

Missing Middle - Triplexes -

Land Use and Environment
Committee Recommendations

Minimum Lot Size Requirements

Zoning	Minimum Lot Size
R-6-12	7,200 sf
R-4-8 600ft Buffer* <small>(within 600ft of commercial zoning, neighborhood centers or selected major streets)</small>	9,600 sf

*R-4-8 600ft Buffer includes the following:
Commercial zones in: COSC, CS-H, DB, GC, HDC1-4, I, LI, MS, NR and PO/RM. Neighborhood Centers with underlying zoning or commercial uses and the following major collector street corridors along public transit: Bethel St NE, Boulevard Rd SE, and Division St NW between Elliott Ave and Conger Ave, and along 22nd St SE and 18th Ave SE, adjacent to R-6-12 zoning.

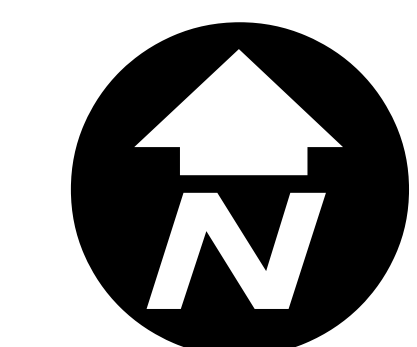
Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-6-12	42%	58%	239
R-4-8* 600ft	37%	63%	334

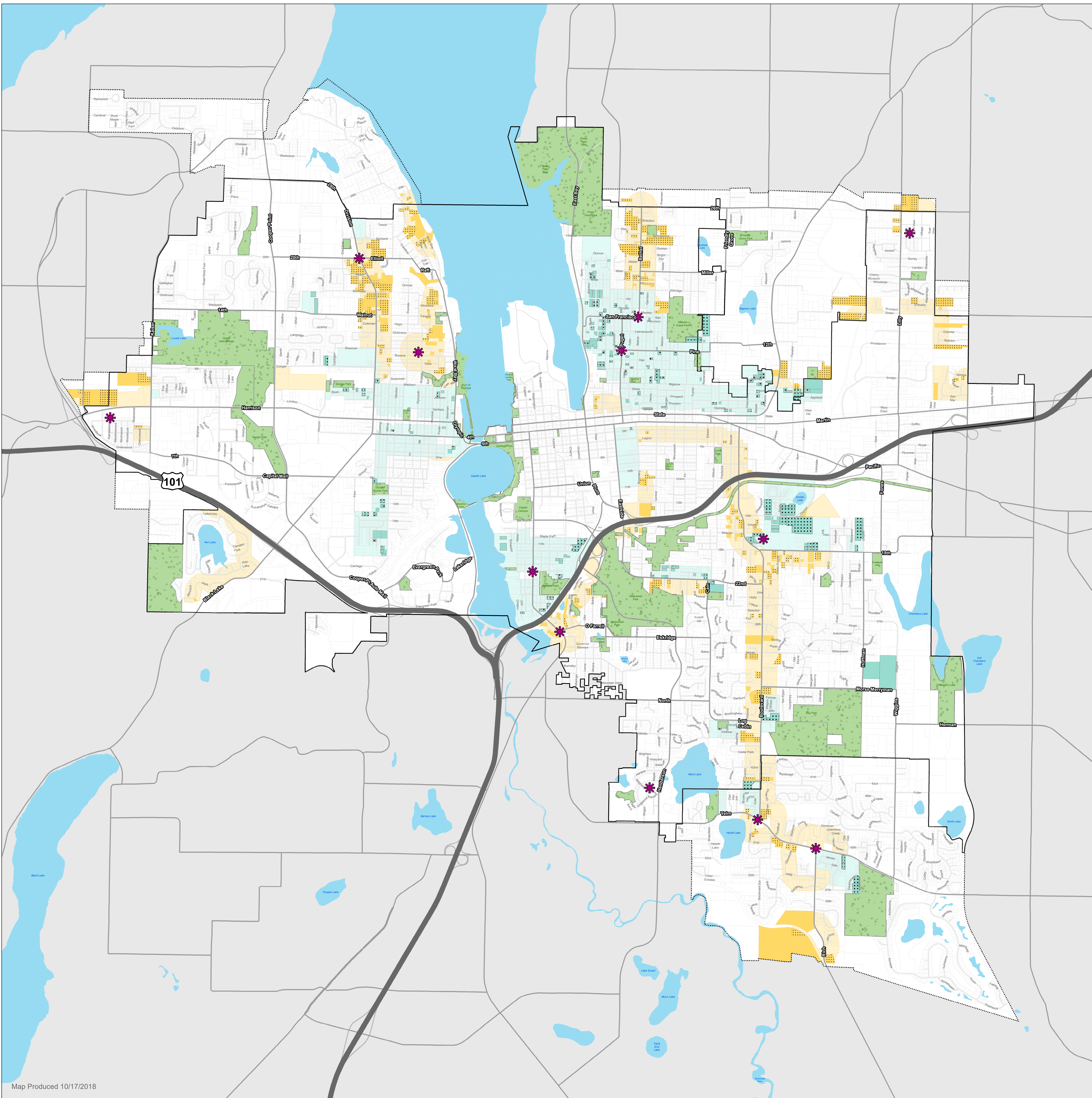
Legend

- Neighborhood Centers
- City Limits
- Parcels
- City UGA
- Parks
- Waterbodies

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.



1 inch = 1,247 feet



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Missing Middle - Fourplexes -




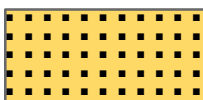
Land Use and Environment
Committee Recommendations

Minimum Lot Size Requirements







Zoning	Minimum Lot Size
 R-6-12	9,600 sf
 R-4-8 600ft Buffer* <small>(within 600ft of commercial zoning, neighborhood centers or selected major streets)</small>	13,000 sf

*R-4-8 600ft Buffer includes the following:
Commercial zones in: COSC, CS-H, DB, GC, HDC1-4, I, LI, MS, NR and PO/RM. Neighborhood Centers with underlying zoning or commercial uses and the following major collector street corridors along public transit: Bethel St NE, Boulevard Rd SE, and Division St NW between Elliott Ave and Conger Ave, and along 22nd St SE and 18th Ave SE, adjacent to R-6-12 zoning.

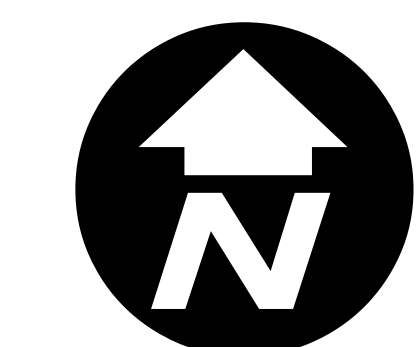
Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-6-12	 40%	 60%	190
R-4-8* 600ft	 33%	 67%	306

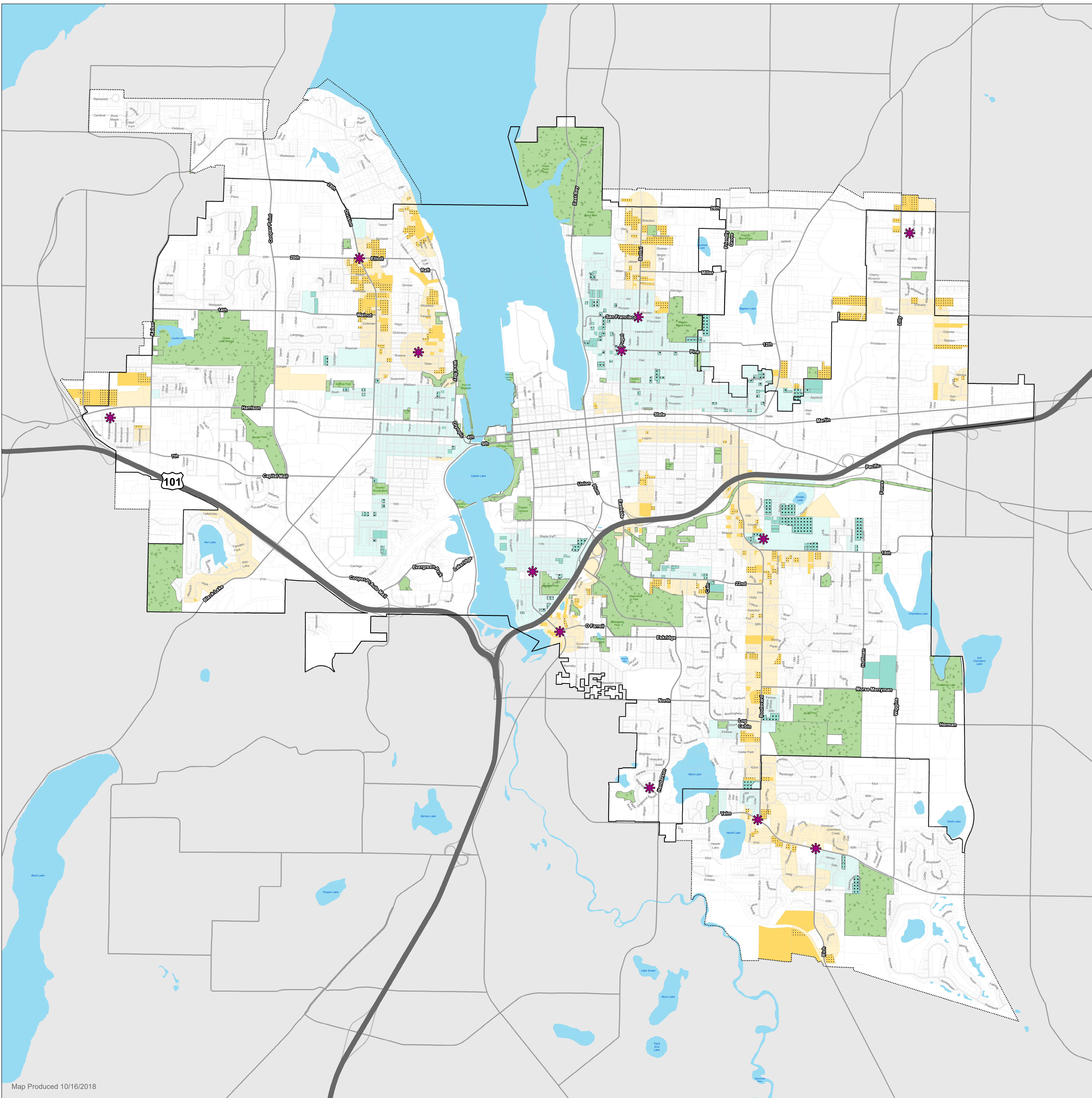
Legend

-  Neighborhood Centers
-  City Limits
-  Parcels
-  City UGA
-  Parks
-  Waterbodies

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Missing Middle - Courtyard Apartments -

Land Use and Environment
Committee Recommendations

Minimum Lot Size Requirements

Zoning	Minimum Lot Size
R-6-12	13,000 sf
R-4-8 600ft Buffer* <small>(within 600ft of commercial zoning, neighborhood centers or selected major streets)</small>	17,500 sf

*R-4-8 600ft Buffer includes the following:
Commercial zones in: COSC, CS-H, DB, GC, HDC1-4, I, LI, MS, NR and PO/RM. Neighborhood Centers with underlying zoning or commercial uses and the following major collector street corridors along public transit: Bethel St NE, Boulevard Rd SE, and Division St NW between Elliott Ave and Conger Ave, and along 22nd St SE and 18th Ave SE, adjacent to R-6-12 zoning.

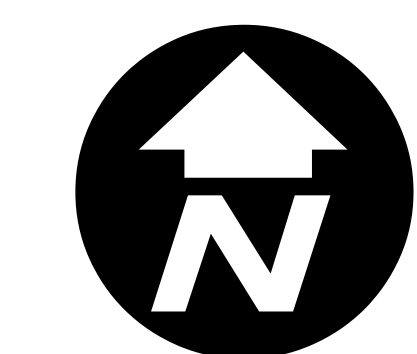
Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-6-12	32%	68%	160
R-4-8* 600ft	30%	70%	263

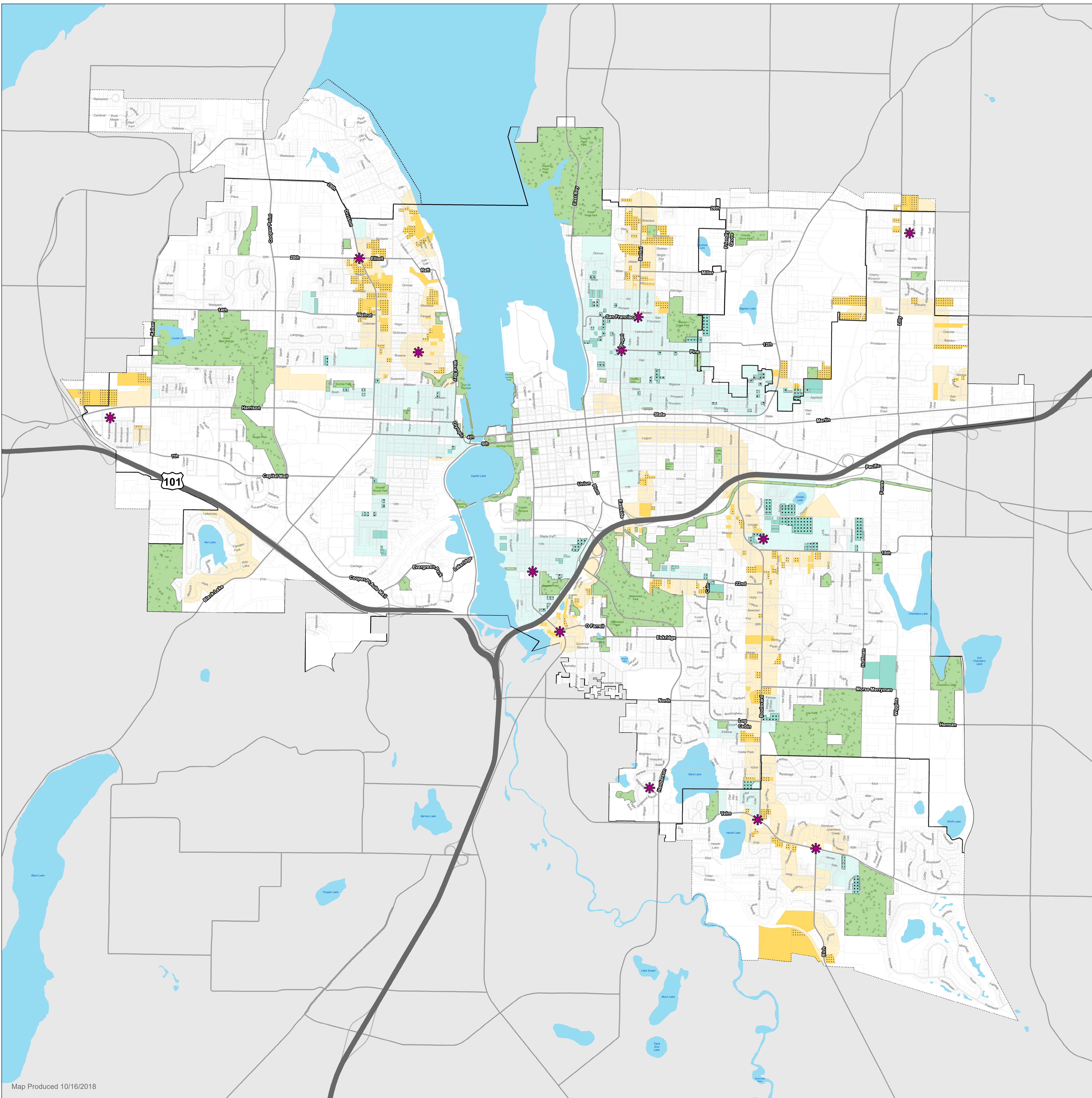
Legend

- Neighborhood Centers
- City Limits
- Parcels
- City UGA
- Parks
- Waterbodies

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.



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Land Use and Environment Committee Recommendations

Zoning Designation		Missing Middle <small>Updated: October 4th, 2018</small>			Triplexes			Fourplexes			Courtyard Apartments		
		Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL
R-6-12		Minimum Lot Size			7,200 sqft.			9,600 sqft.			13,000 sqft.		
		Parcels with Additional Capacity Under Missing Middle			101 (42%)	138 (58%)	239	75 (40%)	115 (60%)	190	51 (32%)	109 (68%)	160
R-4-8		Minimum Lot Size			9,600 sqft.			13,000 sqft.			17,500 sqft.		
		Parcels within 600' of Commercial Zones, Neighborhood Centers, or Selected Corridors*			125 (37%)	209 (63%)	334	101 (33%)	205 (67%)	306	79 (30%)	184 (70%)	263

*R-4-8 600ft Buffer includes the following:

Commercial zones in: COSC, CS-H, DB, GC, HDC1-4, I, LI, MS, NR and PO/RM. Neighborhood Centers with underlying zoning or commercial uses and the following major collector street corridors along public transit: Bethel St NE, Boulevard Rd SE, and Division St NW between Elliott Ave and Conger Ave, and along 22nd Ave SE and 18th Ave SE, adjacent to R-6-12 zoning.

**This analysis does not make assumptions about the number of parcels that could be created through future lot subdivisions.

*** Parcels identified by TRPC Missing Middle Land Capacity Analysis, projected counts shown here include parcels in the City and UGA.

Previous Missing Middle Recommendations

Zoning Designation		Missing Middle <small>Previous Recommendations</small>			Triplexes			Fourplexes			Courtyard Apartments		
		Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL
R-4-8		OPC Recommendation: Within 300ft of Transit Routes and Commercial Zones			31%	69%	262	26%	74%	227	24%	76%	192
		Staff Recommendation: Within 600ft of Transit Routes and Commercial Zones			36%	64%	412	29%	71%	357	27%	73%	306

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