

7/23/18

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## Olympia Planning Commission Members

I am commenting on the proposed amendments to Low-Impact-Development guidelines, which are a necessary afterthought in the struggle to make Missing Middle work. To me, it is clear that some larger MM housing is impossible, given minimum lot sizes and the current hard surface limits. This late need for LID amendments highlights again the whole MM push in Olympia; top-down, unthought-out, full of unintended consequences and remedial adjustments.

This letter is to demonstrate the actual results of changing the Hard Surface (“permeable pavement”) LID rules. The changes I’ll focus on are the change impacts in R-4-8, R-4-8 T and R-6-12 neighborhoods.

Drawing from Table 4.04 in the “Draft Amendments for Planning Commission Review” in your packet, I add some columns and rows to show the actual building and hard surface areas possible on standard building lots. I use lot sizes in Missing Middle, calculating dimensions using minimum lot widths. Then I’ll show scale drawings of these calculations, so that it’s easy to see the proportion of remaining minimum green space required. A picture is worth 1000 words.

### Minimum Lot Sizes Now (Table 4.04)

R-4-8 Single-Family	4000 sf	R-6-12 Single-Family	3500 sf
<u>R-4-8 Townhouse:</u>	3000 sf	<u>R-6-12 Townhouse:</u>	2500 sf

Maximum Hard surface limit is increased by 20% for both R-4-8 and R-6-12, and by 10% for townhouses.

### R-4-8 and R-4-8T

Maximum Building Coverage:	45% ≤ .25 acre and	40% > .25 acre,	townhouse 60%
Maximum <u>Hard Surface:</u> Now	55% ≤ .25 acre and	50% > .25 acre,	townhouse 70%
MM	75% ≤ .25 acre and	70% > .25 acre,	townhouse 80%

### R-6-12

Maximum Building Coverage:	55% ≤ .25 acre and	40% > .25 acre,	townhouse 60%
Maximum <u>Hard Surface:</u> Now	55% ≤ .25 acre and	60% > .25 acre,	townhouse 70%
MM	75% ≤ .25 acre and	80% > .25 acre,	townhouse 80%

**Setbacks are:**

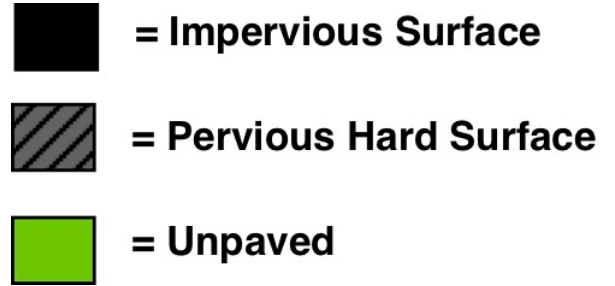
**Sideyard setback:** 5', except Cottage Developments, 3'

**Backyard setback:** 20' 10' with parking in back or side,

**Frontyard setback:** 20', 10' (Assumed with triplexes and bigger)

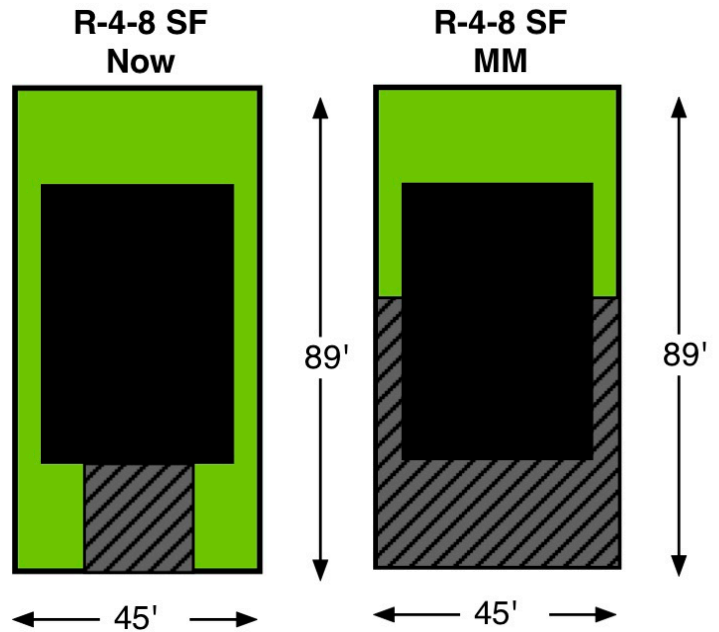
**Housing Types: Now and MM**

**Single Family**



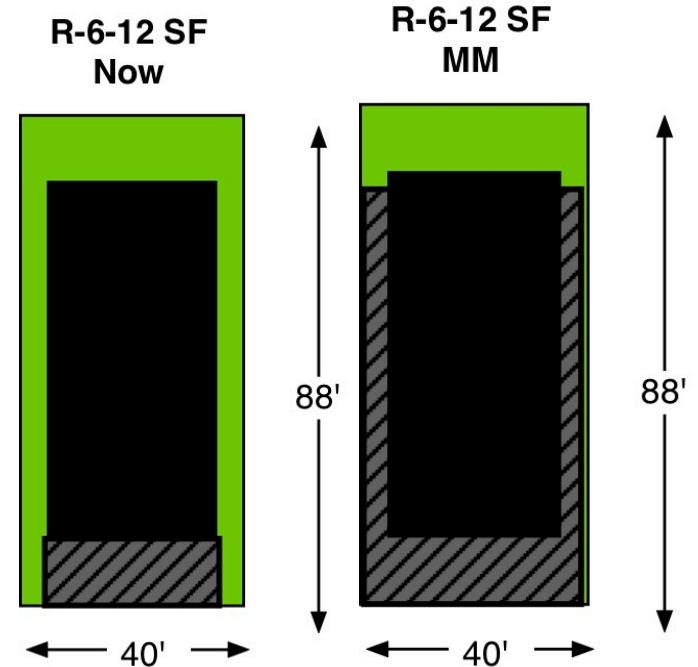
**R-4-8 SF**

Standard	Now	MM
Minimum Lot Size (ft)	4000	4000
Minimum Lot Width (ft)	45	45
Lot depth (ft)	89	89
% Impervious	45	45
sf Impervious	1800	1800
Max House Width (ft)	35	35
House Depth (ft)	51	51
% Hard Surface	55	75
sf Hard	2200	3000
% Unpaved	45	25
sf Unpaved	1800	1000



**R -6-12 SF**

Standard	Now	MM
Minimum Lot Size (ft)	3500	3500
Minimum Lot Width (ft)	40	40
Lot depth (ft)	88	88
% Impervious	55	55
sf Impervious	1925	1925
Max House Width (ft)	30	30
House Depth (ft)	64	64
% Hard Surface	65	85
sf Hard	2275	2975
% Unpaved	35	15
sf Unpaved	1225	525



# Duplexes

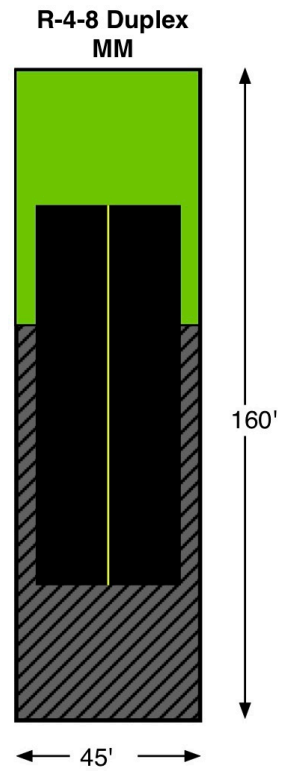
## R-4-8 Duplex

Standard	Now	MM
Minimum Lot Size (ft)	Not Allowed	7200
Minimum Lot Width (ft)	Not Allowed	45
Lot depth (ft)	Not Allowed	160
% Impervious	Not Allowed	45
sf Impervious	Not Allowed	3240
Max House Width (ft)	Not Allowed	35
House Depth (ft)	Not Allowed	93
% Hard Surface	Not Allowed	85
sf Hard	Not Allowed	6120
% Unpaved	Not Allowed	15
sf Unpaved	Not Allowed	1080

R-4-8 Duplex  
Now

NOT

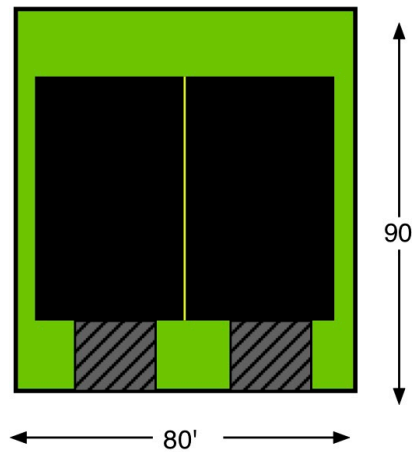
ALLOWED



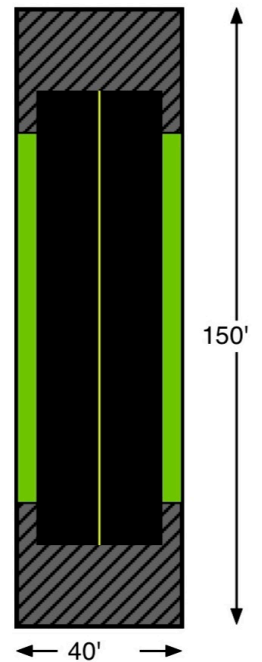
## R-6-12 Duplex

Standard	Now	MM
Minimum Lot Size (ft)	7200	6000
Minimum Lot Width (ft)	80	40
Lot depth (ft)	90	150
% Impervious	55	55
sf Impervious	3960	3300
Max House Width (ft)	70	30
House Depth (ft)	57	110
% Hard Surface	65	85
sf Hard	4680	5100
% Unpaved	35	15
sf Unpaved	2520	900

R-6-12 Duplex  
Now



R-6-12 Duplex  
MM



# Triplexes

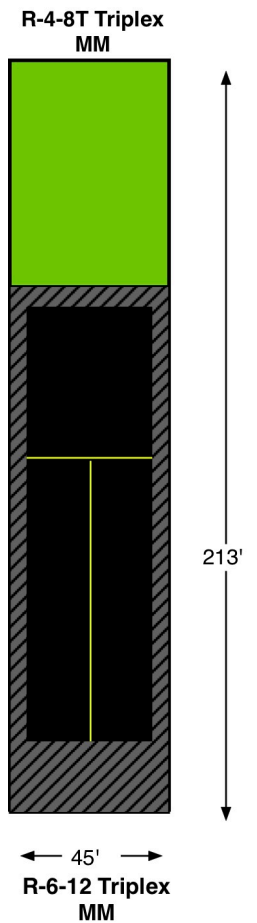
## R-4-8T Triplex

Standard	Now	MM
Minimum Lot Size (ft)	Not Allowed	9600
Minimum Lot Width (ft)	Not Allowed	45
Lot depth (ft)	Not Allowed	213
% Impervious	Not Allowed	45
sf Impervious	Not Allowed	4320
Max House Width (ft)	Not Allowed	35
House Depth (ft)	Not Allowed	123
% Hard Surface	Not Allowed	75
sf Hard	Not Allowed	7200
% Unpaved	Not Allowed	25
sf Unpaved	Not Allowed	2400

## R-4-8 Triplex Now

Not

Allowed



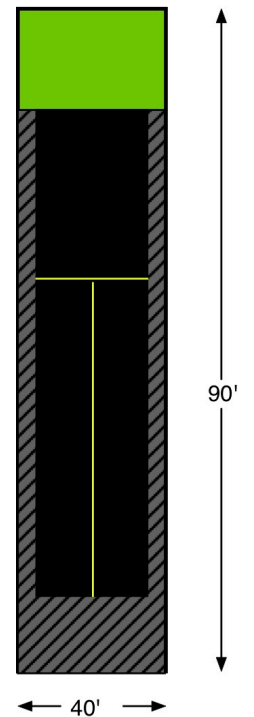
## R-6-12 Triplex

Standard	Now	MM
Minimum Lot Size (ft)	Not Allowed	7200
Minimum Lot Width (ft)	Not Allowed	40
Lot depth (ft)	Not Allowed	180
% Impervious	Not Allowed	55
sf Impervious	Not Allowed	3960
Max House Width (ft)	Not Allowed	30
House Depth (ft)	Not Allowed	132
% Hard Surface	Not Allowed	85
sf Hard	Not Allowed	6120
% Unpaved	Not Allowed	15
sf Unpaved	Not Allowed	1080

## R-6-12 Triplex Now

Not

Allowed



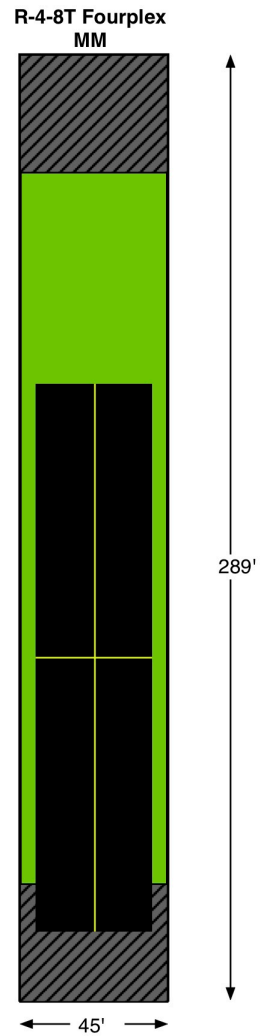
# Fourplexes

## R-4-8T Fourplex

Standard	Now	MM
Minimum Lot Size (ft)	Not Allowed	13000
Minimum Lot Width (ft)	Not Allowed	45
Lot depth (ft)	Not Allowed	289
% Impervious	Not Allowed	45
sf Impervious	Not Allowed	5850
Max House Width (ft)	Not Allowed	35
House Depth (ft)	Not Allowed	167
% Hard Surface	Not Allowed	75
sf Hard	Not Allowed	9750
% Unpaved	Not Allowed	25
sf Unpaved	Not Allowed	3250

## R-4-8 Fourplex Now

Not  
Allowed

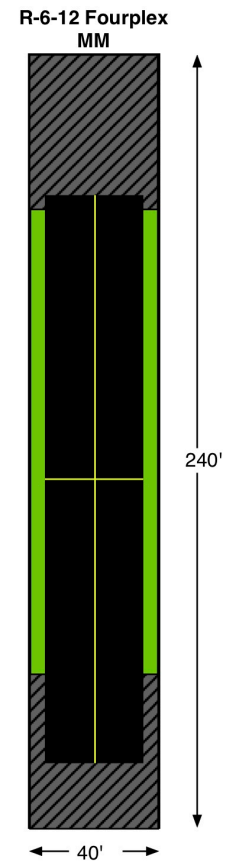


## R-6-12 Fourplex

Standard	Now	MM
Minimum Lot Size (ft)	Not Allowed	9600
Minimum Lot Width (ft)	Not Allowed	40
Lot depth (ft)	Not Allowed	240
% Impervious	Not Allowed	55
sf Impervious	Not Allowed	5280
Max House Width (ft)	Not Allowed	30
House Depth (ft)	Not Allowed	176
% Hard Surface	Not Allowed	85
sf Hard	Not Allowed	8160
% Unpaved	Not Allowed	15
sf Unpaved	Not Allowed	1440

## R-6-12 Fourplex Now

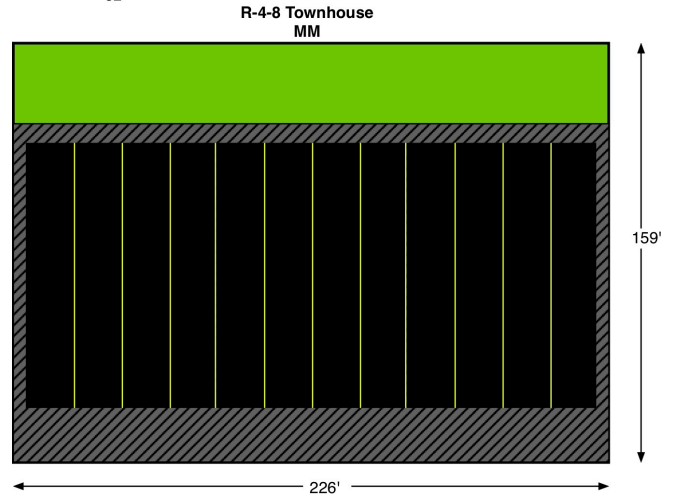
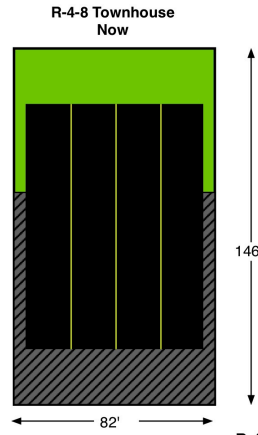
Not  
Allowed



# Townhouses

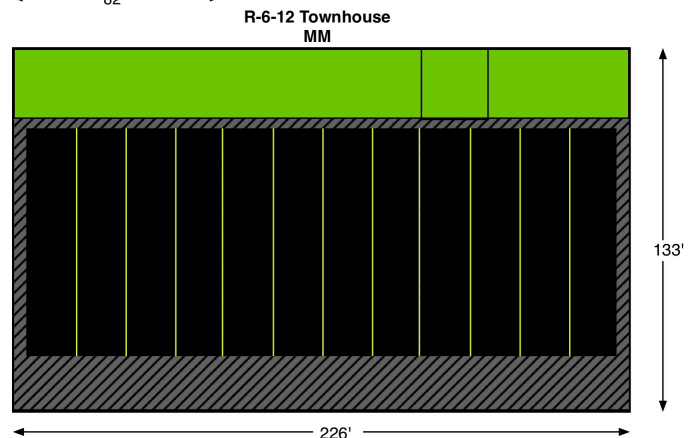
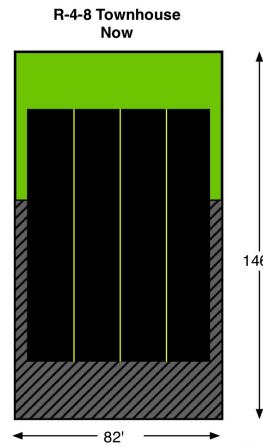
## R-4-8 Townhouse

Standard	Now	MM
Minimum Lot Size (ft)	4 x 3000	12 x 3000
Minimum Lot Width (ft)	4 x 18 + 10 = 82	12 x 18 + 10 = 226
Lot depth (ft)	146	159
% Impervious	60	60
sf Impervious	7200	21600
Max House Width (ft)	72	216
House Depth (ft)	100	100
% Hard Surface	70	80
sf Hard	8400	28800
% Unpaved	30	20
sf Unpaved	3600	7200
Max # of Units	4	12



## R-6-12 Townhouse

Standard	Now	MM
Minimum Lot Size (ft)	4 x 2500	12 x 2500
Minimum Lot Width (ft)	4 x 18 + 10 = 82	12 x 18 + 10 = 226
Lot depth (ft)	122	133
% Impervious	60	60
sf Impervious	6000	18000
Max House Width (ft)	72	216
House Depth (ft)	83	83
% Hard Surface	70	80
sf Hard	7000	24000
% Unpaved	30	20
sf Unpaved	3000	6000
Max # of Units	4	12

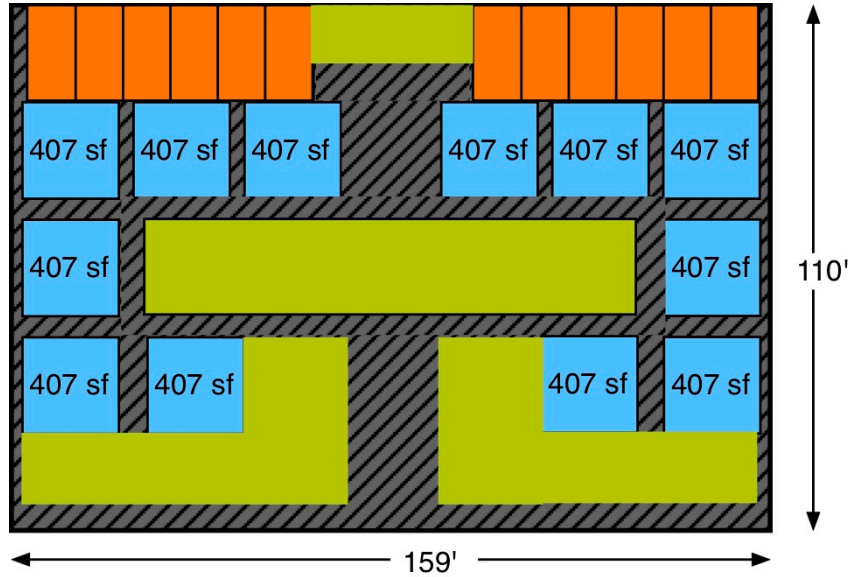


# Cottage Housing Developments - 3 ft side setbacks

## R-4-8T Courtyard Apartments

Standard	Now	MM
Minimum Lot Size (ft)	Not Allowed	17500
Minimum Lot Width (ft)	Not Allowed	159
Lot depth (ft)	Not Allowed	110
% Impervious	Not Allowed	45
sf Impervious	Not Allowed	7875
Max Dev Width (ft)	Not Allowed	153
Dev Depth (ft)	Not Allowed	51
% Hard Surface	Not Allowed	70
sf Hard	Not Allowed	12250
Setback area	Not Allowed	6784
Hard sf per unit	Not Allowed	456
% Unpaved	Not Allowed	30
sf Unpaved	Not Allowed	5250
Max # of Units	Not Allowed	12

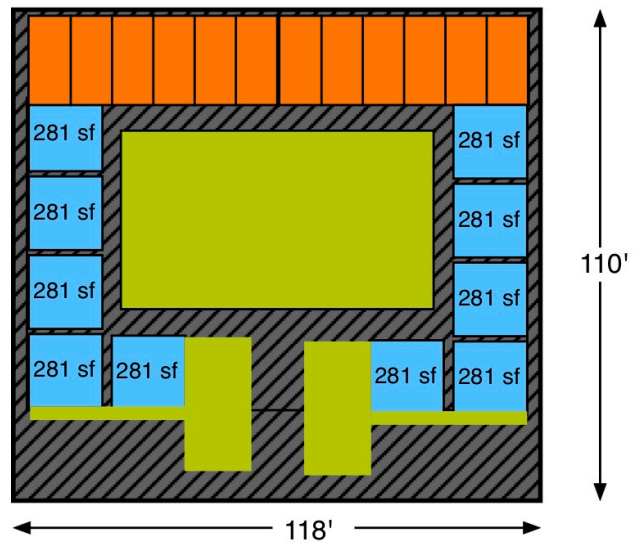
- = Impervious Surface
- = Pervious Hard Surface
- = Unpaved
- = Parking



## R-6-12 Courtyard Apartments

Standard	Now	MM
Minimum Lot Size (ft)	Not Allowed	13000
Minimum Lot Width (ft)	Not Allowed	118
Lot depth (ft)	Not Allowed	110
% Impervious	Not Allowed	55
sf Impervious	Not Allowed	7150
Max House Width (ft)	Not Allowed	108
House Depth (ft)	Not Allowed	66
% Hard Surface	Not Allowed	70
sf Hard	Not Allowed	9100
Setback area	Not Allowed	5727
Hard sf per unit	Not Allowed	281
% Unpaved	Not Allowed	30
sf Unpaved	Not Allowed	3900
Max # of Units	Not Allowed	12

### R-6-12 Cot. Dev. MM



**As you can see on preceding pages, there is a stark difference between the proportion of green space in a low-density residential lot now, and a “low-density” residential lot with Missing Middle housing and the new LID proposal. I now see that the vision for our single-family neighborhoods is to encourage converting them to medium- to high-density commercial neighborhoods.**

**Please reject the new LID rule changes. Converting our single-family neighborhoods to city-scape is a very foolish idea.**

**Sincerely,**

**Jay Elder**