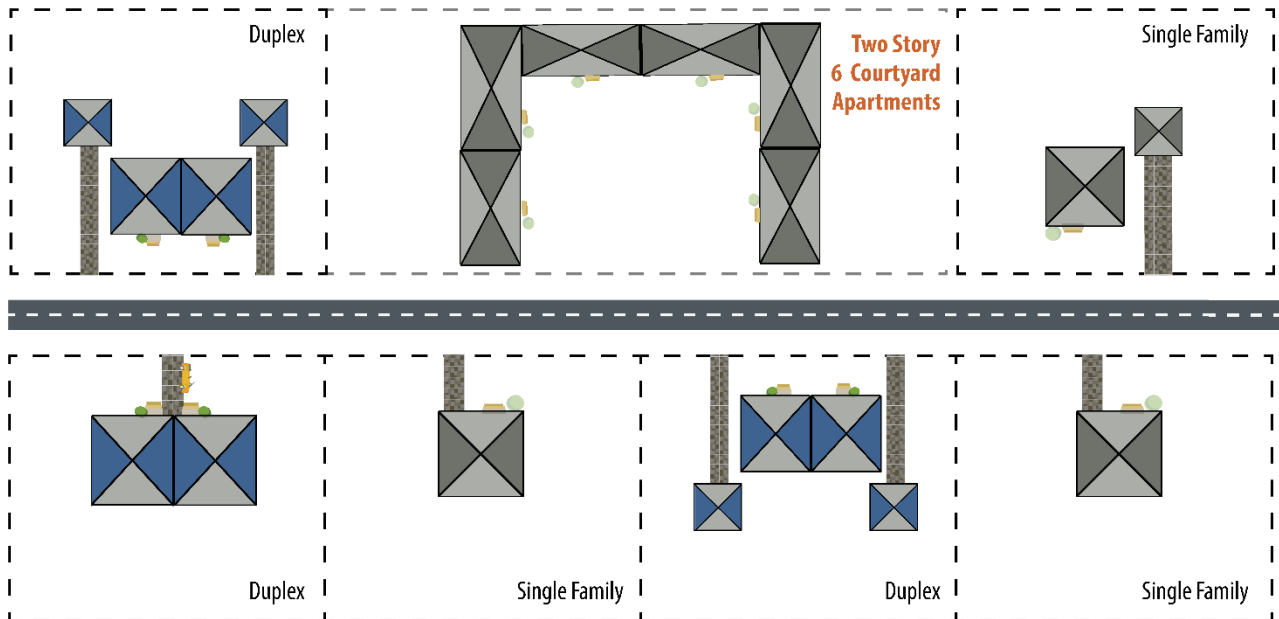
Single Room Occupancy with up to Six Rooms

- ✘ Not allowed under **Current** Zoning Standards
- ✔ Allowed under **Proposed** Zoning Standards

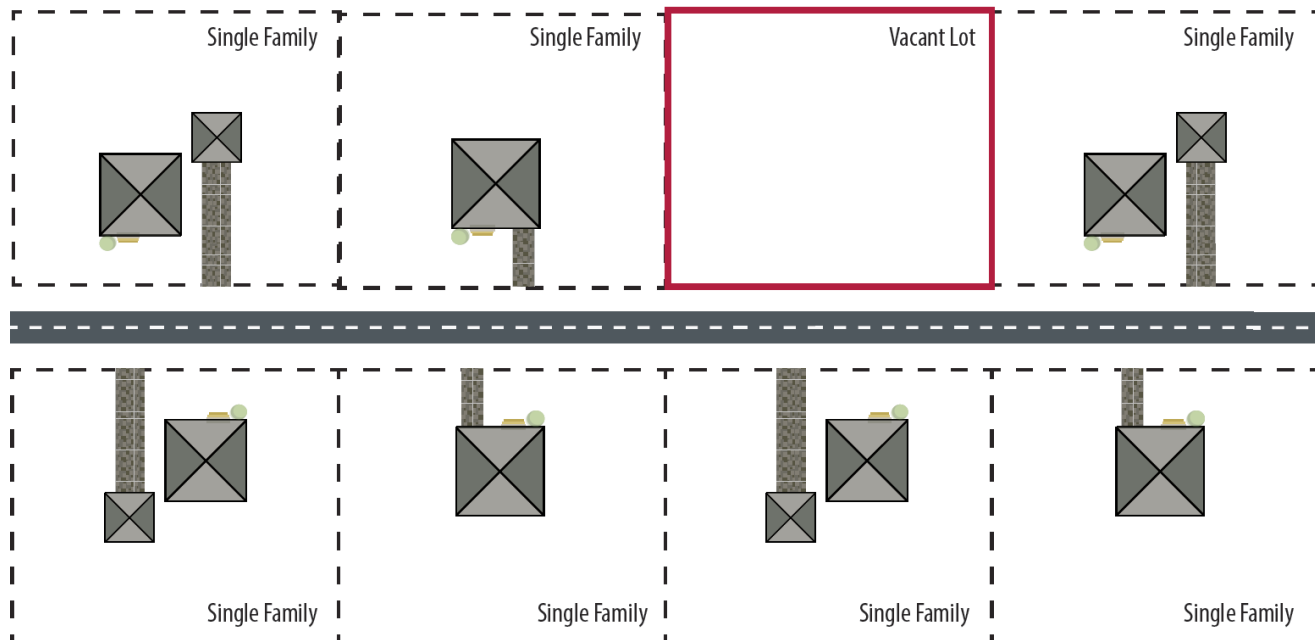


Six 2-story Courtyard Apartments

- ✘ Not allowed under **Current** Zoning Standards
- ✔ Allowed under **Proposed** Zoning Standards



These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



Vacant Lot: Approximately 10,000 square feet (0.23 acres)

Examples shown assume approximately 4 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (8 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
2 Single Family Houses	With or without an ADU	2 Single Family Houses	With or without an ADU
2 Townhouses	With 15% density bonus = 2.3 units, round down to 2.	3 Townhouses	Average minimum lot size of 3,000 square feet must be met.
		1 Duplex (2 units)	Meets minimum lot size of 7,200 sq. ft.
		1 Triplex (3 units)	<u>Only</u> if within 600 feet of a transit route or commercial zone. Meets minimum lot size of 9,600 sq. ft.

A fourplex would not be allowed because the lot is less than 13,000 square feet.

Courtyard apartments would not be allowed because the lot is less than 17,500 square feet.

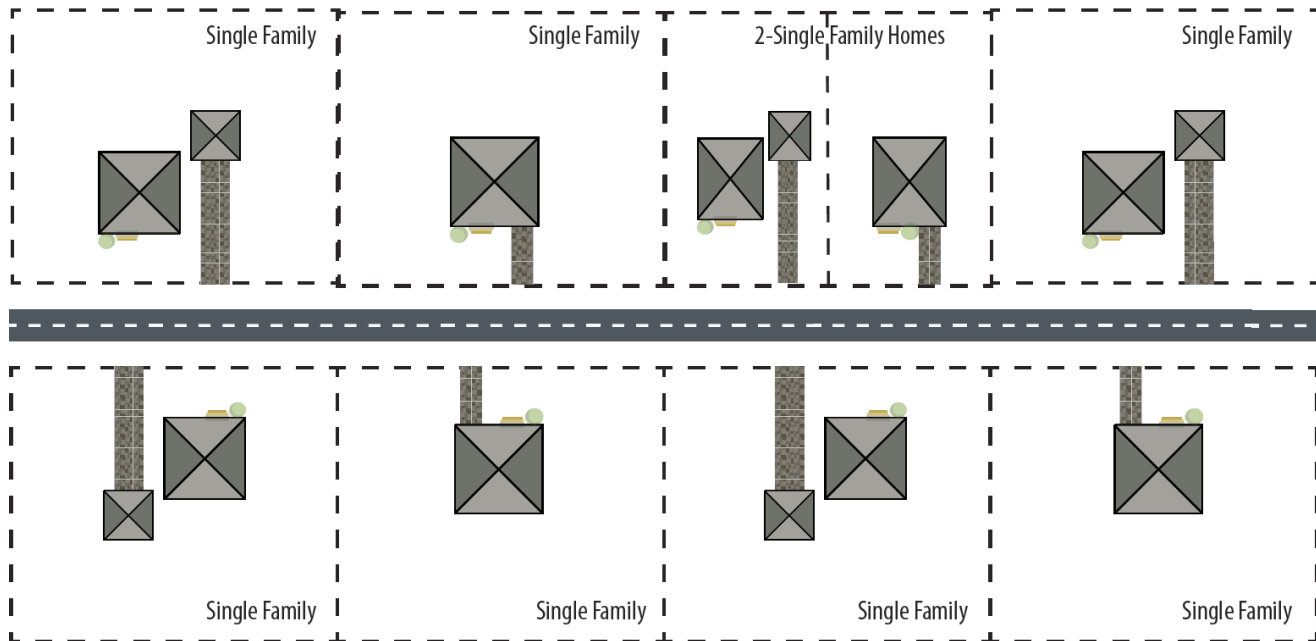
Cottages would not be allowed because cottage developments must include at least 4 cottages.

Infill Housing Opportunities – Example

10,000 sq. ft. Vacant Lot in the R4-8 Zoning District

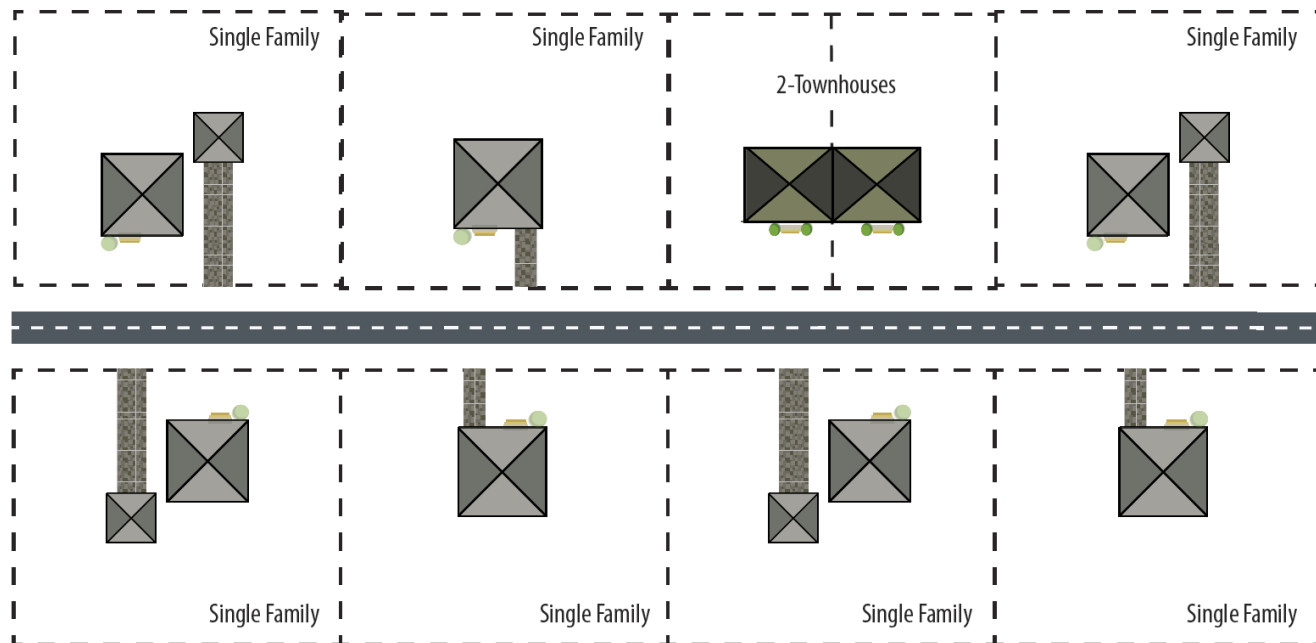
Two Single Family Houses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Two Townhouses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.

All other adopted development standards would apply.

Olympia Planning Commission

02/05/2018

olympiawa.gov/missingmiddle

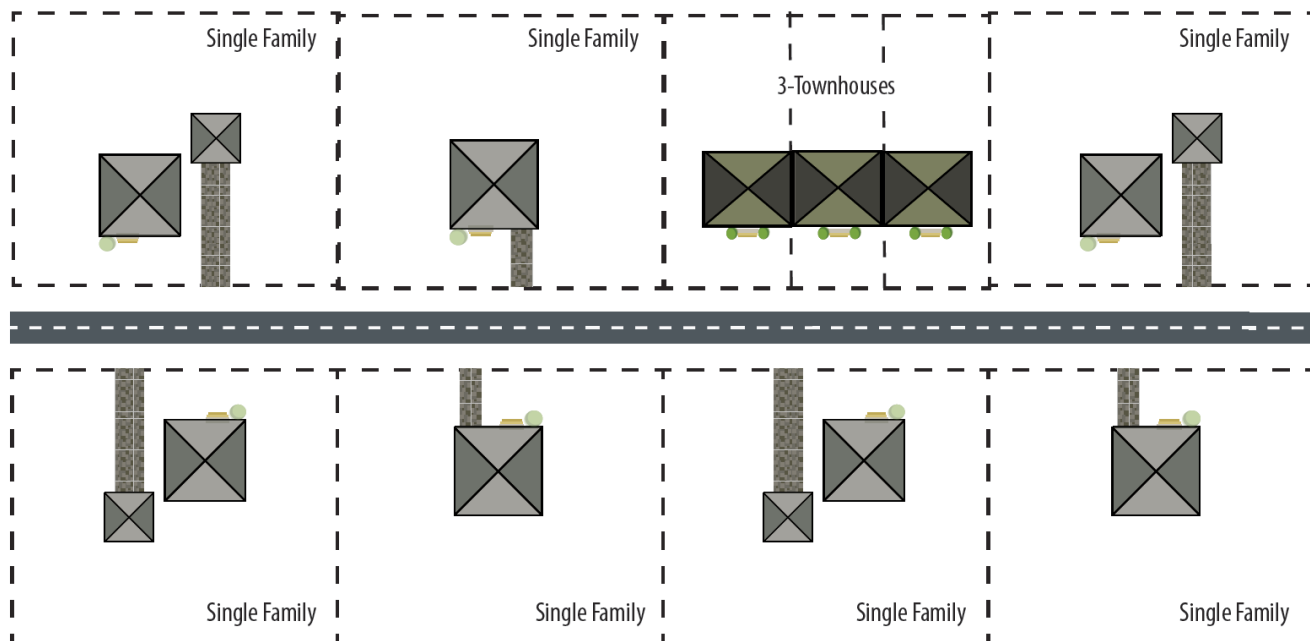
Infill Housing Opportunities – Example

10,000 sq. ft. Vacant Lot in the R4-8 Zoning District

Three Townhouses

❌ Not allowed under **Current** Zoning Standards

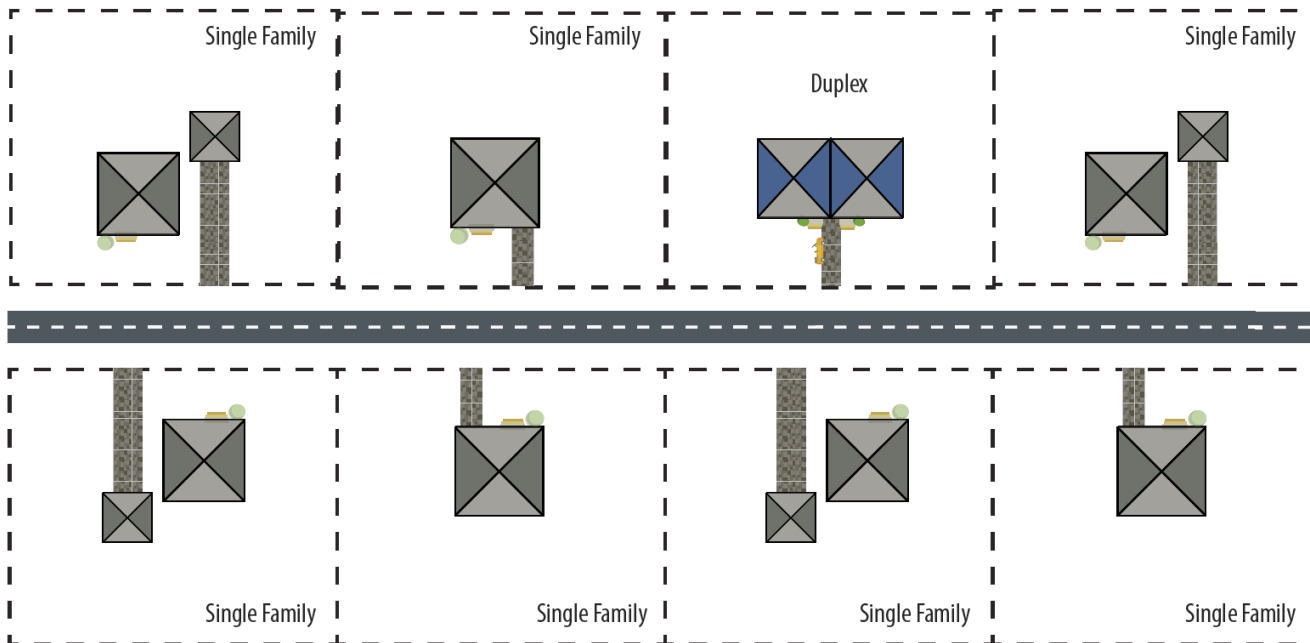
✅ Allowed under **Proposed** Zoning Standards



One Duplex (2 Units)

❌ Not allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.

All other adopted development standards would apply.

Olympia Planning Commission

02/05/2018

olympiawa.gov/missingmiddle

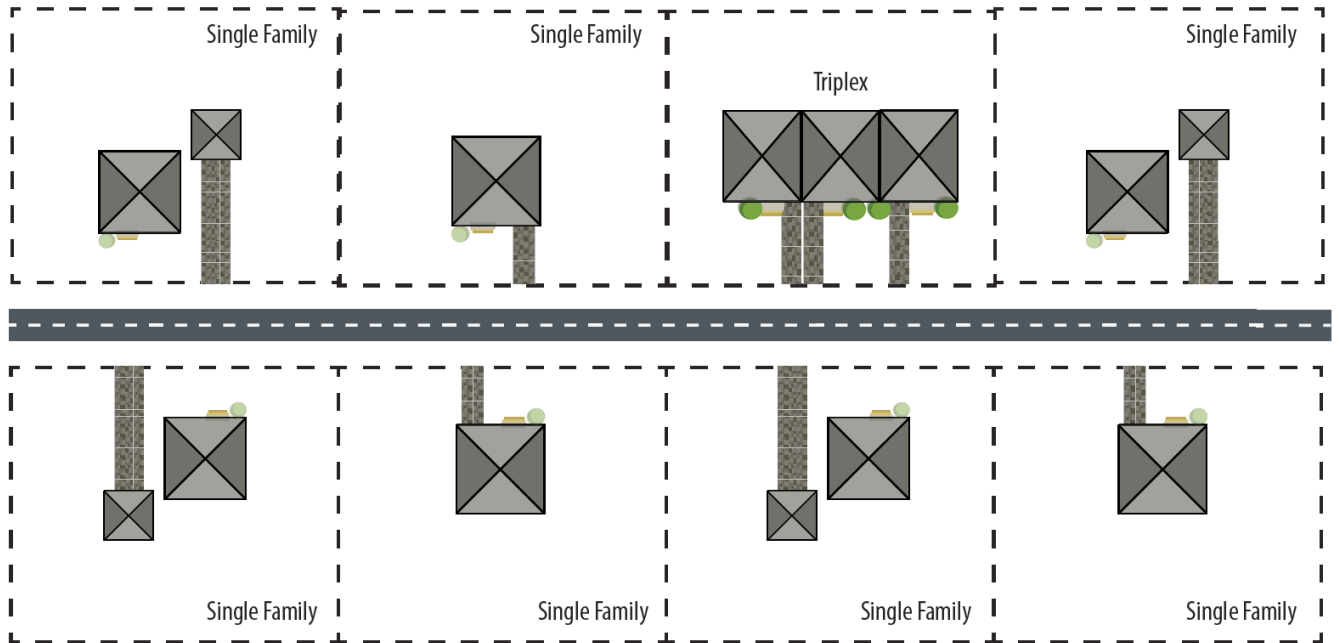
Infill Housing Opportunities – Example

10,000 sq. ft. Vacant Lot in the R4-8 Zoning District

One Triplex (3 Units) - *Only if within 600 feet of a transit route or commercial zone*

❌ Not allowed under **Current** Zoning Standards

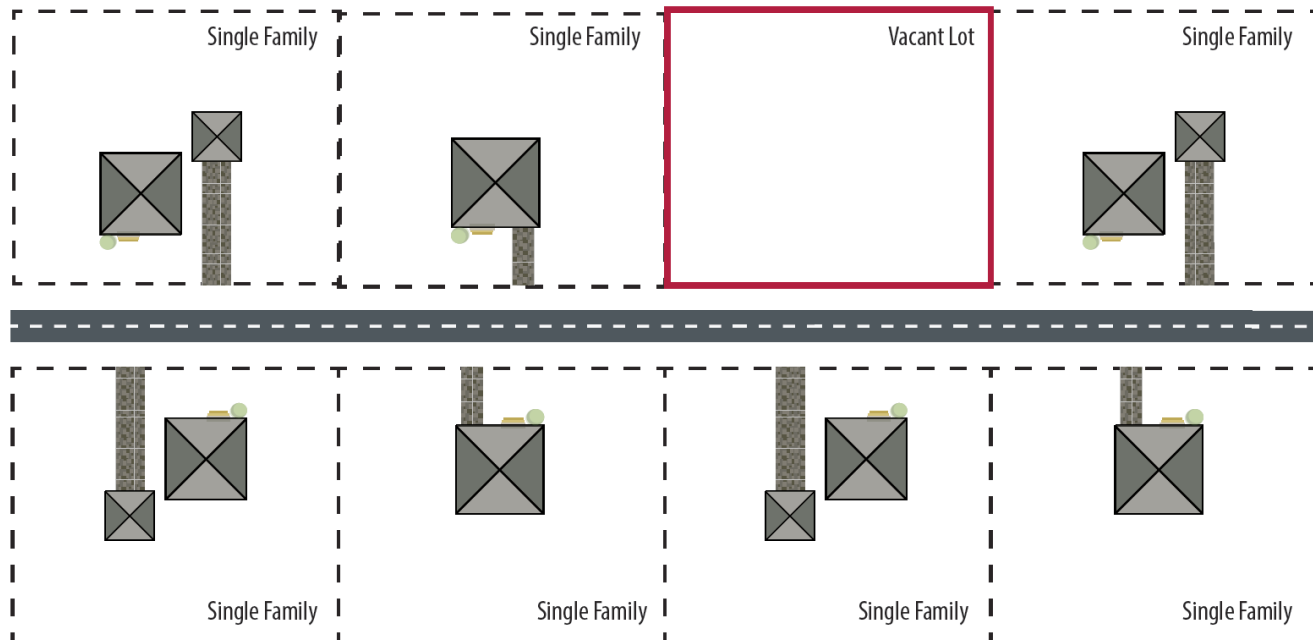
✅ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.

All other adopted development standards would apply.
 Olympia Planning Commission 02/05/2018

These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



Vacant Lot: Approximately 10,000 square feet (0.23 acres)

Examples shown assume approximately 6 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (12 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
3 Single Family Houses	With or without an ADU	3 Single Family Houses	With or without an ADU
3 Townhouses	With 15% density bonus, 3.45 units, round down to 3	4 Townhouses	
4 Cottage Houses	With 20% density bonus applied	5 Cottage Houses	With 50% density bonus applied
1 Duplex (2 units)	Meets minimum lot size of 7,200 square feet.	1 Duplex (2 units)	Meets minimum lot size of 6,000 sq. ft.
		1 Triplex (3 units)	Meets minimum lot size of 7,200 sq. ft.
		1 Fourplex (4 units)	Meets minimum lot size of 9,600 sq. ft.

Courtyard Apartments would not be allowed because a minimum of 5 units is needed and the lot is less than 13,000 square feet.

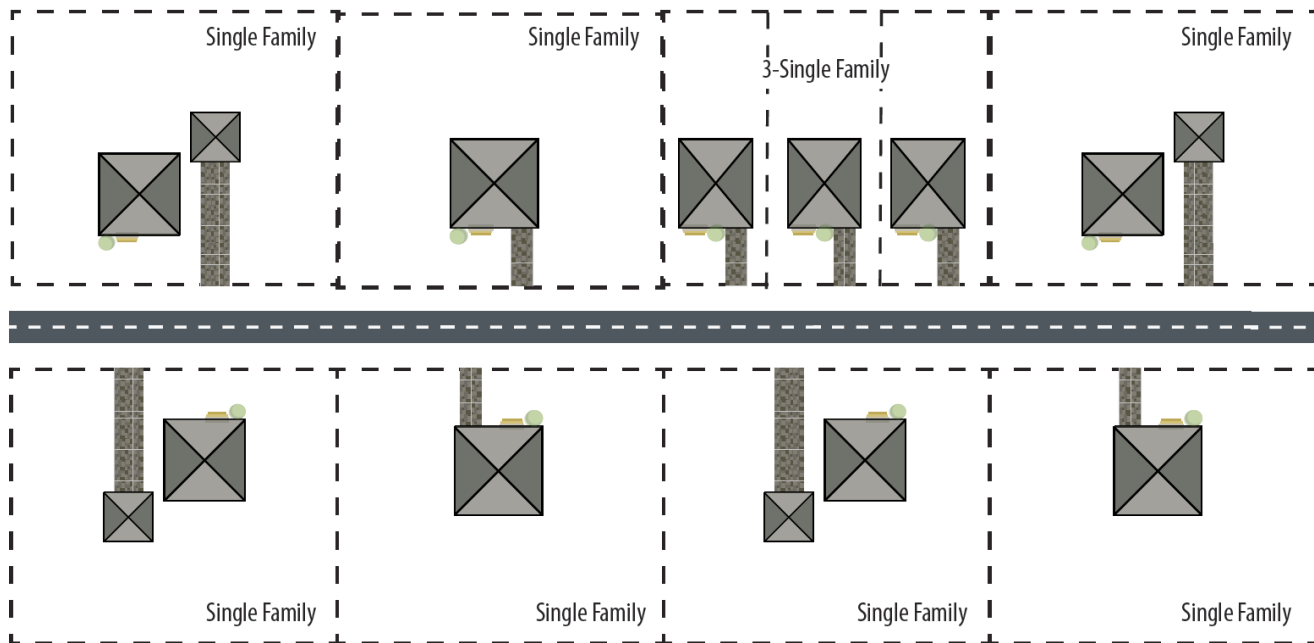
A Single Room Occupancy would not be allowed because the lot is less than 13,000 square feet.



Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

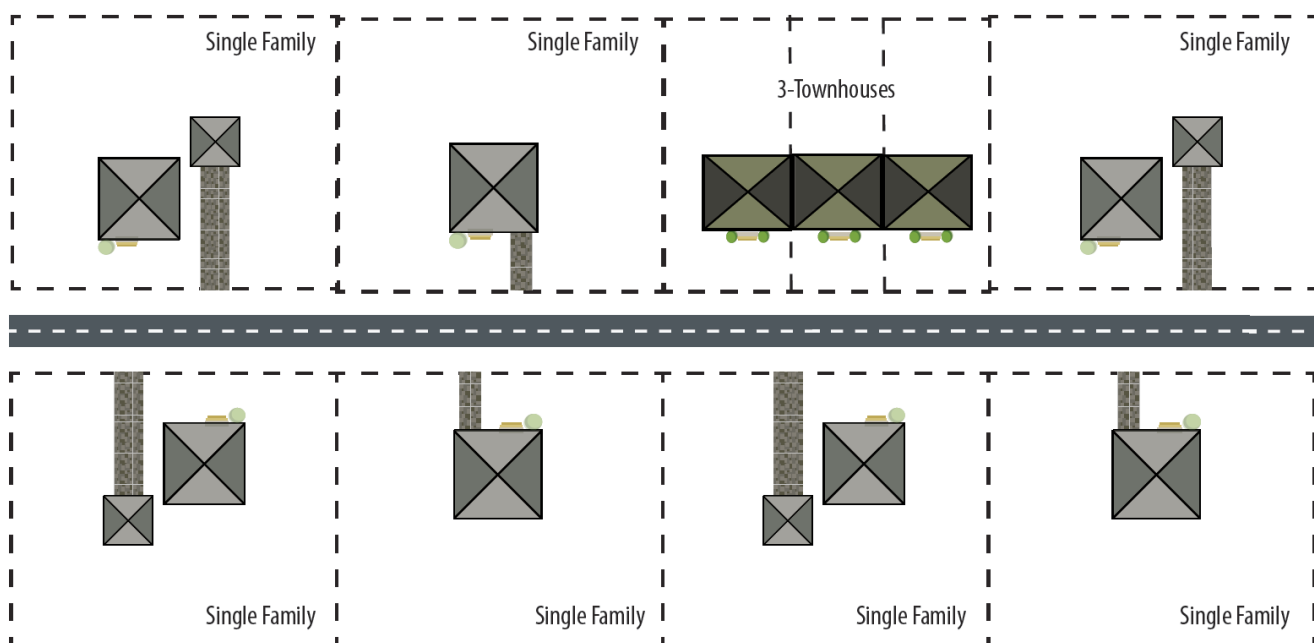
Three Single Family Houses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Three Townhouses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.

All other adopted development standards would apply.
Olympia Planning Commission 02/05/2018

olympiawa.gov/missingmiddle



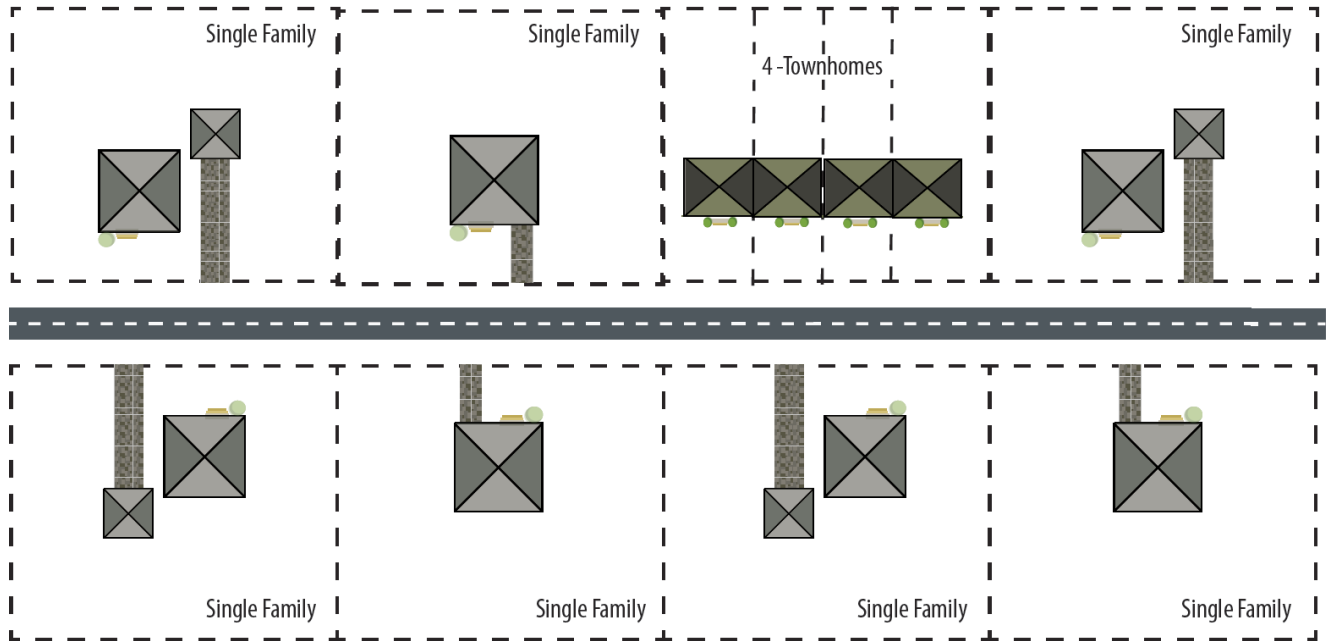
Infill Housing Opportunities – Example

10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

Four Townhouses

❌ Not allowed under **Current** Zoning Standards

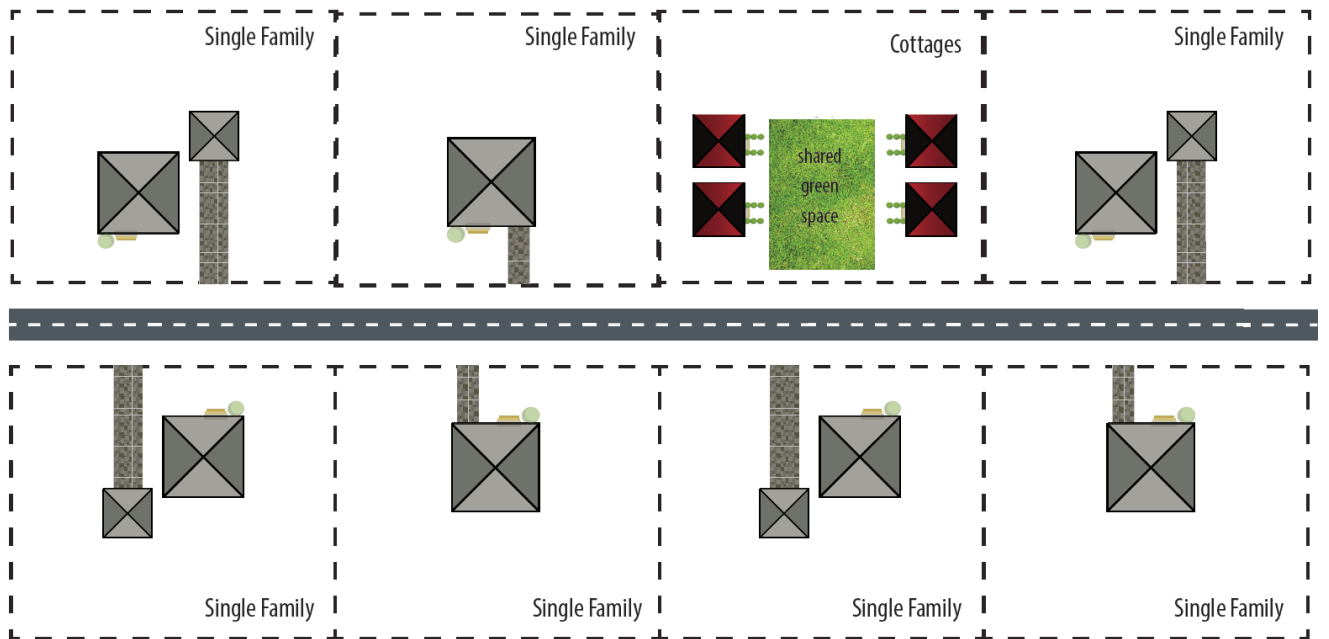
✅ Allowed under **Proposed** Zoning Standards



Four Cottages (with 20% density bonus)

✅ Allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.

All other adopted development standards would apply.

Olympia Planning Commission

02/05/2018

olympiawa.gov/missingmiddle

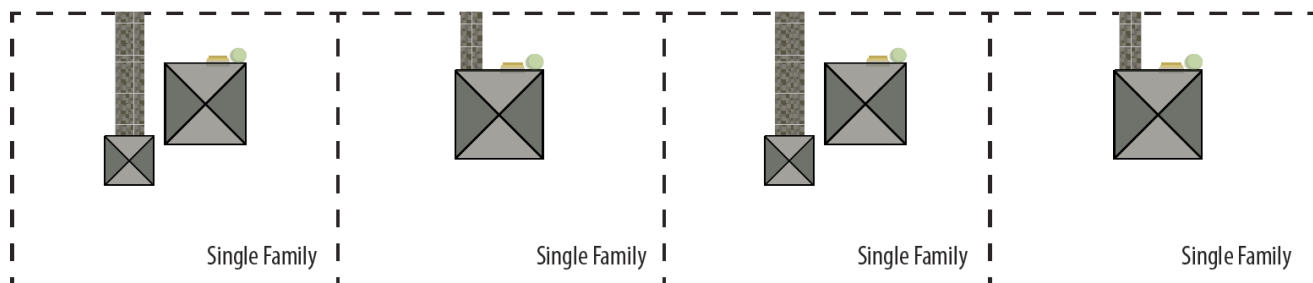
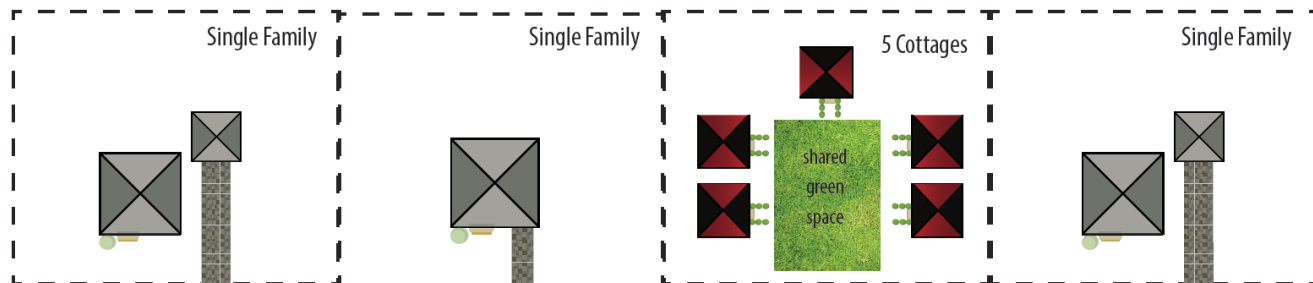
Infill Housing Opportunities – Example

10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

Five Cottages (with 50% density bonus)

❌ Not allowed under **Current** Zoning Standards

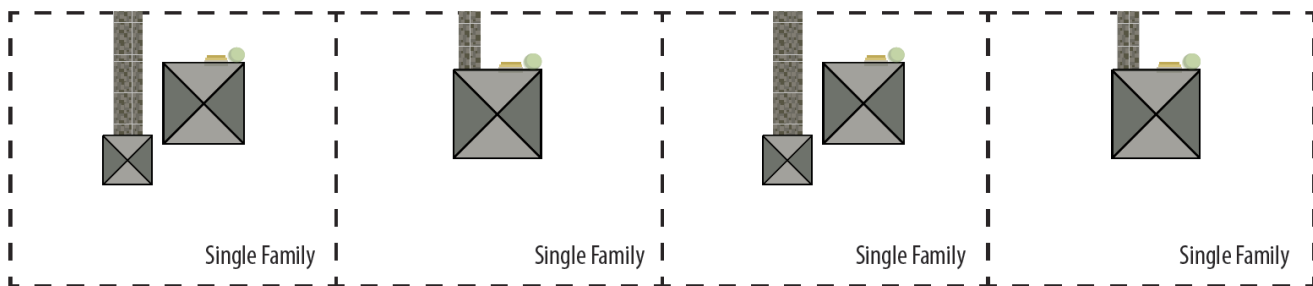
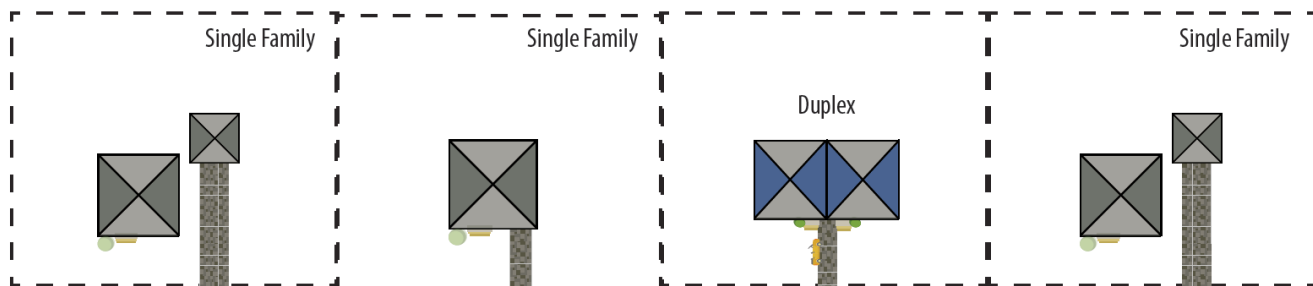
✅ Allowed under **Proposed** Zoning Standards



One Duplex (2 Units)

✅ Allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.

All other adopted development standards would apply.
Olympia Planning Commission 02/05/2018

olympiawa.gov/missingmiddle

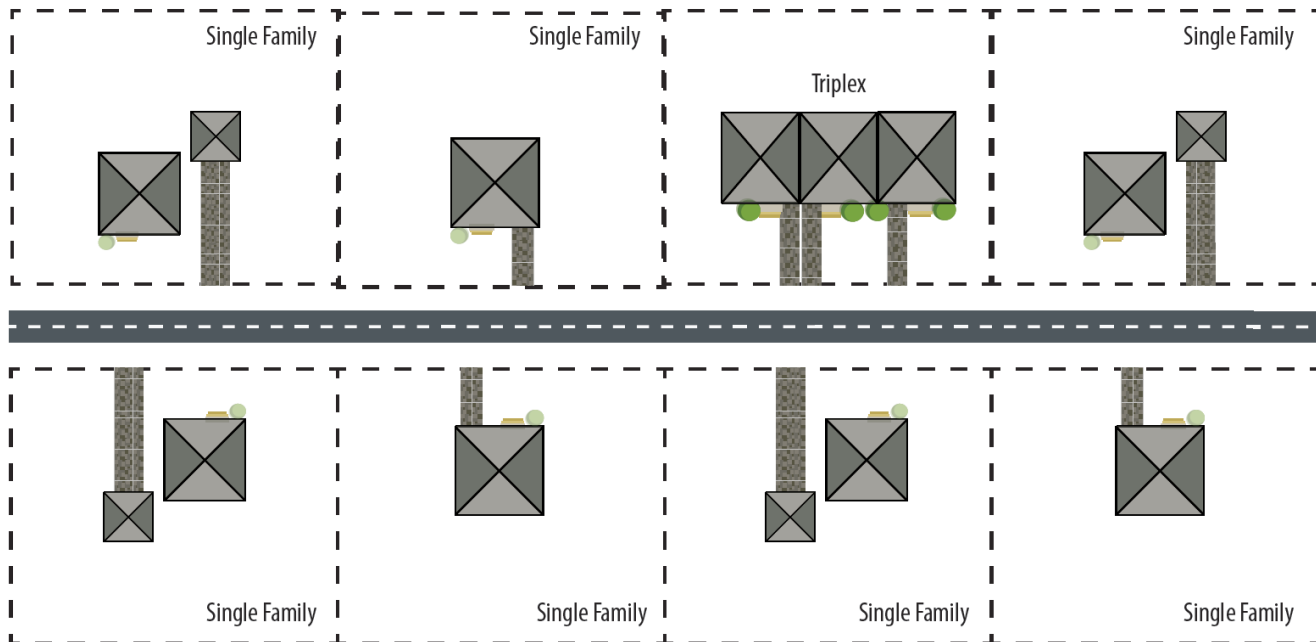
Infill Housing Opportunities – Example

10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

One Triplex (3 Units)

❌ Not allowed under **Current** Zoning Standards

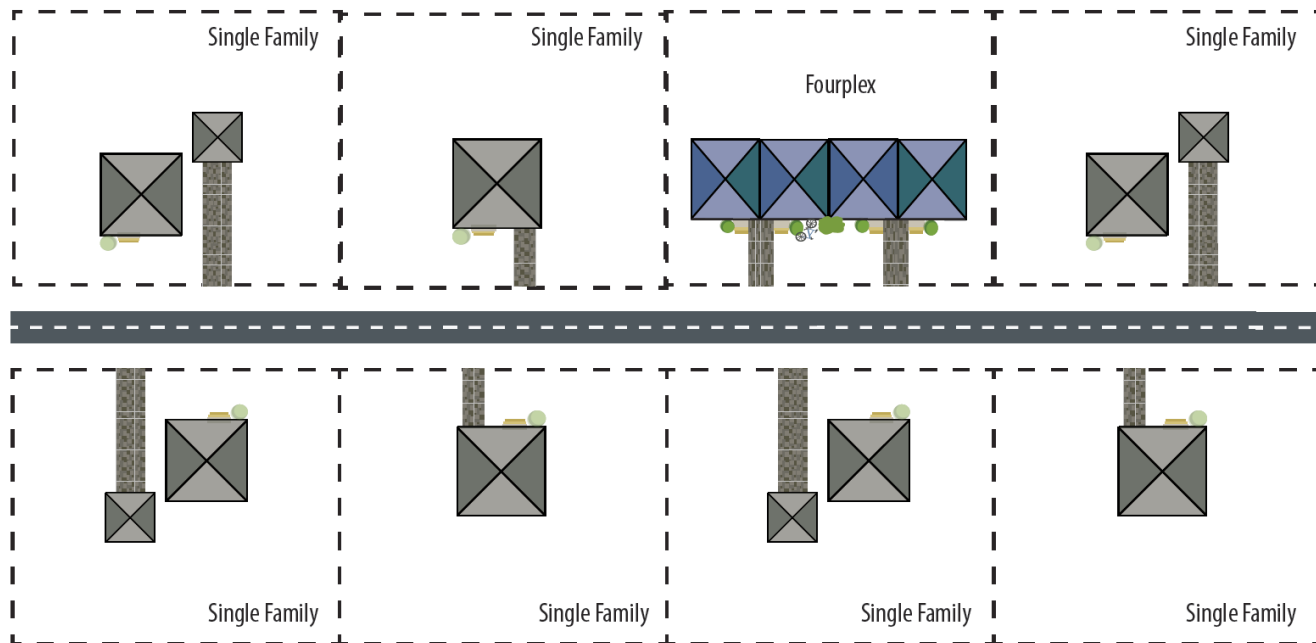
✅ Allowed under **Proposed** Zoning Standards



One Fourplex (4 Units)

❌ Not allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards

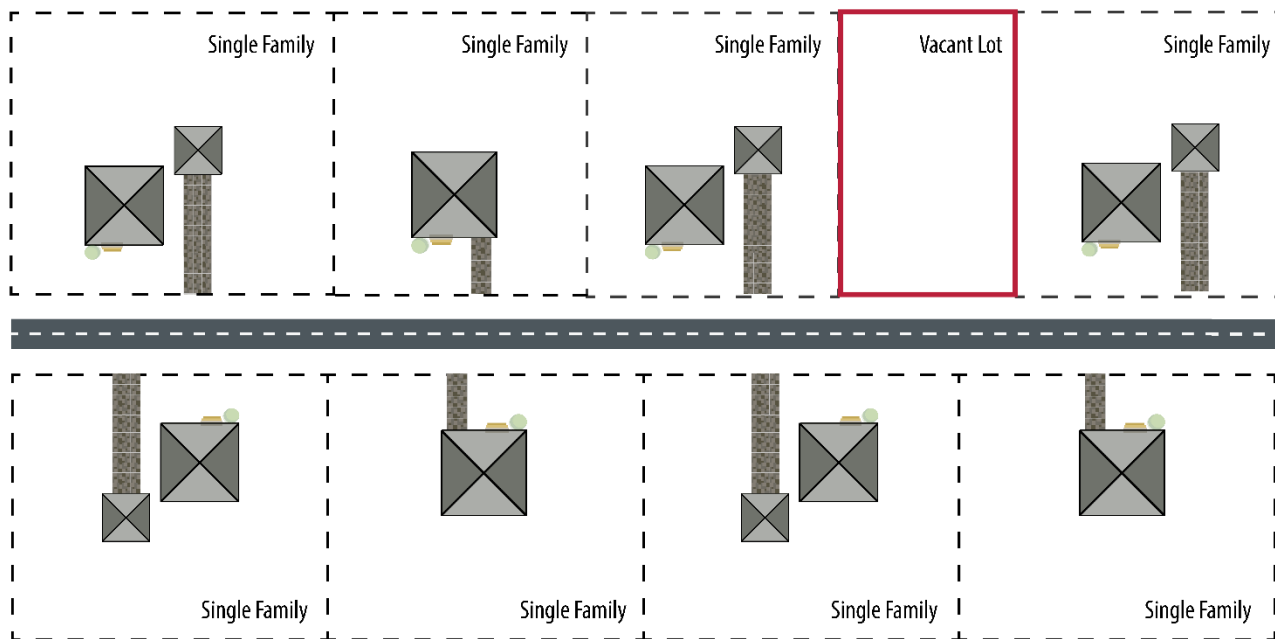


Drawings not to scale. For illustrative purposes only.

All other adopted development standards would apply.
Olympia Planning Commission 02/05/2018

olympiawa.gov/missingmiddle

These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



Vacant Lot: Approximately 6,000 square feet (0.137 acres)

Examples shown assume approximately 4 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (8 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
Single Family House	With or without ADUs	Single Family House	With or without ADUs
		2 townhouses	

Duplexes are not currently allowed and would not be allowed under the proposed changes because the lot size is not at least 7,200 square feet.

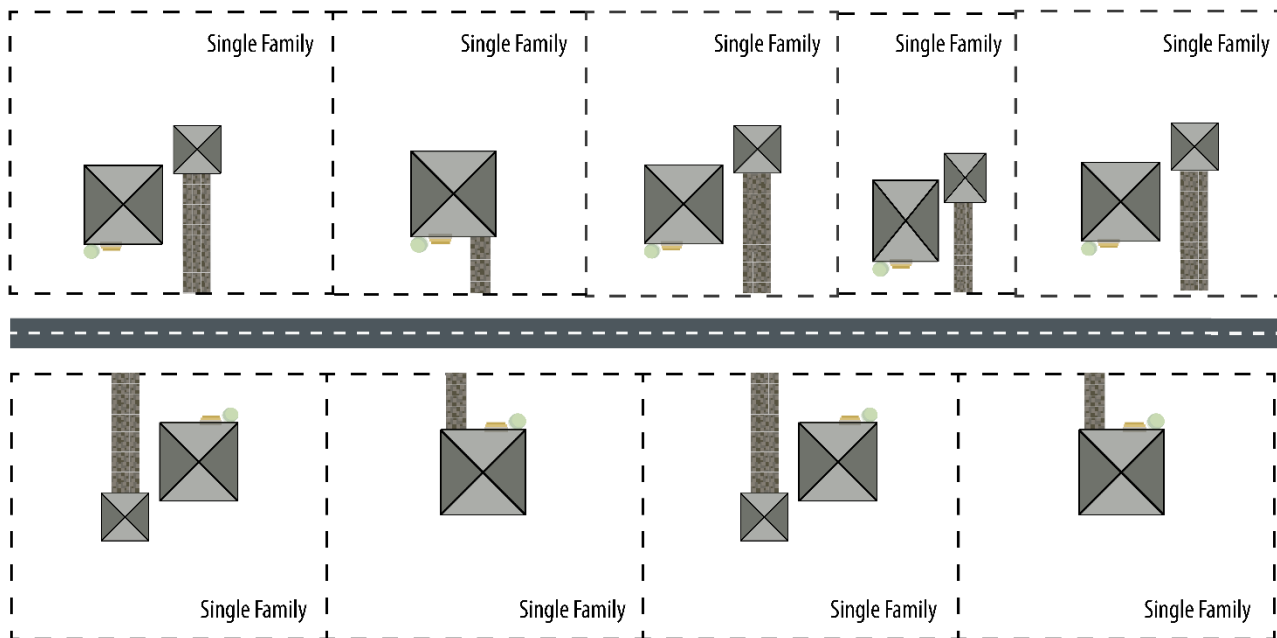


Infill Housing Opportunities – Example

6,000 sq. ft. Vacant Lot in the R4-8 Zoning District

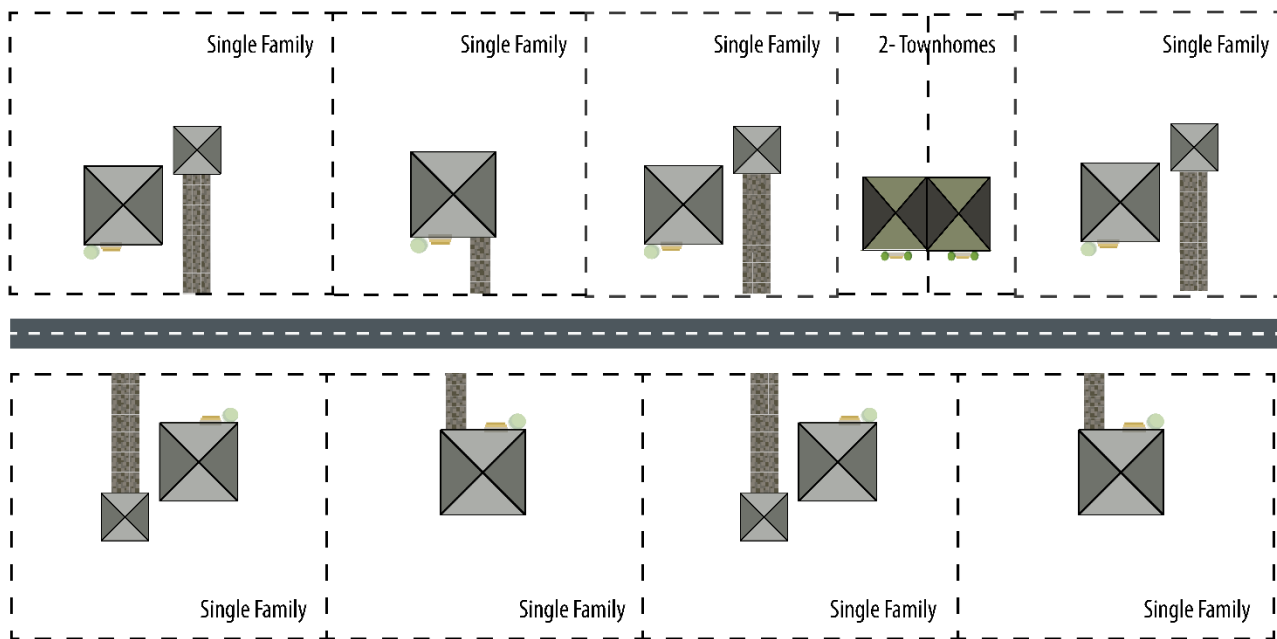
Single-Family House

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Two Townhouses

- ✗ Not allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



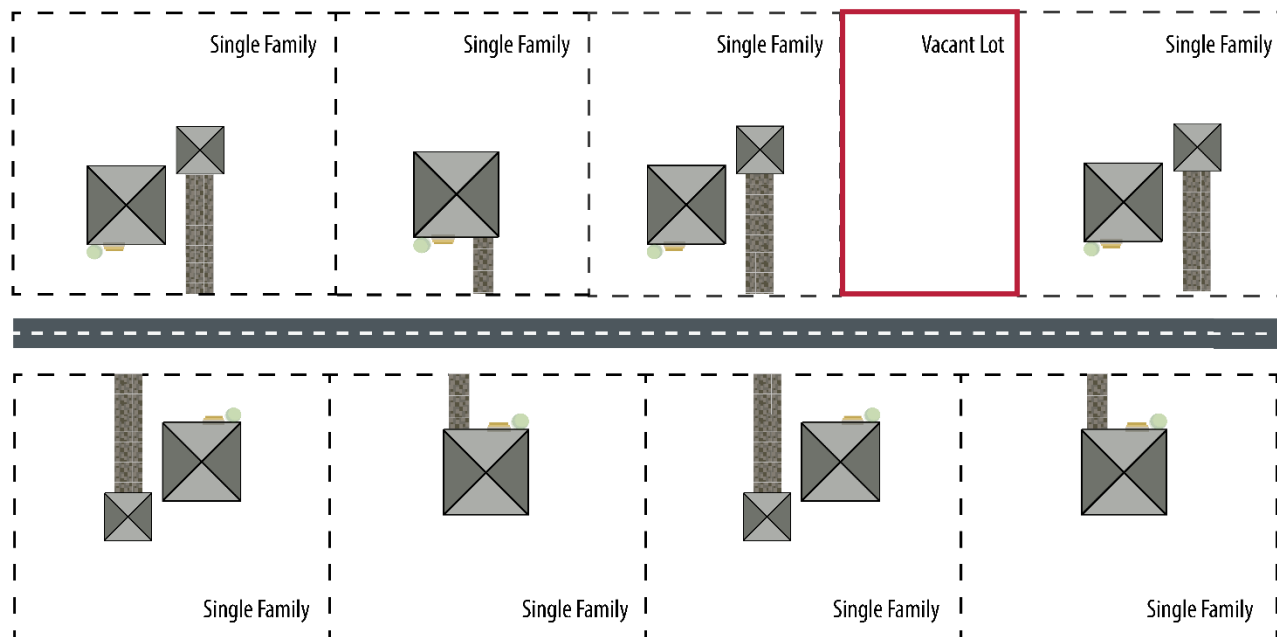
Drawings not to scale. For illustrative purposes only.

All other adopted development standards would apply.
Olympia Planning Commission 02/05/2018

olympiawa.gov/missingmiddle



These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



Vacant Lot: Approximately 6,000 square feet (0.137 acres)

Examples shown assume approximately 6 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (12 units per acre).

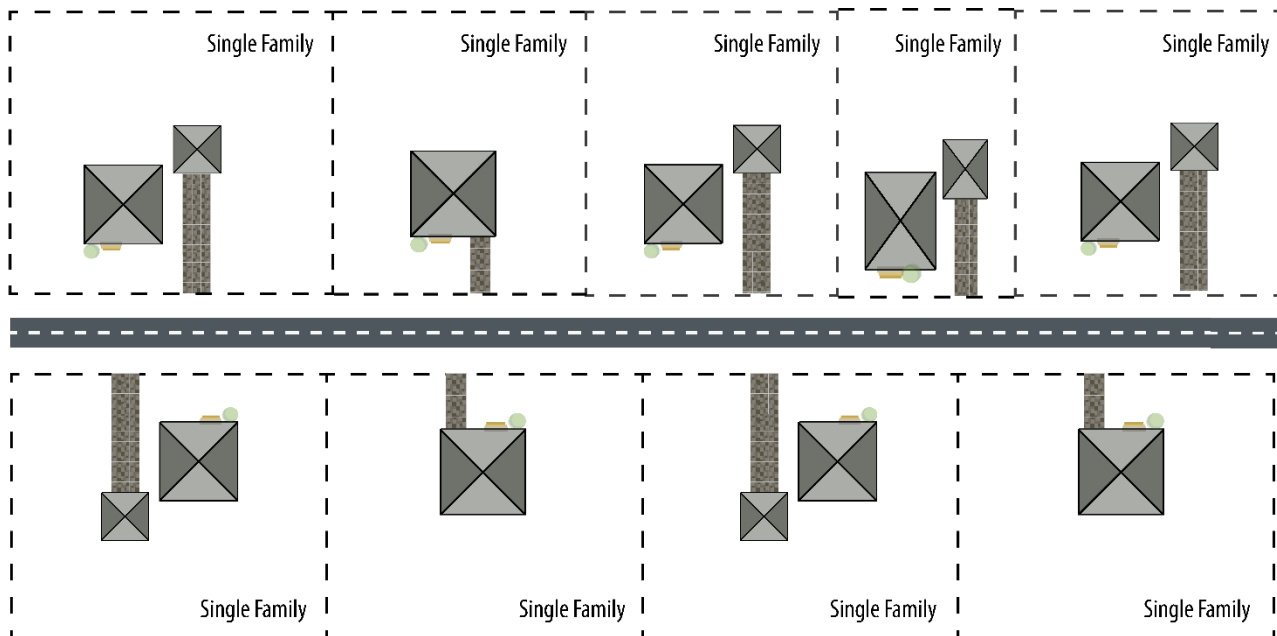
Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
Single Family House	With or without an ADU	Single Family House	With or without an ADU
2 Townhouses		2 Townhouses	
		1 Duplex (2 units)	Meets minimum lot size of 6,000 square feet.

A duplex would not be allowed under the current standards because the minimum lot size is not met (currently 7,200 square feet).

A triplex would not be allowed under the proposed standards because the lot is less than 9,600 square feet in size.

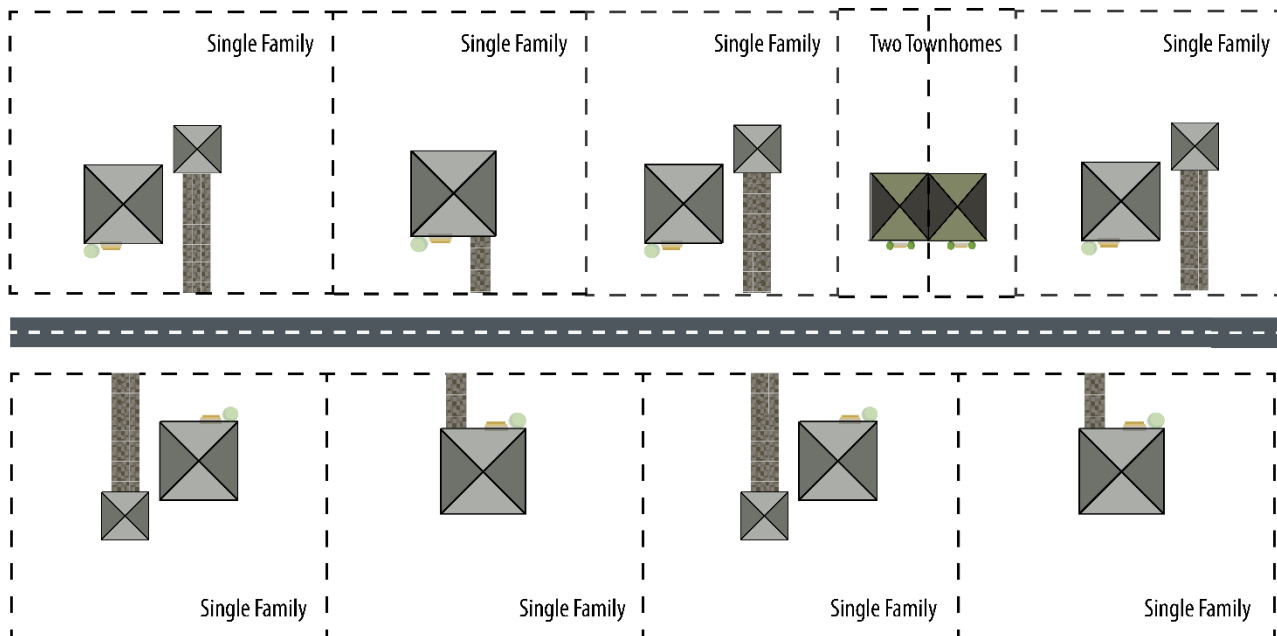
Single-Family House

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



2 Townhouses

- ✓ Allowed under **Current** Zoning Standards
- ✓ Allowed under **Proposed** Zoning Standards



Drawings not to scale. For illustrative purposes only.

All other adopted development standards would apply.
 Olympia Planning Commission 02/05/2018

olympiawa.gov/missingmiddle

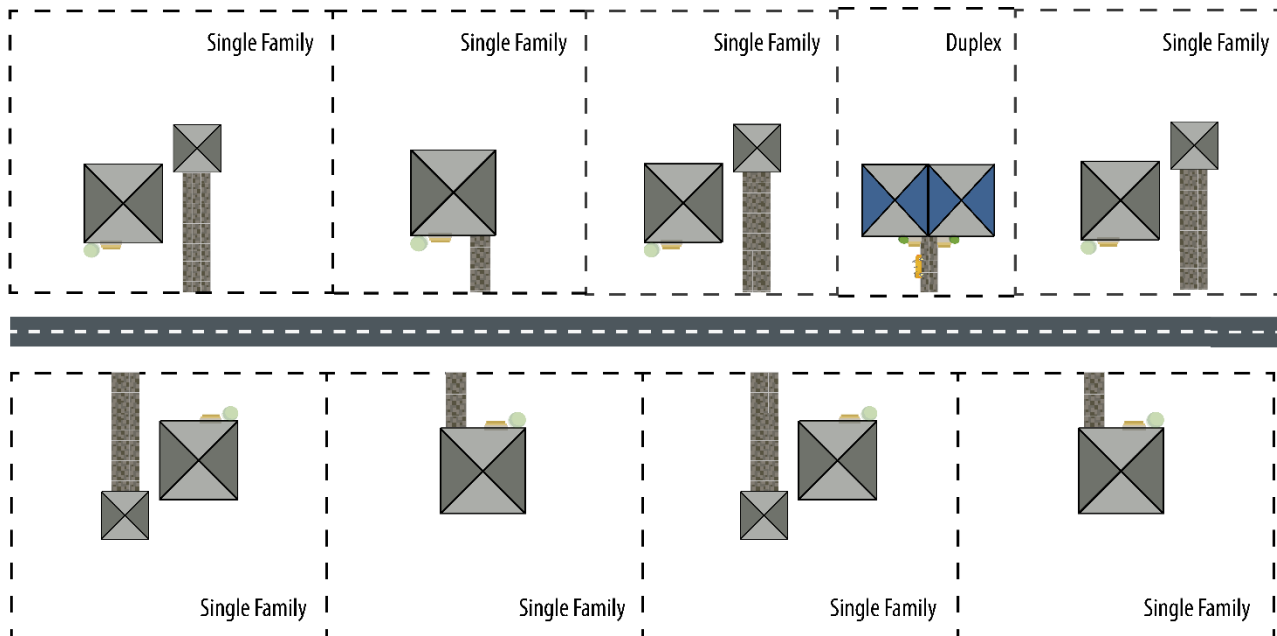
Infill Housing Opportunities – Example

6,000 sq. ft. Vacant Lot in the R6-12 Zoning District

1 Duplex (2 Units)

❌ Not allowed under **Current** Zoning Standards

✅ Allowed under **Proposed** Zoning Standards



**MEMBERS:**

City of Lacey
 City of Olympia
 City of Rainier
 City of Tenino
 City of Tumwater
 City of Yelm
 Confederated Tribes of the
 Chehalis Reservation
 Nisqually Indian Tribe
 Town of Bucoda
 Thurston County
 North Thurston Public Schools
 Olympia School District
 Tumwater School District
 Intercity Transit
 LOTT Clean Water Alliance
 Port of Olympia
 PUD No. 1 of Thurston County

ASSOCIATE MEMBERS:

Lacey Fire District #3
 Puget Sound Regional Council
 The Evergreen State College
 Thurston Economic
 Development Council
 Timberland Regional Library



Marc Daily
 Executive Director

2424 Heritage Court SW
 Suite A
 Olympia, WA 98502-6031


360-956-7575

360-956-7015 Fax

www.trpc.org

MEMORANDUM

TO: Leonard Bauer, Deputy Director, City of Olympia Community Planning and Development Department

FROM: Michael Ambrogi, Senior GIS Analyst, Thurston Regional Planning Council 

DATE: January 19, 2018

SUBJECT: Olympia "Missing Middle" Residential Capacity Assessment

OVERVIEW

The City of Olympia requested a residential capacity analysis examining the effects of proposed development regulation changes in the city's R-4-8 and R-6-12 zoning designations. The changes, part of the city's "Missing Middle Housing" initiative, are aimed at encouraging a greater variety of housing types, including accessory dwelling units, cottage housing, courtyard apartments, duplexes, triplexes, and other structures.

In addition, Olympia requested a summary of single-family residence demolitions between 2000 and 2016 in the Lacey-Olympia-Tumwater urban area to better understand the frequency of demolitions, the value of properties demolished, and the resulting structures – if any – that were later constructed.

KEY FINDINGS

- Proposed changes in regulations could increase the capacity for new residential units by up to 946 units (785 units citywide and 161 units in the unincorporated Urban Growth Area). Most of the increased capacity would be multifamily units.
- Of all parcels currently containing at least one residence but no additional capacity in the baseline scenario, between 52 (under low scenario) and 99 (under high scenario) would have additional capacity for development due to the proposed changes in regulations. Thirty-four of those were identified as being *likely* to redevelop due to their low building value.
- Of the 210 single-family residence demolitions identified in the Lacey-Olympia-Tumwater urban area, only 6 percent were redeveloped as multifamily structures. The majority (60 percent) were either not redeveloped, or replaced with another single-family residence.
- The average assessed building value of demolished residences was about \$50,000 in 2000 dollars – about \$70,000 in today's dollars.

MEMORANDUM
Page 2
January 19, 2018

BACKGROUND

Thurston Regional Planning Council (TRPC) maintains a land capacity or buildable lands database for Thurston County. This database is used to support the Population and Employment Forecast and the Buildable Lands Report for Thurston County. “Residential capacity” is the number of dwellings likely to be built over a 20-year time period, plus a reasonable market factor (i.e. capacity that is not available due to market conditions). Residential capacity differs from the TRPC forecast in that it shows the theoretical maximum number of dwellings that could be built, while the forecast is a projection of how many of those units are likely to be built by a given year.

The land capacity analysis estimates the residential development capacity of properties across Thurston County, considering such factors as:

- Existing land use and development
- Vested subdivision plans
- Parcel size
- Zoning
- Average development densities
- Critical areas, as they are reflected in development code for various jurisdictions and zoning districts

Existing schools, churches, parks, open space, colleges, prisons, golf courses, commercial and industrial properties, are not considered developable for residential purposes.

The City of Olympia requested an analysis showing the effects of potential development regulation changes on lands with subdivision or residential development potential. The analysis is consistent with the 2014 Buildable Lands Report for Thurston County¹ with the following modifications:

- Updated base data layer to include development through 2016, based on building permit activity
- Assumed that existing dwellings on low-value parcels would be demolished and redeveloped
- Updated density and acreage assumptions for the R-4-8 and R-6-12 zoning designations (Table 1)

These modifications were intended to model the net impact of a wide range of development regulation changes the city is considering on residential capacity and the type of structure the city may expect to see built over the next several decades. To assess the range of outcomes, a “low” scenario and a more aggressive “high” scenario were analyzed. These were compared to a baseline. The main difference between the baseline, low, and high scenarios was the net density assumption. “Net density” is the number of dwelling units that can be built per acre. Average net density was increased in the low and high scenarios since the proposed regulation changes would give property owners more housing options when developing properties, allowing them to build at higher density than observed during the past few decades. The increases remained within the minimum and maximum net density allowed for each zone: between four and eight units per acre for R-4-8 and six and twelve units per acre for R-6-12.

This analysis focused on proposed changes to the R-4-8 and R-6-12 zones (Figure 1) however the city is considering changes to other zones. Those changes were not modeled in this analysis because they would allow additional uses that would provide no additional capacity. In addition, while the proposed changes would affect regulations for accessory dwelling units, ADUs are not included in the analysis’s residential capacity estimates. The model also does not explicitly address internal conversions of existing residence into multifamily units.

¹ <http://www.trpc.org/164>
Olympia Planning Commission

MEMORANDUM
 Page 3
 January 19, 2018

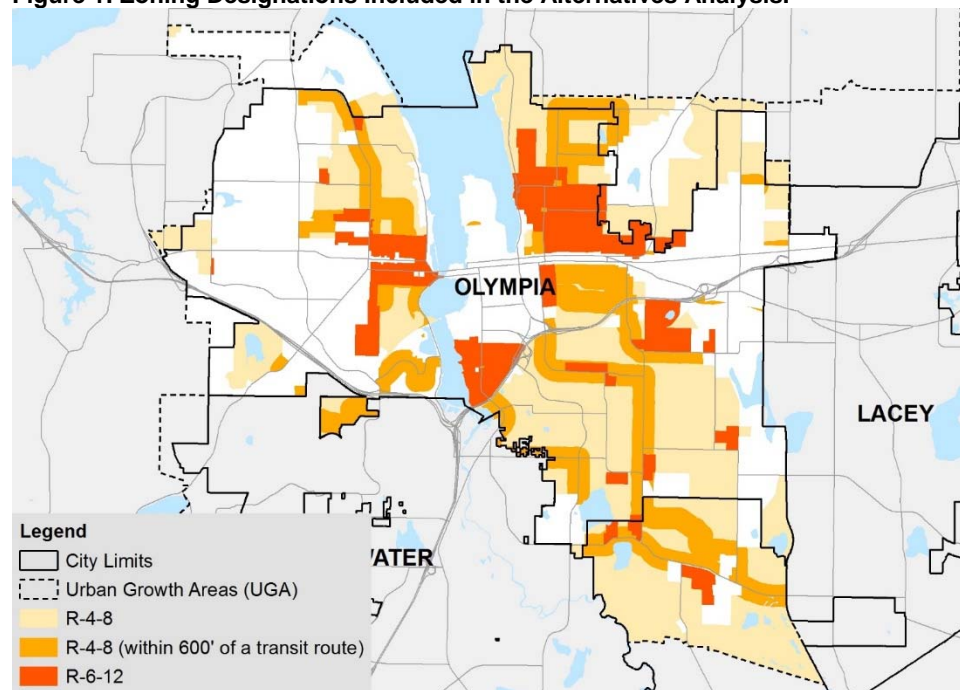
Table 1: Modeled Density and Acreage Assumptions for Scenarios.

		Baseline			Low Scenario			High Scenario		
		R-4-8 (City)	R-4-8 (UGA)	R-6-12	R-4-8	R-4-8 (T)	R-6-12	R-4-8	R-4-8 (T)	R-6-12
Net Density		6.25	6.25	8.33	6.50	7.00	9.33	6.75	7.75	10.33
Modeled Minimum Lot Size (1)	Acres	0.20	0.20	0.20	0.175	0.175	0.175	0.15	0.15	0.15
	Sq. Ft.	8,700	8,700	8,700	7,600	7,600	7,600	6,500	6,500	6,500
Acres Set-aside for Existing Dwelling (2)		0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
% Single-family		80%	90%	75%	75%	73%	67%	70%	67%	57%
% Multifamily		20%	10%	20%	25%	27%	30%	30%	33%	40%
% Manufactured Home		0%	0%	5%	0%	0%	3%	0%	0%	3%

Note: The assumptions used in TRPC's models are an approximation of how land is developed based on past trends and market factors. These assumptions may differ from what is allowed in city code. "R-4-8 (T)" is the portions of Zone R-4-8 within 600 feet of a transit line or commercial zoning district.

- 1) "Minimum Lot Size" is the minimum acreage needed before the model assigns additional capacity to a parcel. Zero for parcels with a building value less than \$50,000 (2011 dollars)
- 2) For parcels with existing dwellings, this area is subtracted from the total area when calculating density. Zero for parcels with a building value less than \$50,000 (2011 dollars).

Figure 1: Zoning Designations Included in the Alternatives Analysis.



ANALYSIS

The City of Olympia requested an analysis of recent demolitions trends and of residential capacity. The analysis is meant for general planning purposes only and should not be assumed to reflect development capacity at the individual project level where more detailed criteria apply.

MEMORANDUM
Page 4
January 19, 2018

Demolitions Trends

TRPC staff analyzed all single-family residence demolitions – including manufactured homes outside of mobile home parks – identified in its land use inventories. The goal was to understand how often single-family residences are demolished, their condition, and what types of structures replace them. Table 2 provides a summary of findings. Over 200 demolitions were identified in Lacey, Olympia, and Tumwater's incorporated and unincorporated Urban Growth Areas between 2000 and 2016. Of these residence, 38 percent were not replaced with any structure and 22 percent were replaced with another single-family home. 19 percent were replaced with a single-family subdivision, townhome, or multifamily development. 22 percent were replaced with a commercial building or a government project, such as a fire station or road improvement.

On average, the 2000 assessed value of buildings on parcels with a demolition was just under \$50,000 – about \$70,000 in current dollars. 47 percent of demolitions occurred in a mixed-density or medium density single-family zone, such as Olympia's R-4-8 or R-6-12 zones (Table 3).

Table 2: Trends in Single-Family Residence Demolitions, Lacey, Olympia, and Tumwater Urban Growth Areas, 2000-2016.

Redevelopment Type	Number of Demolitions	Percent of Demolitions	Average Assessed Bldg. Value	Maximum Assessed Bldg. Value
Not Redeveloped	79	38%	49,234	232,900
Single-family	46	22%	53,393	160,600
Subdivision	28	13%	56,026	147,100
Townhome	2	1%	43,350	82,100
Multifamily	10	5%	15,470	51,600
Commercial	37	18%	46,843	251,500
Government	8	4%	62,600	112,500
Total	210	100%	49,572	251,500

Note: Average assessed value is from 2000 Thurston County Assessor data.

Table 3: Single-Family Residence Demolitions by Generalized Zoning Category.

Generalized Zoning	Not Redev.	Single-family	Sub-division	Town-home	Multi-family	Comm.	Govn't	Total
High Density Multifamily	1	2	1	0	8	0	1	13
High-Moderate Density M.F.	2	1	2	0	0	0	0	5
Moderate Density Multifamily	3	2	2	0	0	0	0	7
Mixed Density Residential	17	12	6	0	0	0	2	37
Medium Density Single-family	23	22	13	2	0	0	1	61
Medium-Low Density S.F.	4	2	2	0	0	0	0	8
Low Density Single-family	3	0	0	0	0	0	1	4
Mixed Use	20	4	1	0	2	30	3	60
Commercial / Industrial	6	1	1	0	0	7	0	15
Total	79	46	28	2	10	37	8	210

Appendix I shows examples of redevelopment types.

MEMORANDUM
Page 5
January 19, 2018

Residential Capacity

In this analysis “residential capacity” is defined as the modeled number of dwelling units that could be built on a parcel given existing development, zoning and development regulations, critical areas, and other assumptions. Capacity does not take into account reductions due to non-residential uses in residential zones (such as schools, parks, and churches) or capacity for accessory dwelling units or family member units.

Within city limits, modeled residential capacity in the R-4-8 and R-6-12 zones increased 7.4 percent in the low scenario and 15.0 percent in the high scenario. In Olympia’s unincorporated Urban Growth Area, capacity increased 4.5 percent and 8.0 percent. Across all zones, residential capacity in Olympia increased 3.0 percent in the low scenario and 6.1 percent in the high scenario. In the unincorporated Urban Growth Area, citywide capacity increased 3.1 percent in the low scenario and 5.6 percent in the high scenario (Table 4). Maps 1 and 2 show parcels with increased capacity in the low and high scenarios, respectively.

Table 4: Residential Capacity by Zone and Jurisdiction

Zone	Residential Capacity			Change from Baseline			
	Baseline	Low Scenario	High Scenario	Low Scenario		High Scenario	
				#	%	#	%
City							
R-4-8	2,913	3,033	3,144	120	4.1%	231	7.9%
R-4-8T	1,104	1,245	1,406	141	12.8%	302	27.4%
R-6-12	1,207	1,330	1,459	123	10.2%	252	20.9%
Other	7,737	7,737	7,737	0	0.0%	0	0.0%
R-4-8, R-6-12	5,224	5,608	6,009	384	7.4%	785	15.0%
Total City	12,961	13,345	13,746	384	3.0%	785	6.1%
Unincorporated Urban Growth Area							
R-4-8	1,597	1,663	1,708	66	4.1%	111	7.0%
R-4-8T	248	261	278	13	5.2%	30	12.1%
R-6-12	165	176	185	11	6.7%	20	12.1%
Other	873	873	873	0	0.0%	0	0.0%
R-4-8, R-6-12	2,010	2,100	2,171	90	4.5%	161	8.0%
Total UGA	2,883	2,973	3,044	90	3.1%	161	5.6%
City and UGA	15,844	16,318	16,790	474	3.0%	946	6.0%

Note: “R-4-8T” is the areas of Zone R-4-8 within 600 feet of a transit route or commercial zoning district. Capacity does not include reductions due to non-residential uses (e.g. churches, schools, or parks) in residential zones.

MEMORANDUM
Page 6
January 19, 2018

TRPC's model also includes an assumption of how much residential capacity is likely to develop as single-family, multifamily, or manufacture/mobile homes. Multifamily dwellings saw the greatest increase, making up most of the increase in capacity in both the low and high scenarios (Table 5).

Table 5: Change in Residential Capacity by Dwelling Type

Zone	Change in Capacity						Percent Change in Capacity					
	Low Scenario			High Scenario			Low Scenario			High Scenario		
	SF	MF	MH	SF	MF	MH	SF	MF	MH	SF	MF	MH
City												
R-4-8	-52	172	0	-118	349	0	-2%	29%	-	-5%	60%	-
R-4-8T	33	108	0	72	230	0	4%	53%	-	8%	113%	-
R-6-12	3	137	-16	-36	300	-12	0%	62%	-33%	-4%	137%	-25%
Other	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
R-4-8, R-6-12	-17	417	-16	-83	880	-12	0%	41%	-33%	-2%	87%	-25%
Total	-17	417	-16	-83	880	-12	0%	6%	-18%	-1%	13%	-14%
Unincorporated Urban Growth Area												
R-4-8	-175	241	0	-222	333	0	-12%	140%	-	-16%	194%	-
R-4-8T	-21	34	0	-22	52	0	-9%	189%	0%	-10%	284%	0%
R-6-12	2	11	-1	-2	23	-1	1%	31%	-31%	-1%	65%	-24%
Other	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%
R-4-8, R-6-12	-195	286	-1	-246	407	-1	-11%	127%	-24%	-14%	181%	-18%
Total	-195	286	-1	-246	407	-1	-8%	55%	-6%	-10%	78%	-5%
City & UGA	-212	704	-17	-328	1,287	-13	-3%	9%	-16%	-4%	17%	-12%

Note: "R-4-8T" is the areas of Zone R-4-8 within 600 feet of a transit route or commercial zoning district. Capacity does not include reductions due to non-residential uses (e.g. churches, schools, or parks) in residential zones. Dwelling type abbreviations are single-family (SF), multifamily (MF) and manufactured homes (MH).

MEMORANDUM
Page 7
January 19, 2018

Fifty-two parcels with at least one dwelling unit and no capacity under the baseline scenario would see additional capacity in the low scenario (Table 6). These are parcels that could be subdivided, or if redeveloped could see duplex or multifamily development. Seventeen of these parcels have a 2011 assessed building value of less than \$50,000 and would be most likely to be redeveloped. Under the high scenario, 99 partially-developed parcels with no additional capacity under the baseline would see their capacity expand. Of these, one third have an assessed building value less than \$50,000.

Table 6: Number of Partially-Developed Parcels with Residential Capacity in Low and High Scenarios

Zone	Number of Parcels, Low Scenario				Number of Parcels, High Scenario			
	Less than \$50,000	\$50,000 or More	Total	Average Acres	Less than \$50,000	\$50,000 or More	Total	Average Acres
<i>City</i>								
R-4-8	6	6	12	0.39	8	12	20	0.38
R-4-8T	7	18	25	0.41	17	37	54	0.39
R-6-12	4	11	15	0.47	8	17	25	0.56
Total	17	35	52	0.42	33	66	99	0.43
<i>Unincorporated Urban Growth Area</i>								
R-4-8	1	5	6	0.37	1	9	10	0.39
R-4-8T	0	1	1	0.50	0	5	5	0.46
R-6-12	0	2	2	0.34	0	3	3	0.52
Total	1	8	9	0.38	1	17	18	0.44
City & UGA	18	43	61	0.42	34	83	117	0.43

Note: "Partially-developed parcels" are those with at least one dwelling unit with no capacity for additional units in the baseline scenario, and with a capacity of at least one unit in the low or high scenarios. These parcels could be subdivided, or be redeveloped as multifamily development if the existing structure is demolished, in the low or high scenarios. Assessed value is from 2011 Thurston County Assessor data; about \$55,000 is current dollars.

School-age Population

School-age population for the elementary school service areas in Olympia School District were calculated using the percent change in capacity in each scenario, TRPC's 2040 dwelling unit forecast, and student generation rates from the Olympia School District. Compared to baseline, 2040 school-age population would increase by about 110 students (0.6 percent) in the low scenario, and 330 students (1.8 percent) in the high scenario. Table 7 and Table 8 show school-age population by grade level and elementary school district.

MEMORANDUM
Page 8
January 19, 2018

Table 7: 2040 School-age Population by Elementary School Service Area, Olympia School District, Low Scenario

	Baseline			Low Scenario			Difference		
	Elem.	Middle	High.	Elem.	Middle	High	Elem.	Middle	High
Boston Hbr.	530	220	270	530	220	270	0	0	0
Centennial	840	350	430	820	350	420	-20	0	-10
Garfield	880	390	440	900	390	450	20	0	10
Hansen	820	350	410	810	350	410	-10	0	0
Lincoln	490	230	240	500	230	240	10	0	0
L.P. Brown	1,270	550	640	1,290	560	650	20	10	10
Madison	690	290	350	690	300	350	0	10	0
McKenny	1,040	440	530	1,060	450	540	20	10	10
McLane	1,070	450	540	1,060	450	540	-10	0	0
Pioneer	800	340	400	810	340	410	10	0	10
Roosevelt	1,260	530	640	1,260	540	640	0	10	0
Total	9,690	4,140	4,890	9,730	4,180	4,920	40	40	30

Note: Change in forecasted dwelling units calculated using the percent change in dwelling unit capacity and the student generation rates (Table 9).

Table 8: 2040 School-age Population by Elementary School Service Area, Olympia School District, High Scenario

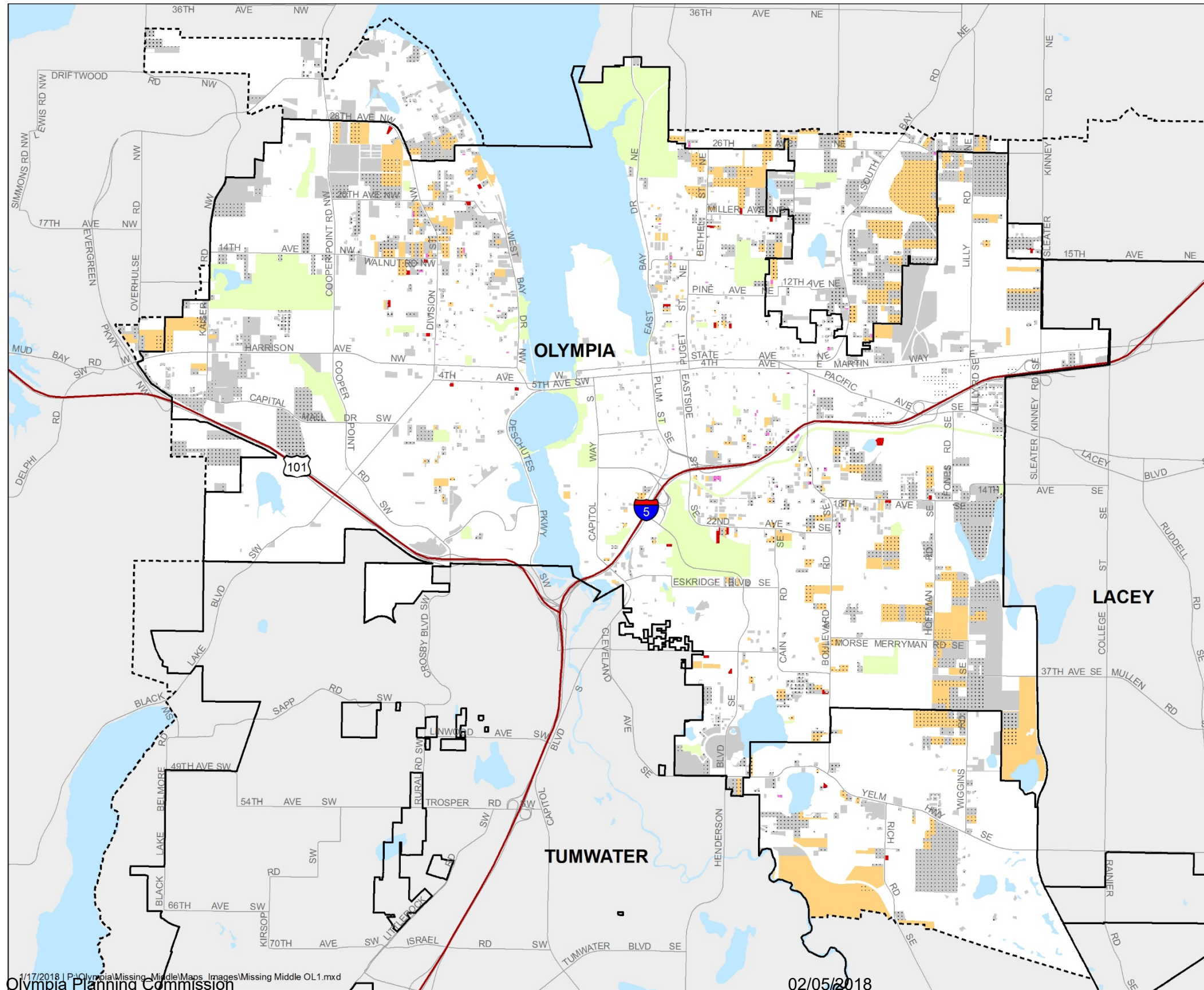
	Baseline			High Scenario			Difference		
	Elem.	Middle	High.	Elem.	Middle	High	Elem.	Middle	High
Boston Hbr.	530	220	270	530	220	270	0	0	0
Centennial	840	350	430	830	350	420	-10	0	-10
Garfield	880	390	440	910	400	460	30	10	20
Hansen	820	350	410	820	350	410	0	0	0
Lincoln	490	230	240	500	230	250	10	0	10
L.P. Brown	1,270	550	640	1,320	570	660	50	20	20
Madison	690	290	350	700	300	350	10	10	0
McKenny	1,040	440	530	1,070	460	540	30	20	10
McLane	1,070	450	540	1,060	450	540	-10	0	0
Pioneer	800	340	400	830	350	420	30	10	20
Roosevelt	1,260	530	640	1,280	550	650	20	20	10
Total	9,690	4,140	4,890	9,850	4,230	4,970	160	90	80

Note: Change in forecasted dwelling units calculated using the percent change in dwelling unit capacity and the student generation rates (Table 9).

Table 9: Student Generation Rates (Students per Dwelling Unit)

	Elementary	Middle	High	Total
Single-Family Dwelling	0.309	0.127	0.158	0.594
Multifamily Dwelling	0.119	0.059	0.057	0.235

Source: Olympia School District



“Missing Middle”
Residential Capacity Analysis

**Map 1:
Parcels with Additional Residential
Capacity: Low Scenario**

Type of New Residential Capacity

Baseline	Low Scenario
■ No capacity	2 or more units
■ No capacity	<ul style="list-style-type: none"> • Single family home • Multifamily (if existing structure is redeveloepd)
■ 1 or more unit	Increase from Baseline
■ 1 or more unit	No change from baseline
■ Parcel with existing dwelling and additional capacity in Baseline or Low Scenario	

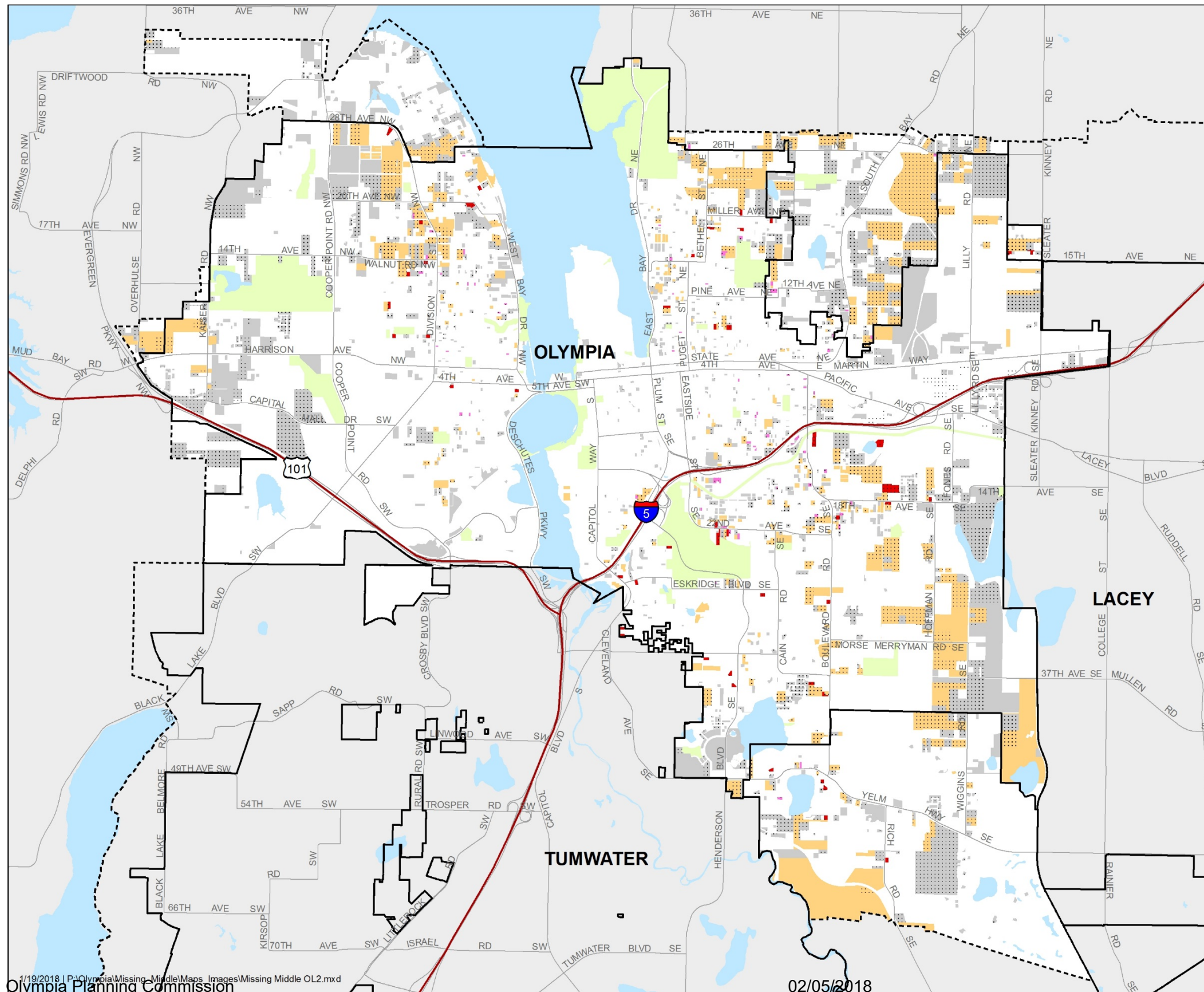
Legend

- City Limits
- Urban Growth Areas (UGA)
- Parks and Preserves

Note: "Residential capacity" is the modeled number of dwelling units that could be built on a parcel given existing development, zoning and development regulations, critical areas, and other assumptions. Capacity does not take into account reductions due to non-residential uses in residential zones (such as schools, parks, and churches) or capacity for accessory dwelling units or family member units.



DISCLAIMER: This map is for general planning purposes only. Thurston Regional Planning Council makes no representations as to the accuracy or fitness of the information for a particular purpose.



“Missing Middle”
Residential Capacity Analysis

**Map 2:
Parcels with Additional Residential
Capacity: High Scenario**

Type of New Residential Capacity

Baseline	Low Scenario
■ No capacity	2 or more units
■ No capacity	• Single family home • Multifamily (if existing structure is redevelopd)
■ 1 or more unit	Increase from Baseline
■ 1 or more unit	No change from baseline
■ Parcel with existing dwelling and additional capacity in Baseline or High Scenario	

Legend

- City Limits
- Urban Growth Areas
- Parks and Preserves








Note: "Residential capacity" is the modeled number of dwelling units that could be built on a parcel given existing development, zoning and development regulations, critical areas, and other assumptions. Capacity does not take into account reductions due to non-residential uses in residential zones (such as schools, parks, and churches) or capacity for accessory dwelling units or family member units.



DISCLAIMER: This map is for general planning purposes only. Thurston Regional Planning Council makes no representations as to the accuracy or fitness of the information for a particular purpose.

MEMORANDUM
 Page 11
 January 19, 2018

APPENDIX I
 Examples of single family residence demolitions and redeveloped properties.

<p align="center">Not Redeveloped Residence is demolished but no structure replaces it.</p> 	<p align="center">Single-family Residence is demolished and replaced with another single-family residence</p> 	<p align="center">Subdivision Residence is demolished as part of a new subdivision. The images below shows the Georgetown Estates subdivision, platted in 2002.</p> 
<p align="center">Townhome Residence is demolished and replaced with a townhome. The image below shows a two-unit townhome on Plymouth Street in Olympia.</p> 	<p align="center">Multifamily Residence is demolished and replaced with a duplex, triplex, or other multifamily structure(s), such as this triplex on Quince Street in Olympia.</p> 	<p align="center">Commercial Residence is demolished as part of a commercial redevelopment project.</p> 
<p align="center">Government Residence is demolished as part of a public works project – such as the roundabout on Yelm Highway pictured below – or other public project, such as a park or fire station.</p> 		

80:bm

Joyce Phillips

From: Sandler & Seppanen <Laurel.Lodge@Comcast.Net>
Sent: Wednesday, January 24, 2018 9:49 AM
To: missingmiddle; CityCouncil
Subject: Support for moving forward with the Missing Middle proposals

Olympia Planning Commission and Olympia City Council,

I volunteer my time on the board of the non-profit South of the Sound Community Farm Land Trust because I value family farmers and want to see a vibrant farm economy continue in our county. The Land Trust works hard to keep farmland in the hands of farmers and prevent it from being developed for housing.

Thus I support the Missing Middle proposal. It is one of several strategies the city has to facilitate increased density in the urban rather than rural parts of our county. As our region's population grows, we will need multiple strategies to provide homes for our community's newcomers while protecting the farmlands that are a source of food for many of us who live in Olympia.

It is time to move forward with the Missing Middle proposal.

Sincerely,
Loretta Seppanen
2919 Orange Street SE
Olympia, WA 98501

Joyce Phillips

From: Max <maxdejarnatt@comcast.net>
Sent: Wednesday, January 24, 2018 9:51 AM
To: missingmiddle
Cc: CityCouncil
Subject: Missing Middle

Hello!

I would like to formally register my support for the Missing Middle proposal. I am a homeowner just east of downtown zone 6. As someone who grew up in Seattle and watched miles of precious green spaces disappear to suburban sprawl, I appreciate our city's initiative to manage our projected growth in a manner that favors density. Full disclosure: I work for Community Planning and Development.

Thank you,

Max DeJarnatt

Joyce Phillips

From: Dani Madrone <danimadrone@gmail.com>
Sent: Wednesday, January 24, 2018 10:06 AM
To: missingmiddle
Cc: CityCouncil
Subject: Missing Middle should move forward

Dear Olympia Planning Commission,

It is my understanding that you are considering a delay of the proposed Missing Middle Housing changes. I came and spoke to you during public comment to share my story a couple weeks ago. The only reason I still live in Olympia is because I have lived in illegal apartments (basements, duplexes). They were wonderful places, only illegal because of the city codes and ordinances. If I'm ever able to retire, it will probably be because I split my house into a duplex and am able to have additional income with a renter.

Missing Middle Housing is an urgent issue. Just yesterday, a friend told me that he can't find a place to live in Olympia and is considering moving to Centralia. He hadn't thought to factor in the cost of transportation with this kind of move, and realized he would not be able to continue his employment in Olympia. He is at great risk of being displaced, which will remove him from the place where his son lives, impacting his family relationships.

I know many, many people who struggle with finding a place to live. I realize that some homeowners are concerned with how their neighborhoods will change, but neighborhoods will change regardless. They will either become more expensive and exclusive, or they will become more diverse and inclusive.

The Missing Middle is past due. Please move forward with the process.

Best,
Dani Madrone
1423 Dickinson Ave NW
Olympia, WA 98502

Joyce Phillips

From: Jayne Rossman <jayne.a.rossman@gmail.com>
Sent: Wednesday, January 24, 2018 11:23 AM
To: CityCouncil; missingmiddle
Subject: Olympia needs the "Missing Middle" changes!

Dear Olympia City Council members and Missing Middle Project members,

I write to express my strong support for the "missing middle" zoning changes as a city resident and homeowner.

I have experienced Olympia's unfortunate zoning laws personally. In 2010, I was dismayed to learn about our old-fashioned ADU requirements when I purchased my current home, which included a half-finished, semi-detached ADU. Because of the requirement that the homeowner must forever-after live in either the main home or the ADU, I changed my remodeling plans; the result is that I don't have an ADU and the City of Olympia has lost out on what I assume would be higher property taxes for the past seven years. If this law changed, I would upgrade my outbuilding to a full ADU.

As an Olympia resident since 1998, I have been dismayed by the increase in rental prices which has put significant pressure on the budgets of renters whose pay has not kept pace with these costs. There is particularly a lack of one-bedroom and studio housing options for singles and couples which the ADUs and cottages would likely increase the stock of. I know several young families who have struggled to find two- or three-bedroom homes that they can afford; increasing the number of duplexes, triplexes and four-plexes would make Olympia more welcoming to them.

After I graduated from college I lived for a year in the CA bay area, where backyard cottages are common. Contrary to naysayers' beliefs, residential neighborhoods with backyard cottages were beautiful, walkable, full of families, and far more affordable than they would have been if the city had followed a outdated code like ours. The multitude of housing options encouraged multi-generational neighborhoods where college students, families, and retired people lived and visited with each other, strengthening the fabric of the community as a whole.

The proposed changes are sensible updates that will grant property owners more freedom in how they can use their property while encouraging the growth of beautiful, walkable, affordable neighborhoods that meet the needs of today's Olympians. The decrease in greenhouse gas emissions by keeping people's homes close to where they work is an added bonus.

I appreciate the hard work of all of the people who have done the research, writing, and crafted the community involvement that has brought us these proposals. I look forward to celebrating their adoption.

Sincerely,

Jayne Rossman

Joyce Phillips

From: Cezanne Murphy-Levesque <cezanne.levesque@gmail.com>
Sent: Wednesday, January 24, 2018 12:19 PM
To: missingmiddle; CityCouncil
Subject: missing middle - Olympia needs a variety of housing options to support all residents

Dear Planning Commission and City Council members,

I am writing to express my support for the housing options that support the missing middle. Without these provisions, Olympia will grow a gap between lower-income apartment dwellers and the higher income single family house-holders.

My story may not seem unfamiliar - but I hope you see that we have been struggling with the current rules, and supportive of the missing middle would have been extremely helpful keeping our extended family together.

We own a small home on the west side of Olympia and in early 2017 worked with a builder to design an garage conversion/ADU for an aging parent. While some of the rules makes sense - the project cost was going to be extremely expensive - beyond the obvious costs of building, but the other costs (parking spaces). This made it too expensive comply with the rules. Especially frustrating because the intended inhabitant is unable to drive.

This home would have been near public transport, shopping, and a supportive family.

So then we were at an impasse - do we build it anyway (no permit etc,) or do we move and find a more accommodating location. We ended up moving.

As a home owner I would like to see guidelines and rules that support responsible building practices and make it more affordable to provide housing to single/older/disabled folks. ***We need to be accommodating single/older/disabled folks where we already have services, public transportation, parks, etc...***

Please support ***all*** Olympia residents find a livable home rather bending over to requests the establishment-landowners.

The problem is that *Olympia will lose our middle (creating a economic divide) or we will continue to see un-permitted building and living situations.*

I agree the aesthetic feel of the neighborhood is importation. Any day, I would much rather have 10 back yard cabins/ADUs/tiny houses than a random apartments interspersed in neighborhoods. I think the missing middle detractors would agree... so the questions shouldn't be 'yes or no', but how?

Sincerely,
 Cezanne Murphy-Levesque

Joyce Phillips

From: Diane Persky <pdianep@comcast.net>
Sent: Wednesday, January 24, 2018 12:25 PM
To: missingmiddle
Subject: Missing Middle House

I live in the Forest Hills Neighborhood and support zoning changes for housing in my neighborhood and others like it. Middle income housing is badly needed in Olympia to allow young people opportunities to buy starter homes. We do not need small green spaces for parks in neighborhoods where everyone has a large private yard! I urge you to follow through with the proposal to create a variety of housing options throughout all neighborhoods in Olympia.

Thanks,
Diane Persky
Sent from my iPad

Joyce Phillips

From: Adam C Blodgett <adamcblodgett@gmail.com>
Sent: Wednesday, January 24, 2018 2:19 PM
To: missingmiddle; CityCouncil
Subject: I support the missing middle

Hi Folks,

My name is Adam Blodgett and I'm an Olympia resident who supports the missing middle.

Increasing the variety and availability of housing in Olympia is really important, and the missing middle does just that in a variety of ways.

I hope we can find a way to make it happen.

Thanks,
Adam

--

www.ChibiTarot.com
www.pixelsmithdesign.com

Joyce Phillips

From: Hilary Seidel <hilaryseidel@gmail.com>
Sent: Wednesday, January 24, 2018 8:01 PM
To: CityCouncil; missingmiddle
Subject: Missing Middle and growing a sustainable Olympia

Dear Olympia City Council and Staff -

Thank you for your good work engaging with the community around the proposed changes to municipal codes to diversify housing options in Olympia. As a 10 year homeowner and previous student and renter in Olympia, I have a variety of experiences accessing housing. I'm concerned that future generations will not have the same opportunities I had to access reasonably priced, safe housing, in town. I'm also concerned that a NIMBY attitude towards population growth will have the effect of increasing sprawl and further degrading the natural environment by expanding outside the urban growth boundary and off transit lines.

Most of us choose to live in Olympia for the vibrant and diverse community. Our westside neighborhood includes retired folks, young families, empty nesters, and some students and single adults. But over the past 10 years, we've see the rental market get tighter and tighter in our neighborhood. Fewer students and single young adults are living in our community because rents are too high, large homes that used to be rentals have turned into single family homes, and our housing options haven't kept pace with our population growth.

We need to respond to these trends by creating more flexibility in our urban neighborhoods for tiny homes and ADUs. The many wonderful things we all love about Olympia - our care for the natural world, artistic dynamism, entrepreneurial spirit, and high levels of civic engagement - rely on the energy and creativity and work of diverse communities. Diverse communities require many types of housing, and the solution cannot be "build an apartment complex in someone else's neighborhood."

I understand that you are hearing from a handful of very vocal homeowners who don't like the proposals to increase density in their neighborhoods. I am here to tell you there are a number of us who love our neighborhoods AND support these changes that will make our city more liveable for the many types of folks who make Olympia great. I hope you will rely on December's overwhelmingly positive survey results and move forward with these changes now. I worry if we wait too long the temporary exclusivity of many of our neighborhoods will become permanent as the middle moves elsewhere.

To the work,
Hilary Seidel
West Olympia

Joyce Phillips

From: Kim Murillo <kimhmurillo@gmail.com>
Sent: Wednesday, January 24, 2018 10:44 PM
To: missingmiddle; CityCouncil
Subject: Missing Middle

Dear Members of Council and Mayor Selby,

I am writing to voice my support of the proposed change in building codes and ordinances to allow a more diverse array of housing in our neighborhoods so that we can achieve the current density zoning.

As a citizen and downtown business owner, I have heard and seen first hand how difficult it is for our people of all walks of life to find adequate housing. I support more housing density to help alleviate the strain that population growth has been having on our community, and to address issues of affordability and the availability of places for people to live. It will also protect the environment from sprawl.

Sincerely,
Kim Murillo
222 Central St. NE

--

Owner
Little General Food Shop
500 Capitol Way S
Olympia, WA 98501
littlegeneralolympia.com

Joyce Phillips

From: Laura Love <thelaurablove@gmail.com>
Sent: Thursday, January 25, 2018 1:23 PM
To: missingmiddle; CityCouncil
Subject: Missing Middle.

Dear City Council and Missing Middle members,

As an Olympia community member and renter I strongly support the proposed Missing Middle zoning changes. These changes are a long-overdue way to deal with our growing population while encouraging beautiful, inclusive, walkable neighborhoods. They increase our housing options while allowing property owners more freedom in how they use their property - a win for everyone. Please do not wait - enact these changes now! I have been an active voting community member for 13 years now, between my family there are 3 houses owned in Olympia. We are all for these changes. NOW! Thank you.

Sincerely,
Laura Love
Olympia, WA

Joyce Phillips

From: Betsey & Brian <betsey.brian@gmail.com>
Sent: Thursday, January 25, 2018 2:59 PM
To: missingmiddle
Subject: Affordable, Sustainable Housing And Living In Olympia

Hello.

My wife Betsey and I have lived in the city for the past 20 years. Now we're retired, and would like to stay here, but we're concerned about some of the things we see as we walk, and shop, and dine, and seek entertainment possibilities around town.

We therefore want to express our strong support for the City of Olympia's (and all of the South Sound's), planning for and encouraging affordable housing. We think this is important not only to support the variety and diversity of people who want and/or need to live here, but also to ensure the viability and sustainability of this whole area.

Please support the Missing Middle Housing recommendations for changes in building codes, zoning, and ordinances that will encourage, and allow for, a more diverse array of housing and retail for a more diverse population.

Since we are aging senior citizens ourselves, we also are concerned that there need to be more options for aging in place, and more support for walk- and bike-ability and public transportation around the city, and more shopping and support options in the neighborhoods.

Sincerely,

Brian and Betsey Kanes

B. &/or B. Kanes
112 18th Ave. SE
Olympia, WA 9850
(360) 352-8353

Joyce Phillips

From: Emmett O'Connell <emmettoconnell@gmail.com>
Sent: Thursday, January 25, 2018 7:57 PM
To: missingmiddle; CityCouncil
Subject: I support the missing middle recommendations

The missing middle recommendations are important because they recognize that neighborhoods are most healthy when they serve people at multiple income levels.

I currently rent an apartment after living in a detached single-family home for more than a decade. Because I rent in Southeast Olympia, I have very few options available to me because most of Southeast Olympia is single-family homes. While I could move to another part of Olympia, I choose to live in SE Olympia because the expensive apartment I was able to rent is only minutes from my children's home.

Fortunately, the specific neighborhood I live in (Briggs Village) was designed with missing middle concepts in mind. In addition to multiple apartment buildings, the neighborhood also has a healthy number of townhomes.

Long-term, I would like to buy a home in Olympia and I would like my options to include a townhome or duplex.

I would like to live in a city that is walkable in all its neighborhoods. And, I know that the only way we can really make this happen is to support the neighborhood density to support small-scale commercial development.

Greater density not only means we'll have more walkable neighborhoods, it also means we aren't pushing new housing across the landscape. To really conserve farmland and undeveloped habitat, we need to make sure homes are being built where we have already sprawled.

Lastly, we should take advantage of the infrastructure we already have built. Instead of building new roads and utility services out into currently rural areas, we should take advantage of what we already have by allowing a modest increase in density in our neighborhoods.

Thanks,
Emmett O'Connell

--

twitter.com/emmettoconnell
olympiatime.com

Joyce Phillips

From: Oliver Stormshak <oliver@olympiacoffeeroasting.com>
Sent: Thursday, January 25, 2018 8:56 PM
To: missingmiddle; CityCouncil
Subject: In Support of Missing Middle

Dear Olympia Planning Commission and City Council,

I'm writing in support of adopting changes for the missing middle housing.

As a business owner, and citizen of Olympia I want you to know that I believe these changes will help Olympia meet our goals for housing an increased population, streamlining our resources to be more effective and create a more inclusive community.

We are going to grow, we can choose to grow denser or keeping expanding. Expanding into sprawl removes farm land, costs more due to more infrastructure and services, leaves our community more fractured and pushes out the people in our community with the most need.

I urge you to make the right choice for the majority of our people and the clear wiser choice for our future.

Thanks,
Oliver Stormshak

--
Oliver Stormshak
Owner, Roast Master, Green Coffee Buyer
360-753-0066
Cell 360-951-3071
Olympia Coffee Roasting Co.
2013 Micro Roaster of the Year
www.olympiacoffee.com

Joyce Phillips

From: Rae Kelly <raerak@gmail.com>
Sent: Friday, January 26, 2018 4:37 AM
To: missingmiddle; CityCouncil
Subject: Support Missing middle housing

To whom it may concern,

I am writing on behalf of my support for the missing middle housing proposals.

We are in need of diverse housing options in Olympia! As someone who has deep interest and concern for environmental design, I believe it is imperative that we utilize our neighborhoods, where infrastructure is already established, to house more of our population. Over the years we have seen numerous examples of urban sprawl/housing development models, where forests and/or farmland is destroyed to create isolated neighborhoods far away from the urban core. Because these housing developments are not mixed use, people living within often rely on car travel for everything: work, school, shopping, etc. Walking, biking, riding the bus are options rarely viable for this kind of development model.

We need to see new development options for our residents and our community. I believe that the missing middle framework will support a more diverse, environmentally sustainable and vibrant city.

Furthermore, as a family living on one income, with young children at home, Olympia has been harder and harder to afford. Currently, owning a status-quo home in Olympia is out of reach for us. Young families need more options to invest in our community. We'd like to see smaller, and more affordable, housing choices for our family, as well as housing options suitable for aging families.

I strongly support the missing middle housing effort, and I look forward to its implementation.

With regards,

-Rae Kelly
Olympia resident

Joyce Phillips

From: H Andrade <heidi.andrade.a@gmail.com>
Sent: Friday, January 26, 2018 5:52 AM
To: missingmiddle
Subject: Missing middle housing

City of Olympia,

I am writing to urge you to support Missing Middle Housing. My husband and I are homeowners in the city limits of Olympia and have watched our friends move one by one to different cities where they can find affordable housing to raise their families. Friends are a support system and a community that we find ourselves now without. My daughter and her husband purchased their home also away from Olympia due to affordability issues and now there is unnecessary distance between them and us. With a grandbaby on the way, we are their support system...at a distance. My brother, who is on SSI disability is being forced from the small home where he has lived with his son for 8 years. The home will be torn down for top market development. My brother is moving from Olympia to more affordable housing. We are also his support system and I wonder how we are going to manage to support our family as it scatters further in search of housing. Our other two children at home will be ready to be on their own soon and already they know they will not be able to make Olympia their home.

We work 5 minutes away from our home, keeping our contribution to traffic at a minimum but if the Missing Middle Housing crisis is not addressed, we will be facing the tough choice to join our friends and family in migrating out to be nearer to them and we will join the ranks of commuters on I-5.

I urge you to support this critical need for diverse housing options in our neighborhoods. We are deeply affected as a community by the current housing crisis. We need housing options that will allow our families and communities to stay together.

Sincerely,
Heidi Andrade

Joyce Phillips

From: Elisabeth Wooton <elis.wooton@gmail.com>
Sent: Friday, January 26, 2018 10:39 AM
To: CityCouncil; missingmiddle
Subject: Comment: Missing Middle Project

Dear City Council,

I strongly support the code changes that are being proposed by the City as a part of the Missing Middle Project. As someone who rents in Olympia and has had a difficult time finding apartments that are affordable, small, and habitable, I understand the missing middle housing problem first hand.

I appreciate all the work and effort that has gone into this initiative to increase the availability of affordable housing in our community and diversify the housing stock. I strongly believe in maximizing the use of already developed land with in the Urban Growth Area which helps to preserve our rural areas and creates communities that can be better served by utilities, transit, and other City services.

Thanks for your careful consideration and hard work on this issue!

Elisabeth Wooton
Olympia Resident

Joyce Phillips

From: CityCouncil
Sent: Friday, January 26, 2018 10:59 AM
To: 'Kris Tucker'
Cc: Councilmembers; Steve Hall; Jay Burney; Kellie Braseth; Connie Cobb; Keith Stahley; Leonard Bauer; Joyce Phillips
Subject: RE: Please support recommended policy changes for Missing Middle Housing!

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant
 City of Olympia | P.O. Box 1967 | Olympia WA 98507
 360-753-8244 sgrisham@ci.olympia.wa.us

Please note all correspondence is subject to public disclosure.

From: Kris Tucker [mailto:ktandrg@comcast.net]
Sent: Thursday, January 25, 2018 2:11 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Please support recommended policy changes for Missing Middle Housing!

To Members of the City Council:

As a strong supporter of providing a variety of housing in our community, I am grateful for the work of a task force to identify needed policy changes necessary to support Missing Middle Housing for the city of Olympia. Missing Middle Housing includes garage apartments, duplexes, triplexes, tiny homes, townhomes, courtyard apartments, and more. The city is proposing to change building codes and ordinances to allow a more diverse array of housing in our neighborhoods so that we can achieve the current density zoning. This will alleviate the strain that population growth has been having on our community, helping to address issues of affordability and creating more places for people to live. It will also protect the environment from sprawl.

I have been working for more than a decade to support affordable housing for artists, and have studied the data and stories that confirm the limited availability of affordable housing for working artists. I also am a founding member and active participant in O-POP (Olympians for People-Oriented Places), and helped to coordinate the 2017 tour of Accessory Dwelling Units (ADUs) and Tiny Homes. As we explored ADUs and tiny homes in our community, I was encouraged by see the creative approaches some homeowners have used to provide more affordable housing options, and to know that Missing Middle Housing was the focus of a thoughtful review of current policies to consider how to improve our housing options.

Olympia will change. Let's do what we can to shape that change for the better: a variety of housing options, respect for the environment, diversity and inclusion in our neighborhoods.

Now it is time to approve the recommendations of the Missing Middle. I urge you to support their work.

Thanks for your consideration.
 Kris Tucker

Joyce Phillips

From: Jonathan Hutton <jahutton@gmail.com>
Sent: Friday, January 26, 2018 3:06 PM
To: missingmiddle; CityCouncil
Subject: Missing Middle

To Whom It May Concern,

I am a homeowner in the Southeast Olympia neighborhood, and I fully support the proposed changes to our building codes. Adding flexibility that will help foster density is sensible, and meets a need that is pressing and immediate. I urge the planning commission and city council to proceed forward without delay on these issues.

Sincerely,
Jonathan Hutton

Joyce Phillips

From: ION Ecobuilding <ionecobuilding@gmail.com>
Sent: Friday, January 26, 2018 4:50 PM
To: missingmiddle; CityCouncil
Subject: real deal missing middle comment

Dear folks at the Missing middle and city council (Esp Jim Cooper and Jessica),

I am strongly advocating for the continuation of the The adoption of the missing Middle commendations.

My Name is Joseph and I have been working behind the scenes on promoting ecological building for 15 year solid in olympia. I have served as president of our NW Ecobuilding Guild Chaper, co-founded the Code Innovations Database project and run my own small ecological building/contracting/education company that travels the NW working with Owner Builders that want to create the best and most ecological home that they can.

In addition to being part of the the Imagine Olympia Comp plan development and Sustainable Thurston programs. I have been advocating creating better ADU policy and a program from close to 8 years including working with and talking to to the late Jerry Parker, alumni City planner Jennifer Kenny about planner Amy Buckler. Mostly Have passed lists of recommendations as well as Example programs and guide books from Santa Cruz's ADU program...I also offered to work with student interns to develop and adapt other city programs to create our own in Olympia.

To get into specific example of why this is important....to me (and others as a reflection of My family)

Me and my family have been wanting to build a home for us in west olympia. 10 years ago I bought a lot to build on @1720 Dickinson Av Nw. For years we have been trying to figure out how to make it make financial sense.....

The simple fact is..

We wanted to build a energy efficient, healthy home and can afford approx 1000 sq ft. However with the lot cost, the impact fees, sidewalk costs, and home building costs, this 1000 sq ft house will cost considerably more then it would be worth on a comparable market. It was not cost effective to build a small house, someone else could build a bigger house but we cant. This is something we neither want nor can afford....

The reality is, current zoning, fees, market conditions and the-economic system make it much more cost-effective to build bigger houses as they pencil out with the fees, lot cost, etc distributed better the value of the property (price of housing resale on a comparable market (price per sq ft). This is a hard reality of the flat impact fees for any size house, it de-incentivizes building small and makes for more expensive housing stock in new construction.

Also, having a single family home built by itself on a lot as the only option, is a very expensive per unit to build.

The price of single family homes in general is getting so high and I keep meeting people from Seattle, California (and elsewhere) moving here. It is simple economics, our housing is lower cost then other city's. there is a huge demand and limited supply. The focus on single family homes all over olympia with limited housing supply is getting worse and is increasing prices making housing very expensive. We are being forced to

consider moving (as well as others we know).

Having the missing middle recommendations adopted, could make it more cost effective to build per unit. we can bring in a partner (or the right developer) and build a duplex or especially a duplex with attached ADUs. This kind of performa/project that will be way more cost effective to build, with economies of scale, while utilizing the lower land/lot cost and lower duplex and adu fees. his would be a major help or our family and potentially 3 other families/households (just on this one lot).

We can demonstrate good urban infill, ecological building and affordable housing if there are some better incentives to build smaller units, duplexes, adu's etc. I know developers in PDX building duplexes with ADU's that make for much more affordable housing. Some of them have been turned into little micro co-housing/condos.

I know there are people that want to keep their neighborhoods the same or similar, and hold back the missing middle recommendations.....but we can not stop change. If we do not have more housing, and middle income housing, Olympia will end up having housing for those that can afford single family homes and leave out a lot of people. Thank you for for looking out for the greater good and creating more housing. Please push the missing middle recommendations forward.

Thank you

--

Best Energy,

Joseph Becker

ION Ecobuilding

"Energy-efficient & earth based building"

Education, contracting and consulting

www.IONecobuilding.org

360 402 2249

15 year active member of the NW Ecobuilding Guild &
Co-originator of the Code Innovations Database Project

www.Ecobuilding.org

www.Codeinnovations.org



Joyce Phillips

From: Jo-Anne HUBER <gmomsews2@msn.com>
Sent: Friday, January 26, 2018 5:54 PM
To: missingmiddle
Subject: Favorable comment

As a retired couple who have just moved from Pierce County we would like to comment on the missing middle issue. Trying to make ends meet with a limited income can be devastating to many. With the rise in the cost of affordable housing it isn't always easy to find accommodations. If the average rent is \$1250 a month and your SS check is \$2300 a month there isn't much left to live on. We don't all qualify for low income. Please keep an open mind with regard to this issue.

Thank you,
Jo-Anne & John Huber

Sent from [Mail](#) for Windows 10

Joyce Phillips

From: Whitney Bowerman <whitneybowerman@gmail.com>
Sent: Saturday, January 27, 2018 7:47 PM
To: Joyce Phillips; missingmiddle
Cc: Leonard Bauer; Cheryl Selby; Jessica Bateman; Nathaniel Jones; Clark Gilman; Lisa Parshley; Renata Rollins; Jim Cooper; Keith Stahley
Subject: A Vote for Missing Middle Housing
Attachments: CNA Letter.pdf

Dear Members of the Olympia Planning Commission,

I am writing to express my wholehearted support for the Missing Middle Housing recommendations. I would also like to share my concern with the recent letter from the Coalition of Neighborhoods (CNA) regarding these recommendations (attached for your reference).

I am a 22-year resident of Olympia - I've lived here longer than I have lived anywhere - and am married to an Olympia native, raising our two young daughters in this beautiful city – we are rooted here. We own our home and own and manage a number of rental properties in Olympia. We are active in and deeply invested in the Olympia community and want to help ensure its bright future. We believe strongly that the Missing Middle Housing recommendations will help to achieve this.

The recommendations can play a key part in ensuring housing affordability as our city grows.

- They help to protect the natural environment by facilitating growth in already developed areas, protecting the finite resource that is farm and forest land.
- They actively support the city's Comprehensive Plan, creating pedestrian-oriented streetscapes and a healthy natural environment.
- They will support the growth of a thriving economy by providing accessible and affordable housing to new residents as they join our community.

The City has invested considerable time, community involvement, and staff time in a best-practice driven process to develop recommendations based on data-driven decision making as well as successful outcomes in similar communities. They've engaged with a variety of stakeholders, including developers, housing advocates, and the community at large. The process has been inclusive and well managed.

More specifically, I want to express my concern about the letter sent to the Planning Commission by the CNA, dated January 8, 2017, that requests a delay in the process.

The Missing Middle Work Group that developed the recommendations over the course of nine months included two representatives from the CNA. Additionally, the CNA has been regularly briefed about Missing Middle housing as the process has moved forward.

I want to address the issue of giving weight to the the CNA's January 8th letter and to their response to the Missing Middle work in general. Though this is admittedly part of a larger conversation about the CNA's legitimacy, it very much relates to the CNA's comments on the Missing Middle.

During the fifteen years I have lived in the Eastside Neighborhood I, as well as my husband, Luke, have been actively involved in our neighborhood association (the ENA), as well as in the CNA.

Though I respect that these are volunteer-driven organizations often doing a lot with a little, I feel it is vital to acknowledge that they are in no way representative bodies. The ENA for example has roughly 1,100 properties within its boundaries – at the ENA’s annual meeting, where the Board of Directors is elected, the organization considers it a success to have 30 residents present, and they are typically the same individuals from year to year.

The ENA struggles to retain its requisite ten board members. The organization does little outreach to the neighborhood, but for a post here and there to it’s limited email list and Facebook following. This is but one example from one of the more active neighborhood associations in Olympia. Many neighborhoods have even lower engagement.

With regard to the CNA, only a handful of Olympia’s 35 neighborhoods actively participate in the CNA. Of those represented, the individuals present are heavily weighted towards a single demographic (often older, caucasian, male, and primarily, if not exclusively, homeowners). Ironically, though over half of Olympia residents are renters, the subtext of many CNA conversations, particularly about housing, is very much anti-renter.

The CNA fails to pass the litmus test of a representative democracy, yet they claim to speak for a majority of Olympia residents.

The reality is that these organizations - Neighborhood Associations and the CNA - operate with minimal capacity. Whomever has the time and the willingness to step forward is the sole voice at the table, often representing only their personal interests. These organizations do not, as they currently stand, have the capacity to fulfill a legitimate public process.

I have great concern with giving the CNA’s voice much weight on any issue, the Missing Middle included.

I believe the Missing Middle process and recommendations are some of the most impressive policy work that’s been done by the City of Olympia in recent years and it would be extremely disappointing to see a small group derail this important work.

Thank you for your consideration.

Whitney Bowerman
Olympia Resident

1/8//17

Jay Elder
1018 Olympia Avenue NE
Olympia, WA 98506
360-888-7292
jayelder@comcast.net

Olympia Planning Commission

Dear OPC Members,

Everyone can agree with the needs which motivated the Olympia Planning Department to propose the Missing Middle: to increase energy and infrastructure efficiency, create housing for a predicted influx new residents, reduce sprawl, and increase affordable housing.

As I mentioned in a previous letter, some MM proposals will have a detrimental effect on the quality of life on current Olympia residents: ADUs and cottages will eventually create much higher-than-rated unit density, tri-and four-plexes will be allowed in R-4-8 neighborhoods, and single-family neighborhoods will gradually be eliminated in near-downtown neighborhoods.

This is the biggest change in zoning change ever proposed in Olympia, affecting almost all residential neighborhoods. Yet most people know little about it.

During the last two weeks of November, when the City had the MM survey open, about 650 people responded - about 1.2% of Olympia residents. Two weeks after it closed, ONNA put out a short survey asking if the respondents knew what the City's Missing Middle proposal was.

- 121 people responded (over half our mailing list)
- 47% said they didn't know what MM was
- 69% said they didn't know enough to have an educated opinion

I encourage you to slow this process way down until some questions are answered and publicized:

1. What housing cost or monthly rent ranges are you using to define the Missing Middle? What are you calling affordable, not subsidized, housing?

2. **Right Now:**
 - **What is the distribution of household incomes in Olympia and what monthly payment could each group afford in rent or mortgage?**
 - **What is the distribution of house values and their required monthly payments in Olympia?**
 - **What is the distribution of rents in Olympia?**
3. **What fraction of our residents qualify for HUD subsidies and how might that affect their ability to buy or rent? Are these people included in the affordable housing target group?**
4. **How much would it cost to build various forms of housing, including permits and utility hookups? Would it pencil out as Missing middle housing?**
 - **Remodel garage in an ADU**
 - **Build a cottage from scratch as an ADU**
 - **Build a tri-plex or four-plex**
5. **The Planning Commission that approved the Comp Plan specified developing along Urban Corridors, especially three nodes: near the Mall, downtown, and near Ralphs. Why this sudden shift to over-filling established residential neighborhoods?**
6. **After all of these questions are answered, will the Missing Middle proposals actually help the problem of not enough affordable housing, or will it only provide more upscale housing to increase density.**
7. **If MM doesn't solve the affordable housing problem, would apartment housing in the nodes do a better job of it, without the negative impact on existing housing?**
8. **Just an opinion: My son is a planner in Los Angeles. He studied the details of the MM plan and had two comments: In LA, they generally leave single-family housing alone and focus on transit routes to increase density. He wondered if this plan is more aggressive than it needs to be at this point, having looked at the demographics of Olympia.**

Please slow down this process and insist on answers to these important questions. After the majority of citizens have had an opportunity to study the fact, then survey them.

Thank You,

Jay Elder

Joyce Phillips

From: Janae Huber <janaehuber@yahoo.com>
Sent: Sunday, January 28, 2018 9:11 PM
To: missingmiddle; CityCouncil
Cc: Dani Madrone
Subject: Support for Missing Middle Housing Recommendations

Dear Members of the Planning Commission -

Thank you for your work over the past couple of months to learn more about missing middle housing. I am writing to urge you to keep to your currently planned hearing on February 26th.

We have a housing crisis in our City, evidenced by our extraordinarily low rental vacancy rate, the number of individuals and families experiencing housing insecurity and homeless, and the record-breaking sales market that has followed us into the usually quiet winter months.

Delaying these recommendations--which evolved through a thoughtful, thorough, and inclusive process--only slows much-needed efforts to get new units built and meet the demands of our market. While missing middle housing will not alone solve the housing crisis in Olympia, it will reduce barriers that are making our neighborhoods harder and harder to attain for many families in our community. It will also help us meet the variety of housing needs that more accurately reflect the composition of Olympia households.

Many thanks again for all of your work!

Janae Huber
2612 Buker Street SE
Olympia, WA 98501

Comments on Individual Recommendations

Responses as of 8:00 a.m., January 29, 2018

One tool the City is using to gather public comments on the proposed recommendations is by using Survey Monkey to seek comments on each individual recommendation. These comment surveys will remain open for several weeks, and comments collected will be reviewed by city staff and the Olympia Planning Commission.

The email to interested parties letting people know about this comment opportunity was sent on January 12, 2018. We expect additional comments will be added in the coming weeks.

Comments received to date are as follows:

Accessory Dwelling Units (ADUs)

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-1	One ADU allowed per residential lot	No change	NA

ADU-1 Comments Received

1	<i>Why is this included as a recommendation?</i>
2	<i>Many older homes near downtown Olympia have both an unfinished basement and significant garage space. Allowing one detached and one attached ADU unit on the same property (As Seattle is changing their laws to do) would allow for the graceful addition of density without a decrease in garden and green space. As existing structures, they would match neighborhood character in near east and west side neighborhoods already well served by public infrastructure including public transit.</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-2	Maximum height for any accessory structure (other than the primary house) is 16 feet.	Increase maximum height for accessory structures to 24 feet. (includes detached ADUs)	Allows for ADU to be located above a garage, shed or other accessory structure.

ADU-2 Comments Received

1	<i>Maximum height of an ADU should be kept proportional to the primary structure. 24 foot tall structures can cast shadows over neighboring properties creating an impact on garden space and natural light into a home. Would the adjacent property owner so impacted have any recourse?</i>
2	<i>Agree</i>
3	<i>Yes, this change specifically helps with options for my home (that I live in).</i>
4	<i>This is a good idea, and will allow for more creative spaces that will be desirous to live in.</i>

Comments on Individual Recommendations

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-3	Maximum size of ADU is 800 sq. ft., and it can be no more than 40% of the primary residence and ADU combined; or 66-2/3% of primary residence alone.	Maintain maximum ADU size of 800 sq. ft. but remove additional size requirements related to primary residence size.	Allows up to 800 sq. ft. ADU when primary structure is less than 1200 sq. ft. Clarifies requirement.

ADU-3 Comments Received	
1	<i>Fine.</i>
2	<i>I support this. I believe it levels opportunities. Otherwise there is a bias in favor of people who have a large house. There is nothing wrong with a modest sized house having a small (800 sf max) ADU. In my case there is no impact as I have a large house and ADUs I am considering are internal or garage.</i>
3	<i>I approve</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-4	Property owner must live on-site as his/her primary residence.	Remove requirement	Difficult to enforce. Provides greater flexibility for property owners to construct ADUs, which may increase availability of this housing type

ADU-4 Comments Received	
1	<i>If the ADU is internal, then the home becomes a defacto duplex. Where duplexes are allowed, this is fine. However, if the ADU is detached, then you've effectively re-zoned the lot from single family to multi-family and that should not be allowed. Enforcement difficulty is a poor excuse. Please do not remove the requirement at this time.</i>
2	<i>Very strongly agree with this change. It almost made us not create our ADU.</i>
3	<i>I have mixed feelings as I would prefer not to see non-resident owners dominate residential properties, but I agree that enforcement is tough and could be unfair. For example, what if an affordable housing-oriented nonprofit owns a home and wishes to convert so there also is an ADU?</i>
4	<i>This will help increase density in renter occupied properties, and is a change enacted in many other PNW cities.</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-5a	Primary single-family residence must provide two off-street parking spaces. One additional space is required for an ADU.	Remove requirement of additional parking space for ADU.	Provides greater flexibility and potentially decreased cost for property owners to construct ADUs, which may

Comments on Individual Recommendations

			increase availability of this housing type.
--	--	--	---

ADU-5a Comments Received	
1	<i>I thought this recommendation was dropped (see 12/7/2017 draft recommendations). The adequacy of on-street parking needs to be considered.</i>
2	<i>Agree, especially if near bus line.</i>
3	<i>I support the change, though in fact my own driveway would meet the old requirement. I favor flexibility.</i>
4	<i>Unlike many larger cities, Olympia has an abundance of street parking</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-5b	Primary single-family residence must provide two off-street parking spaces. One additional space is required for an ADU.	If a garage is converted to an ADU, and the garage had provided the 2 nd parking space for primary residence, allow requirement for 2 nd parking space to be waived with consideration of on-street parking availability.	Provides greater flexibility and potentially decreased cost for property owners to construct ADUs, which may increase availability of this housing type.

ADU-5b Comments Received	
1	<i>Disallow if the former garage was accessed from alley (ie no driveway to yield limited off-street parking).</i>
2	<i>I see the value of the "with consideration" clause. There are some neighborhoods where this would matter but I would not want enforcement to simply become a blockage to ADUs.</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-6	Minimum size requirement for a manufactured home is 860 sq. ft.	Remove minimum size requirement for a manufactured home.	Allows manufactured homes to be used as ADUs if less than 800 sq. ft., potentially decreasing cost and increasing availability of ADUs.

ADU-6 Comments Received	
1	<i>Fine, but some neighbors may not want a manufactured home sitting on the lot next door. Do they have any recourse?</i>
2	<i>I agree the size requirement should be the same.</i>
3	<i>This is a wonderful idea that will decrease the cost of building ADUs.</i>

Comments on Individual Recommendations

Cottage Housing

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-1	A cottage housing development must include at least one courtyard or common open space area. Between 4 and 12 <i>detached</i> dwelling units shall be located on each courtyard, occupying at least two sides of the courtyard.	No change, except allow any two dwelling units to be attached.	Provides increased flexibility in site layout.

COT-1 Comments Received

1	<i>In SFR 6-12, with minimum of 1 courtyard and dwelling units on 2 sides; the minimum and maximum density is 8 and 24, respectively. This suggests a minimum of 2 acres of developable land for a cottage housing development. Having any two units attached seems to confuse definitions of what's what. If the cottages are separately sold and owned, then the conjoined cottages start looking like townhouses; and if the conjoined cottages are rented, they more closely resemble duplexes.</i>
---	---

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-2a	First story of each cottage, including a garage may not exceed 800 sq. ft. Maximum size each cottage is limited to 1600 sq. ft.	Change maximum first story size from 800 square feet including the garage to 1,000 square feet excluding the garage or carport.	Allows a larger size for one-story cottages; less boxy appearance for 2-story cottages; smaller overall size visually more appealing in combination with increased density bonus below.

COT-2a Comments Received

1	<i>Why allow 2 story cottage housing and only 1-story courtyard apartments in SFR 4-8? Perhaps limit cottage housing to single story.</i>
---	---

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-2b	Maximum cottage size allowed is 1,600 square feet.	Change maximum cottage size to 1,250 square feet.	Provides greater consistency with neighboring cities.

Comments on Individual Recommendations

COT-2b Comments Received

1	<i>Why change this? What does reducing the maximum allowable sq footage by 350 achieve? Maybe someone wants to build slightly bigger cottages than what's allowed in Lacey and Tumwater?</i>
---	--

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-3	Cottage housing developments are allowed a 20% density bonus.	Increase cottage housing density bonus from 20% to 50%.	Provides greater consistency with neighboring cities (which allow 100% bonus); increased opportunities for this housing type.

COT-3 Comments Received

1	<i>The proposed 50% density bonus raises the potential density on 2 acres in SFR 6-12 to 12 to 36 units. Would it be capped at 24 units no matter what, or does the density bonus allow up to 36 cottages on 2 acres?</i>
---	---

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-4	Frontage improvements and common areas constructed before buildings.	With approved site plan, allow phased construction of common areas and frontage improvements, and phased payment of impact fees and general facilities charges.	Provides greater flexibility in financing cottage developments, which may increase availability of this housing type.

COT-4 Comments Received

1	<i>This sounds reasonable, but what safeguards are in place if a project 'stalls' significantly or fails prematurely?</i>
---	---

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-5a	Provide one off-street parking space per cottage, or 1.5 spaces per cottage if no on-street parking is available. 50% of parking must be in a shared parking lot.	No change to number of parking spaces required. Required parking allowed anywhere on-site.	Provides greater flexibility in site design and layout.

COT-5a Comments Received

1	<i>Given the discrepant off-street parking requirements for duplexes, townhomes, and cottages -- what incentive is there to build cottage housing over the other two types?</i>
---	---

Comments on Individual Recommendations

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-5b	Provide one off-street parking space per cottage, or 1.5 spaces per cottage if no on-street parking is available. 50% of parking must be in a shared parking lot.	Allow one off-street parking space per cottage to be provided in a garage or carport.	Allows parking to be located adjacent to each cottage. Could have direct connection to house.

COT-5b Comments Received	
1	<i>This makes sense when considering the possibility of getting drenched between parking ones' car and getting into one's home.</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-6	May allow a single connection to sewer main in street, with lateral connections to each cottage on-site.	Allow single connection to sewer main, with lateral connections to cottages on site.	Clarifies requirement. Provides decreased cost for sewer connections in some cases, which may increase availability of this housing type.

COT-6 Comments Received	
1	<i>As long as that single connection to sewer main can handle multiple lateral connections. Is someone responsible for ensuring the health and safety of this? How else does one capture the impact costs of increased sewage from a property?</i>

Comments on Individual Recommendations

Courtyard Apartments

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-1	Courtyard apartments not defined.	Create definition of courtyard apartments, including limitation of no more than 12 units around a single courtyard.	Create the opportunity to locate small courtyard apartments in larger areas of the City while limiting impact on neighborhoods.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-2a	Apartments not currently permitted in R4-8 or R6-12 zoning districts (except triplexes and fourplexes in limited areas of R6-12).	Permit courtyard apartments in R6-12 zoning district.	Create the opportunity to locate courtyard apartments in more areas of the City.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-2b	Apartments not currently permitted in R4-8 or R6-12 zoning districts (except triplexes and fourplexes in limited areas of R6-12).	Permit courtyard apartments in R4-8 zoning district if within 600' of transit route or commercial zoning district.	Create the opportunity to locate courtyard apartments in more areas of the City, when near transportation and services.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-3a	Structures in R4-8 zoning district limited to two stories.	Limit courtyard apartments in R4-8 zoning district to one story.	Ensure visual impact to neighboring properties from courtyard apartment buildings is limited.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-3b	Structures in R6-12 zoning district limited to two stories,	Limit courtyard apartments in R6-12	Ensure visual impact to neighboring properties from courtyard



Comments on Individual Recommendations

	except three stories for triplexes and fourplexes.	zoning district to two stories.	apartment buildings is limited.
--	--	---------------------------------	---------------------------------

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-4	Apartment developments are subject to multi-family residential design guidelines.	Apply Infill Residential design guidelines to courtyard apartments in R4-8 and R6-12 zoning districts.	Infill guidelines focus on neighborhood compatibility; multi-family guidelines focus on larger-scale site issues.

Comments Received - None



Comments on Individual Recommendations

Duplexes

Rec #	Current Regulation	Proposed Change	Purpose of Change
DUP-1	New duplexes are not allowed in R4-8 zoning district.	Allow new duplexes in R4-8 zoning district.	Increase opportunity for this housing option in larger area of city.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
DUP-2	Minimum lot size for a duplex in R6-12 zoning district is 7,200 sq. ft. The minimum lot width for a duplex is 80 feet.	Reduce the minimum lot size and width to the same as for single-family detached homes: R6-12: 3,500 sq. ft./40 feet R4-8: 4,000 sq. ft./45'.	Allow more flexibility in site design and increase opportunity for this housing option on more lots.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
DUP-3	A separate sewer connection to the sewer main is required for each unit in a duplex.	Allow single sewer connection for duplex building.	Reduces cost of sewer connections, which can provide more opportunities to build duplexes

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
DUP-4	Provide 2 off-street parking spaces per unit.	No change	NA

Comments Received - None

Comments on Individual Recommendations

General Provisions

Rec #	Current Regulation	Proposed Change	Purpose of Change
GP-1a	In the R4-8 zoning district, a transferred development right must be purchased to build at a density of 7-8 units/acre, or between 4 and 4.99 units/acre.	Remove requirement for a transferred development right (TDR) in R4-8 zoning district.	Removing the cost to purchase a TDR to meet permitted density, and additional density bonus, provides slightly increased opportunities for building housing units.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
GP-1b	In the R4-8 zoning district, a transferred development right must be purchased to build at a density of 7-8 units/acre, or between 4 and 4.99 units/acre.	Allow a density bonus of up to one unit/acre if a transferred development right (TDR) is purchased.	Provides slightly increased opportunities for building housing units.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
GP-2	Impact fees for transportation, parks and schools are calculated based on single-family houses, ADUs or multi-family buildings (2 or more units).	Conduct impact fee study to determine whether impacts vary with single-family house sizes.	If impact of smaller houses is less, decreased cost of impact fees may provide more of this type of housing.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
GP-3	General Facilities Charge (GFC) for sewer connection is based on an Equivalent Residential Unit (ERU). One ERU generally = a single-family house, regardless of its size. Townhouse, duplex and cottage units are charged as 1 ERU per unit; 3+ unit	Conduct Sewer GFC study to determine whether impacts vary with the size of houses, townhouses, duplexes, and cottage units.	If impact is less, decreased cost of GFC may provide more of these types of housing.



Comments on Individual Recommendations

	apartments are charged at 0.7 ERU per unit.		
--	---	--	--

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
GP-4	A portion of stormwater GFC is based on vehicular trips generated. Duplex units charged at same number of trips as single-family houses.	Conduct Stormwater GFC study to determine how duplex impacts compare with those of apartments, ADUs, and townhouse units.	If impact is less, decreased cost of GFC may provide more of this type of housing.

Comments Received - None



Comments on Individual Recommendations

Manufactured Homes

Rec #	Current Regulation	Proposed Change	Purpose of Change
MH-1	Manufactured homes must: <ul style="list-style-type: none"> be comprised of at least two sections, each at least 12' wide by 36' long; have pitched roof of shake, shingle, coated metal, or similar material have exterior siding commonly used on site-built houses 	Remove size requirement.	Allows for smaller manufactured homes to be used as accessory dwelling units (ADUs); increases flexibility for this housing option to be used on more lots in the city.

Comments Received – None.

Rec #	Current Regulation	Proposed Change	Purpose of Change
MH-2	Design standards for Infill Residential apply to manufactured homes located on lots of less than 5,000 sq. ft.	When used as an ADU, apply ADU design standards rather than infill design standards.	Provides consistency, so that same design standards are applied to all ADUs.

Comments Received – None.

Comments on Individual Recommendations

Single Room Occupancy (SROs)

Rec #	Current Regulation	Proposed Change	Purpose of Change
SRO-1	SROs defined as having cooking facilities in room, with shared bathroom facilities.	Define SROs as having shared cooking or bathroom facilities, or shared bathroom and cooking facilities.	Clarify definition and provide flexibility in design for this type of housing.

Comments Received – None.

Rec #	Current Regulation	Proposed Change	Purpose of Change
SRO-2	SROs permitted in downtown zoning districts, or as conditional uses in higher-intensity commercial districts.	Add SROs as a permitted use in R6-12 and higher-density residential zones.	Create the opportunity to locate SROs in larger areas of the City, particularly in areas where services are nearby.

Comments Received – None.

Rec #	Current Regulation	Proposed Change	Purpose of Change
SRO-3	Where permitted, SROs must meet height restrictions within zoning district.	Limit SROs in R6-12 zoning district to two stories; apply existing building height limits in other residential districts.	Limit visual impact to neighboring properties from SRO buildings.

Comments Received – None.

Rec #	Current Regulation	Proposed Change	Purpose of Change
SRO-4	SROs are subject to multi-family residential design guidelines, as well as any other applicable design guidelines.	Apply infill residential design guidelines to SROs in R6-12 zoning districts.	Infill Residential design guidelines are focused on compatibility within a neighborhood.

Comments Received – None.

Rec #	Current Regulation	Proposed Change	Purpose of Change
SRO-5	SROs don't have specific parking requirements stated.	Clarify SRO units require one off-street parking space.	Clarifies SROs require same parking as studio apartments.

Comments Received – None.

Comments on Individual Recommendations

Tiny Houses

Rec #	Current Regulation	Proposed Change	Purpose of Change
TH-1	Tiny houses on trailers with wheels permitted by the State as recreational vehicles. Permanent occupancy is not permitted.	No change. Regulation is under the authority of the State of Washington.	NA

TH-1 Comments Received

1	<i>"Permanent occupancy is not permitted." Considering that this includes park model homes (as they are on wheels) this is not a great idea. It seems that all of the "missing middle" changes are meant to help developers and rental owners, not normal people that want to live 'smaller' on their own piece of property. What business is it of the city if my primary residence has wheels?</i>		
---	--	--	--

Rec #	Current Regulation	Proposed Change	Purpose of Change
TH-2	Tiny houses may be permitted as single-family houses, accessory dwelling units or cottage housing if meet all applicable codes, including parking requirements.	Urge state to adopt Appendix V of new 2018 IBC for application to tiny houses.	Appendix V would increase flexibility in design of tiny houses, particularly with regard to sleeping lofts.

TH-2 Comments Received

1	<i>So, rather than permit sleeping lofts in a permanent tiny house, you want to make "recommendations" for what the state does? Just add it to your own codes!</i>		
---	--	--	--

Rec #	Current Regulation	Proposed Change	Purpose of Change
TH-3	Single family residences are required to provide 2 off street parking spaces, regardless of the home size.	Reduce off-street parking requirement from 2 to 1 for houses that are less than 800 square feet in size.	Reduced parking requirement decreases cost and may provide more of this housing.

TH-3 Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
TH-4	A group of tiny houses are allowed as conditional use in light industrial zoning district with shared community building.	Clarify that a group of tiny houses is also be permitted as co-housing in most residential zoning districts.	Provides clear option for tiny house communities.

TH-4 Comments Received - None

Comments on Individual Recommendations

Townhouses

Rec #	Current Regulation	Proposed Change	Purpose of Change
TWN-1	Maximum site area = 4 acres	No change	NA

TWN-1 Comments Received	
1	<i>Why solicit comments when not proposing changes? If comments are submitted to in any way change the maximum site area; would the recommendation be changed?</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
TWN-2	Maximum number of townhouse units allowed in each structure is 4.	Remove maximum number of townhouse units allowed per structure (now 4).	Allows the option of more units per structure - may reduce cost of multiple smaller buildings; provides more flexibility in site layout.

TWN-2 Comments Received	
1	<i>These look ugly & shoddy (sorry- my last home was in Bel Air, prior to that: Menlo Park CA. I remember when silicon vly. Started to boom (1980's) & structures akin to these sprung up in Cupertino, Mountain View & Sunnyvale, CA. At the time, I practiced construction defect law. I oppose the cost-cutting + corner-cutting developers who slap these structures up. I have seen quite a few of "these" springing up when I drive to the recycling/dump area, in Thurston County. PERMITERS BEWARE!!!!</i>
2	<i>If maximum lot size is 4 acres (and presuming 4 acres of developable land); then in SFR 6-12 the maximum number of units is 48 and in SFR 4-8 the maximum number of units is 32. If a townhouse comes with its own property, then there couldn't be stacked units, correct? (IE, property lines can only run between walls, not floors.) The other concern with the proposed density changes in general, is sensitivity to the existing density of the surrounding neighborhood which is more often than not, not built to the maximum unit per acre. 48 townhomes on 4 acres next to 10 acres of existing 60 single family homes is not in keeping with neighborhood character.</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
TWN-3	Buildings with 1-2 units must provide a 5' side yard setback; while buildings with 3 or more units must provide a 10' side yard setback.	5' side yard setback for all townhouse buildings, except 10' on flanking streets.	Matches side yard setbacks for other allowed uses; provides flexibility in site layout.

TWN-3 Comments Received	
1	<i>Flanking street - 5' Access aisle - 5' - is this right? Just flanking street 10' -</i>

Comments on Individual Recommendations

2	<i>Why do flanking streets get more of a buffer than flanking properties? The street, pedestrians, and drivers don't care if there's building within 5 feet as they pass by; whereas a neighbor might well care that a dwelling unit is built within 5 feet of their lot. Making a townhouse more desirable to a potential owner by adding distance away from the street; yet not maintaining an equivalent buffer from neighboring properties does not seem fair.</i>
---	--

Rec #	Current Regulation	Proposed Change	Purpose of Change
TWN-4	Provide 2 off-street parking spaces per unit	No change	NA

<i>TWN-4 Comments Received</i>	
1	<i>No parking on site required? Good! Just street parking.</i>
2	<i>Thank you for not changing the requirement to provide 2 off-street parking spaces per unit. If you get comments disagreeing, would it become a recommendation to reduce the number of parking spaces per unit?</i>

Comments on Individual Recommendations

Triplexes and Fourplexes

Rec #	Current Regulation	Proposed Change	Purpose of Change
T&F-1a	Triplexes and fourplexes are permitted in limited portions of R6-12 zoning district.	Permit triplexes and fourplexes throughout R6-12 zoning district.	Increase opportunity for this housing option in larger area of the city.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
T&F-1b	Triplexes and fourplexes are not allowed in R4-8 zoning district.	Permit triplexes and fourplexes in R4-8 zoning district if within 600 feet of transit route or commercial zoning district.	Increase opportunity for this housing option in larger area of the city.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
T&F-2	Minimum lot size in R6-12 zoning district is different for different housing types: <ul style="list-style-type: none"> • Triplexes = 7,200 sq. ft. • Fourplexes = 9,600 sq. ft. Minimum lot width for Triplexes & fourplexes is 80'.	Reduce minimum lot size and width to same as for single-family detached homes: <ul style="list-style-type: none"> • 3,500 sq. ft./40' in R6-12 • 4,000 sq. ft./45' in R4-8 	Allow more flexibility in site design and increase opportunity for this housing option on more lots.

Comments Received - None

