



# Meeting Agenda

## City Council

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Information: 360.753.8244

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**Tuesday, August 14, 2018**

**5:30 PM**

**Council Chambers**

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### Study Session

**1. ROLL CALL**

**2. BUSINESS ITEM**

**2.A [18-0754](#) Missing Middle Housing Code Amendments Briefing**

**Attachments:** [Recommendations Summary](#)  
[Planning Commission Letter](#)  
[Missing Middle Web Page](#)  
[Written Public Comments](#)  
[Public Outreach Summary](#)

**3. ADJOURNMENT**

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## City Council

### Missing Middle Housing Code Amendments Briefing

**Agenda Date:** 8/14/2018  
**Agenda Item Number:** 2.A  
**File Number:** 18-0754

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**Type:** study session **Version:** 1 **Status:** Study Session

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#### **Title**

Missing Middle Housing Code Amendments Briefing

#### **Recommended Action**

##### **Committee Recommendation:**

The Planning Commission recommends approval of amendments to Olympia Municipal Code, and additional study of methodology for calculating impact fees and general facilities charges (see attached summary). The Planning Commission's transmittal letter is attached. A complete draft of recommendations is available on the City's Missing Middle web page (see attachment).

The Land Use and Environment Committee received several briefings on this analysis throughout 2017 and early 2018.

##### **City Manager Recommendation:**

Receive a briefing on recommendations for the Missing Middle Housing Code amendments. Briefing only; No action requested.

#### **Report**

##### **Issue:**

Whether to receive a briefing on the Planning Commission recommendations for code amendments permitting Missing Middle housing types in additional areas of the city.

##### **Staff Contact:**

Leonard Bauer, Deputy Director, Community Planning & Development, 360.753.8206

##### **Presenter(s):**

Leonard Bauer, Deputy Director, Community Planning & Development

#### **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 was initiated to implement several policies of the Olympia Comprehensive Plan, as listed on the Missing Middle web page on the City's website (see attached link). The analysis included a review by an appointed Work Group of 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. Planning Commissioners served as chair and vice-chair of the Missing Middle Work Group at eight monthly meetings in 2017.

#### Planning Commission Recommendations

The draft code revisions recommended by the Planning Commission are summarized and attached. A transmittal letter from the Commission is included as Attachment 2. Members of the Planning Commission will be attending this study session to be available to discuss the recommendations.

A complete draft of the recommended code amendments is included on the Missing Middle web page (see attached link). The Missing Middle web page also contains detailed information on the review process, public outreach, draft staff recommendations and written public comments to the Planning Commission, and Determination of Non-Significance issued February 27, 2018, under the State Environmental Policy Act.

Written comments received since the Planning Commission approved its recommendations at its July 9, 2018 meeting, through the time this staff report was submitted are attached.

#### **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 monthly during 2017 and 2018. Staff have provided updates and taken comment at numerous meetings with neighborhood associations and other organizations. A summary of public outreach events is in Attachment 5, with more detail available on the Missing Middle web page.

#### **Options:**

1. Direct staff to draft ordinance for consideration at a regular City Council meeting.
2. Refer to Land Use and Environment Committee for additional consideration and recommendation of specific issues.
3. Refer back to Planning Commission for additional consideration and recommendation of specific issues.

#### **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 and infrastructure expenditures for the City.

#### **Attachments:**

Planning Commission recommendation summary  
Planning Commission transmittal letter

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**Type:** study session **Version:** 1 **Status:** Study Session

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[Link to Missing Middle web page](#)

[Written public comments](#)

[Public outreach summary](#)

## Planning Commission Recommendations

At its public meeting on July 9, 2018, the Olympia Planning Commission made its recommendation on the Missing Middle Housing code changes, as summarized below:

### Accessory Dwelling Units

- Maximum height for accessory structures increased from 16' to 24'
- Any ADU can be up to 800 square feet, regardless of primary house size
- Property Owner not required to live on site
- An additional off-street parking stall is not required. If a garage is converted to an ADU, and the garage had provided the 2nd parking space for primary residence, allow requirement for 2nd parking space to be waived with consideration of on-street parking availability



### Cottage Housing

- Allow two cottages to be attached
- First floor maximum size of 1,000 sq. ft. with a maximum overall size of 1,250 sq. ft. (not including garage)
- Increase bonus density from 20% to 50%
- Allow phasing upon approval of site plan (construction of common areas, frontage improvements, payment of impact fees and general facilities charges)
- Require 1 off-street parking space per unit (1.5 if on-street parking is not available). One space per unit can be provided in a garage or carport
- Allow single connection to sewer main in street, with lateral connections to each cottage on site



### Courtyard Apartments

- Define courtyard apartments
- Allow in R 6-12 zoning district and in R 4-8 when within 300 feet of transit routes or commercial zoning (Transit routes on a certain date, not to move if routes change)
- Limited to one story in R 4-8 zone, two stories in R 6-12 zone
- Apply infill residential design standards
- Require 1 off-street parking space per unit (1.5 if on-street parking is not available)



### Duplexes

- Allow new duplexes in the R 4-8 zoning district
- Establish minimum lot width (45') and size (7,200 sq. ft.) for R 4-8 zone, Modify lot width (40') and minimum lot size (6,000 sq. ft.) for R 6-12 zone
- Allow one connection to sewer main for duplexes
- Require 1 off-street parking space per unit (1.5 if on-street parking is not available)



## General Provisions

- Remove requirement for Transfer of Development Right (TDR) purchase to develop between 4-5 or 7-8 units per acre in R 4-8 zone. Allow up to 9 units per acre with TDR.
- Conduct impact fee study to determine if there is a different impact of different-sized single-family houses.
- Conduct study to determine impact of different-sized single-family houses, townhouses, duplexes, and cottage units for general facilities charges.



## Manufactured Homes

- Remove minimum home size requirements
- When proposed as an ADU apply ADU design standards



## Single Room Occupancies

- Define SROs as having shared cooking or bathroom facilities, or shared bathroom and cooking facilities
- Add SROs as a permitted use in R6-12 and higher-density residential zones
- Limit SROs in R6-12 zoning district to two stories
- Apply Infill Residential design guidelines to SROs in R6-12 zoning district
- Require 1 off-street parking space for every 4 units

## Tiny Houses (less than 800 sq. ft., meet all codes, connected to utilities)

- Urge State Building Code Council to adopt Appendix V of new IBC
- Require 1 off street parking space instead of 2
- Clarify group of tiny houses permitted as co-housing development in most residential zoning districts
- 



## Townhouses

- Remove limitation of 4 units or less per structure
- Regardless of number of units per structure, side yard setback is 5'
- Require 1 off-street parking space per unit (1.5 if on-street parking is not available)



## Triplexes and Fourplexes

- Allow in R 6-12 zone and in R 4-8 if within 300 feet of transit route or commercial zone (Transit routes on a certain date, not to move if routes change)
- Require 1 off-street parking space per unit (1.5 if on-street parking is not available)
- Establish minimum lot widths and lot sizes in R 4-8 and R 6-12 zones
  - R 4-8 Zone: 45' min lot width; triplex = 9,600 sq. ft.; fourplex = 13,000 sq. ft.
  - R 6-12 Zone: 40' min lot width; triplex = 7,200 sq. ft.; fourplex = 9,600 sq. ft.



# Olympia Planning Commission

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August 6, 2018

Dear Mayor Selby and City Councilmembers:

The Olympia Planning Commission (OPC) is pleased to provide its recommendation on the code text amendments on Missing Middle Housing and a related recommendation about impact fees and general facilities charges.

The OPC conducted a public hearing on March 19, 2018 and considered over 1,000 pages of written public comments. Our review focused on the following issues:

- Are recommendations consistent with the Olympia Comprehensive Plan? (Review against individual goals and policies)
- Balancing various goals and policies within the Comprehensive Plan
- Effect of Missing Middle on “neighborhood character” and design
- Wide variety and breadth of public comments, both for and against
- Potential effect on real estate values
- Effect of Missing Middle on parking on City streets
- Potential of increasing “tear-downs” of existing housing and displacement of low-income renters
- Does Missing Middle address critical issues, such as affordability? (Who bears costs and benefits?)
- Do the recommendations address all of the constraints to building Missing Middle housing? What else could be done? (Additional approaches may be needed to meet existing demand for housing. Other solutions could include: Community Land Trusts, upzoning land in the urban growth area, grid development versus “subdivision” development.)

The Commission recommends approval of the staff recommendations as proposed, with the following modifications:

1. Eliminate recommendation of a study of stormwater general facilities charges to determine how duplex impacts compare with those of apartments, ADUs, and townhouses. During deliberations it became apparent that this recommendation is not needed as it is already being addressed administratively by Public Works.
2. Require one (1) off-street parking space for every four (4) units in a Single Room Occupancy building.
3. For duplexes, triplexes, fourplexes, courtyard apartments, and townhouses: Require one off-street parking space per unit, or one and one-half (1.5) spaces if on-street parking is not available.
4. Allow triplexes, fourplexes, and courtyard apartments in the Residential 4-8 (R 4-8) zoning district

within 300 feet of transit routes (in existence on a date as established by City Council) and commercial zoning.

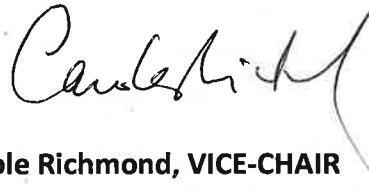
Given the numerous recommendations and perspectives of each Commissioner, it should be noted that there is *unanimous* consent on many of the recommendations, as well as *majority* consent on the recommendations by the Commission overall. To provide a more complete picture of the deliberations the Commission held, brief statements on a few issues are attached, representing the minority or dissenting opinions on those issues. Additional context of the Commission's discussion is provided by the attached summary of the discussion on each staff recommendation.

The Commission would like to thank the City Council for its patience during the months of briefings, public meetings, and deliberations. There were several issues to be discussed and worked through before issuing a recommendation.

Sincerely,



**Rad Cunningham, CHAIR**  
Olympia Planning Commission



**Carole Richmond, VICE-CHAIR**  
Olympia Planning Commission



### Minority Opinion: Study Methodology for Impact Fees and General Facilities Charges

Planning Commission Recommendation: Develop a methodology for calculating transportation and parks impact fees, and sewer general facilities charges, that reflects actual system-wide impacts of Missing Middle housing types.

In the aforementioned Missing Middle proposed changes, a research study commissioned from the City of Olympia is a prerequisite to the recommendations moving forward. However there is nothing noted in the request for these proposals about a required methodology for the studies and there is no mention of a need for an independently designed study completed with consideration of confirmation bias.

As an elected official/city staff it's rare to have all of the relevant data before making a decision. More often than not circumstances force individuals in public service to make a determination on a proposal with incomplete information, which leaves the municipal entity open to confirmation bias — meaning the public servant may pay attention to data that supports the proposal made and to dismiss or exclude the data that does not.

If the City of Olympia is commissioning a study to examine the impact of the aforementioned proposals, it must be a truly independent, peer reviewed study, completed by an entity outside of the city. It must also be completed by an entity that does not have financial bias towards the topic at hand. This is essential for reducing the likelihood of confirmation bias.

I believe a portion of the studies cited by the city in the past in support of The Missing Middle would not meet this threshold. However, if the City made an implicit effort to strive for this type of goal moving forward in its commissioned planning research, there would be better legal evidence for municipal statements that recommended proposals are evidenced based.

A further way to avoid confirmation bias is to commission a multi-factor independent study regarding what would happen if the aforementioned Missing Middle proposals made alternative or opposing recommendations. By gathering data that a public servant would need to defend alternative proposals/alternative views, and comparing this data with the data used to support the proposed changes in the Missing Middle, the likelihood of confirmation bias impacting a public servant's decision making would be greatly reduced and one's perspective may be much more informed after reviewing a larger amount of data.

In conclusion, confirmation bias can occur intentionally or unintentionally in the planning, data collection, analysis, and publication phases of commissioned research. Understanding the potential for this bias in research allows public servants to critically and independently review research presented to them and can help public servants to avoid making decisions which would be suboptimal or harmful to the community's planning.

Thank you for your consideration.

*Prepared by Jessica Blose, Planning Commissioner*

Minority Opinion: Owner Occupancy Requirement for Accessory Dwelling Units

Planning Commission Recommendation: Do not require property owner to live on the property on which an ADU is located.

I believe that City Council should delay ruling on this proposed change at this time. I am making this recommendation as I believe there will be a renewed public interest in this proposed change later in the 2018 Calendar year, as this proposed change may intersect strongly with the the topic of AirBNB style regulations. City Planning staff have reported that the topic of AirBNB regulations is a likely topic to come up to both the Planning Commission and City Council later in 2018/early 2019 and that this is topic that would require a public hearing. Due to this strong likelihood, I believe it may make more sense to bring up this proposed change at a future date.

Additionally, a delay in this particular recommended change could help mitigate perception from some members of the community that there has been a lack of community participation in the review of the Missing Middle proposals. A delay on a ruling for this proposed change could be tangible evidence of the city's commitment to both transparency and extensive community feedback in the consideration of this change.

*Prepared by Jessica Blose, Planning Commissioner*

### Minority Opinion: Zoning Districts Permitting Duplexes

Planning Commission Recommendation: Permit duplexes throughout R4-8 Zoning District.

Although I concur with much of the planning commission's recommendation on the Missing Middle, I respectfully dissent in regard to the commission's recommendation to expand allowable zoning for duplexes. Allowing zoning for duplexes across all residential zoning (R4-8 and R6-12) conflicts with several Comp Plan provisions that call for a more prescriptive approach. In particular, Policy PL16.11 "Require[s] that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center . . ." The majority's blanket approach to duplexes fails to address this mandate.

My colleagues interpret all references to "multi-family" in the Comp Plan as inapplicable to duplexes. However, this interpretation ignores the common and plain meaning of the term "multiple." And absent any definition in the Comp Plan to the contrary, there is no justification to depart from the clear dictionary definition. In fact, Washington State's Municipal Research Services Center provides a definition consistent with common meaning, describing "multi-family units" as "freestanding buildings composed of two or more separate living units . . ." See [http://www.ca-ilg.org/sites/main/files/file-attachments/2010\\_-\\_landuseglossary.pdf](http://www.ca-ilg.org/sites/main/files/file-attachments/2010_-_landuseglossary.pdf).

I would recommend either following the siting requirements for multi-family designations in the Comp Plan, or revising the Comp Plan to allow greater leniency for duplexes. But in my opinion, the majority's approach is misguided and lacks process. The City's planning commission is charged with assuring that the City acts consistently with its Comprehensive Plan, often considered to be the Plan's "safe-keepers." I would be remiss if I supported the majority's recommendation in regard to duplexes.

*Prepared by Travis Burns, Planning Commissioner*

## Minority Opinion: Parking for Accessory Dwelling Units

Planning Commission Recommendation: Remove requirement of additional parking space for ADU.

Dissenting argument: The concern about how and where people may park their vehicle often gets more debate than how and where people can live. The Planning Commission unanimously agreed that Accessory Dwelling Units should be allowed on every residential lot, provided all other standards are met, but failed to reach unanimity on removing the requirement for an additional parking space. The argument for requiring an additional parking space is based on 1) location, 2) occupancy and, 3) off-street parking limits.

- 1) Location: Since ADUs may be located on any residential lot in the City, again, providing all other standards are met, it means they may be located where no other means of transportation is available other than a City street. No safe pedestrian route or transit route may be available to the occupant. In that case, as in many for most residents, the only option for transportation is their vehicle. Space for that vehicle, if not dedicated, would likely be on-street, in the yard, in the boulevard or along the alley.
- 2) Occupancy: A publication by the American Planning Association lists the types of potential ADU occupants: *"For the home owner, ADUs provide the opportunity to offer an affordable and independent housing option to the owner's **grown son or daughter** just starting out or to an **elderly parent or two** who might need a helping hand nearby. The unit could also be leased to **unrelated individuals or newly established families**, which would provide the dual benefit of providing affordable housing to the ADU occupant and supplemental rental income to the owner."*<sup>i</sup>

In summary, people of all ages and abilities may live in an ADU. Donald Shoup, in his definitive book entitled *The High Cost of Free Parking* cites that "87 percent of all trips in the U.S. are now made by personal motor vehicles."<sup>ii</sup> This means that people own and use cars if that is their preference. Not requiring a dedicated parking space may incentivize people to choose other transportation options, but a good number will still own a vehicle.

- 3) Off-street parking limits: The City now requires two parking spaces per single family residence, but older homes often do not conform to this requirement and may have only one or none. It is likely if there is dedicated off-street parking available for the ADU occupant, their vehicle would be parked in that space. As many existing residences do not have the two required parking spaces, or already occupy those two spaces, none would be available to the ADU occupant. The solution is to park the car wherever space is available. As stated in paragraph 1), this may mean on-street, which would contribute to congestion along the street; in the yard, which would be unsightly; in the boulevard, blocking sidewalks or pedestrian pathways; or along the alley, possibly obstructing alley access. **City Council might consider amending the recommendation to require one parking space per ADU if there are not already two off-street parking spaces available.**

For these reasons, two of the Planning Commissioners chose to vote against removing the requirement for parking.

Prepared by Candis Millar, AICP, Planning Commissioner

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<sup>i</sup> *Accessory Dwelling Units; PAS QuickNotes 19, 2009, prepared by APA research staff with contributions from Elisa L. Paster and Evan D. Fieldman, associates at the Paul Hastings law firm.*

<sup>ii</sup> *The High Cost of Free Parking; Shoup, Donald, 2005, American Planning Association, Routledge*



# Individual Recommendations ~ OPC Review

As part of its deliberations on the Missing Middle Housing recommendations, the Planning Commissioners have elected to review each recommendation in light of the Comprehensive Plan. This review sheet is meant to help the Commission narrow in on the recommendations where further comment and consideration is warranted.

## Accessory Dwelling Units (ADUs)

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

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur.*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur.*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Potential concern about accessory structure possibly being taller than primary structure. Neighborhood character/Design Review.*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur.*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Ehlers, Millar, Baxter, Richmond, Cunningham*

*Do Not Concur: Blose*

*Unsure: Azegami, Adams*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Commissioner Blose: Concern about future sales, home value. Two units may raise value, how does that affect affordability in the neighborhood?*

*Commissioner Richmond: Income provides affordability for owner, which I support. But concern these properties will end up in the hands of investors. Goal is for it to be affordable and available.*

*Commissioner Adams: Keeping our area nice. Can there be a cap on the number of them somehow? Maybe only 20% in a set neighborhood could have ADUS.*

*Commissioner Baxter: Capping # of ADUs in a neighborhood might increase the value because they are limited. Institutional investors would really go for those then. It kind of already is an issue. Don't want to limit them to the extent that they become more valuable.*

*Commissioner Azegami: Could they be required to be owned by a person rather than an entity? (L Bauer – Check with city attorney).*

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 increase availability of this housing type.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Ehlers, Azegami, Cunningham, Richmond*

*Do Not Concur: Millar, Blose, Adams*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Commissioner Blose: Concern about parking for duplexes being different. Depends on how many homes in that neighborhood have ADUs, too. PL 1.6.9*

*Commissioner Millar: Agree with Commissioner Blose. Consistency of parking requirements with duplexes. People will park – many will still have cars that need to park somewhere. Can there be a variance for this requirement? Could there be a waiver requirement for some cases?*

*Commissioner Adams: We need to keep the parking requirement.*

*Commissioner Azegami: Like this one. Not everyone does have a car.*

*Commissioner Cunningham: Agree with Commissioner Azegami. Could still have off street parking but not required in this case. Comp plan goal to decrease dependency on cars.*

*Commissioner Baxter: Agree about the comp plan. Don't want to preclude building an ADU due to lack of parking. Waiver? May still be one family.*

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 <sup>nd</sup> parking space for primary residence, allow requirement for 2 <sup>nd</sup> 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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Somewhat dependent on ADU 5a.*

*Concur:*

*Do Not Concur:*

*Unsure:*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Ehlers, Blose, Millar, Azegami, Cunningham, Richmond,  
 Unsure: Adams*

## 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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: All*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Millar, Ehlers, Blose, Azegami, Cunningham, Richmond, Adams*

*Do Not Concur:*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Neighborhood character and how it relates to design  
 Internal design and design in context of broader neighborhood*

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.



Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Millar, Baxter, Ehlers, Blose, Cunningham, Richmond, Adams*

*Do Not Concur:*

*Unsure: Azegami*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Design – Not sure smaller would be less “boxy”*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Millar, Baxter, Ehlers, Azegami, Cunningham, Richmond*

*Do Not Concur:*

*Unsure: Blose, Adams*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Density bonuses*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Millar, Ehlers, Azegami, Cunningham, Richmond, Adams*

*Do Not Concur:*

*Unsure: Blose*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Millar, Baxter, Ehlers, Blose, Cunningham, Richmond, Adams*

*Do Not Concur:*

*Unsure: Azegami*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Same as 5a.*

*Concur:*

*Do Not Concur:*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Millar, Ehlers, Azegami, Cunningham, Richmond, Adams*

*Do Not Concur:*

*Unsure: Blose*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

## 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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Millar, Baxter, Ehlers, Blose, Azegami, Cunningham, Richmond*

*Do Not Concur:*

*Unsure: Adams*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

*Neighborhood character in residential areas*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*More info needed...*

*Concur: Millar, Richmond, Baxter, Ehlers, Azegami, Cunningham,*

*Do Not Concur:*

*Unsure: Blose, Adams*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

*Concern about allowing apartments in single family residential neighborhoods  
Be consistent with where triplexes and fourplexes are allowed*

*Concern about transit proximity (L Bauer – Bring copies of maps that show transit routes and street classifications) – Curious about the routes themselves. Frequency and # of riders, etc. Focus on higher use routes perhaps.*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Azegami, Richmond (if distance is reduced to 300')*

*Do Not Concur: Millar, Adams*

*Unsure: Cunningham, Baxter, Ehlers, Blose*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Want more transit information.*

*Too broad, needs some refinement. Higher density...Don't like stripping out certain streets. More appropriate areas should be identified. Focus at nodes or intersections of arterials, or something more strategic.*

*Want to be able to visualize this a bit more. Don't know what questions to ask about this yet. Need a fairly large lot in order to do this.*

*How much demand where there be for this type of housing?*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Millar, Baxter, Ehlers, Blose, Azegami, Cunningham, Richmond*

*Do Not Concur:*

*Unsure: Adams*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues: *I'd like to see a limit on how many could be done*

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-3b	Structures in R6-12 zoning district limited to two stories, except three stories for triplexes and fourplexes.	Limit courtyard apartments in R6-12 zoning district to two stories.	Ensure visual impact to neighboring properties from courtyard apartment buildings is limited.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Millar, Baxter, Ehlers, Blose, Azegami, Richmond*

*Do Not Concur:*

*Unsure: Cunningham, Adams*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Azegami, Baxter, Blose, Ehlers, Adams, Richmond, Cunningham, Millar*

*Do Not Concur:*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

## 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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Richmond, Blose, Baxter, Millar, Azegami, Adams, Cunningham*

*Do Not Concur: Burns*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Perhaps too big of a swath to be consistent with the comp plan (Look at description of Low Density Neighborhoods in Land Use and Urban Design chapter). What is considered "near" under this language?*

*Design needs to fit in with neighborhoods, character – is neighborhood character defined? Design Review criteria is important (see 18.175, OMC).*

*When well-built and well maintained the variety can be a good thing*

*Subarea planning may be an option*

*Infrastructure requirements*

*CC&Rs – codes, covenants, and restrictions – private restrictions*

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.	Minimum lot size & widths: R4-8: • Minimum lot width = 45 ft. • Duplex = 7,200 sq. ft. R6-12: • Minimum lot width = 40 ft. • Duplex = 6,000 sq. ft.	Allow more flexibility in site design and increase opportunity for this housing option on more lots.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Adams, Richmond, Cunningham, Azegami, Blöse, Burns, Baxter, Millar*

*Do Not Concur:*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Net density issues*

*Density applied at time of land division versus minimum lot size at the time of permit issuance.*

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

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Adams, Richmond, Cunningham, Azegami, Burns, Millar*

*Do Not Concur: Blöse*

*Unsure:*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

*Provide an option – could still provide two connections if chosen. Up to property owner. Potential that problem in the pipe would impact both units.  
Hook up cost – based on size of pipe/meter? How does that relate to two connections?*

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

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Adams, Blose,*

*Do Not Concur: Millar, Azegami*

*Unsure: Richmond (but at least one), Cunningham, Burns, Baxter*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

*Why aren't our parking requirements the same (e.g. ADUs, Cottages)? Maybe parking should be tied to the size of the unit?*

*Market can address the number of parking stalls the same way it can with the number of bedrooms. Parking can be an impediment to walkability.*

*Concern about Low Impact Development standards and how that could limit someone's ability to build a duplex because there is only room for 3 off street parking spaces (for example).*

## 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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Ehlers, Azegami, Cunningham, Richmond*

*Do Not Concur:*

*Unsure: Blose, Adams*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

*Commissioner Burns recused himself from this topic, as well as GP1b.  
Concern that we not rezone the areas where this would apply*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Ehlers, Azegami, Cunningham, Richmond  
Do Not Concur:  
Unsure: Blose, Adams*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

*Commissioner Burns recused himself from this topic, as well as GP1a.*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Cunningham, Baxter, Ehlers, Azegami, Richmond, Adams, Burns  
Do Not Concur: Blose  
Unsure:*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

*A couple with one child may live in an ADU, courtyard apartment, or a house of any size.  
Not sure national data would be helpful to Olympia  
Do this to assess the impacts and get the fees right*



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 apartments are charged at 0.7 ERU per 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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Cunningham, Burns, Baxter, Ehlers, Azegami, Adams, Richmond*

*Do Not Concur:*

*Unsure: Blose*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur:*

*Do Not Concur:*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*How does the number of parking spaces required relate to the number of vehicular trips? Institute of Traffic Engineers studies used. How will this impact the rate? The practice is to do this now – but it is not written in city code specifically. It probably won't make much of a change to the fee paid. There doesn't need to be a study. Table this for now.*

## Manufactured Homes

Rec #	Current Regulation	Proposed Change	Purpose of Change
MH-1	Manufactured homes must: 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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Cunningham, Burns, Baxter, Ehlers, Blose, Azegami, Richmond, Adams*

*Do Not Concur:*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Adams, Richmond, Cunningham, Azegami, Blose, Ehlers, Baxter, Burns*

*Do Not Concur:*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

## 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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Azegami, Adams, Richmond, Cunningham, Blose, Ehlers, Burns*  
*Do Not Concur:*  
*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*There are a few of these in Olympia (in the downtown area).  
 Commissioner Adams concurs – for some areas*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Ehlers, Baxter, Blose, Azegami, Cunningham, Richmond, Adams*  
*Do Not Concur:*  
*Unsure: Burns*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Concern about design standards. Infill and Other Residential Design Standards would apply.*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Azegami, Cunningham, Richmond, Ehlers, Baxter*  
*Do Not Concur:*  
*Unsure: Adams, Burns, Blose*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

*35' is still 35' when looking at overall height of structures. Could conceivably still go up to 35 feet but by limiting the number of stories it isn't as likely. Could have tall ceiling heights. If we limit this are we treating everyone (by housing types) equally?*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Ehlers, Blose, Azegami, Cunningham, Richmond, Adams, Burns*  
*Do Not Concur:*  
*Unsure:*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Adams, Blose,*  
*Do Not Concur: Azegami, Baxter & Cunningham (don't require off street parking for SROs), Ehlers & Richmond (only half a stall per unit)*  
*Unsure: Burns*

**YES or NO:** I would like more discussion on this recommendation that considers the following issues:

*This may be an excessive requirement – this may be first opportunity for housing and some of the occupants may not have cars. Consider allowing but not requiring. Consider requiring only 0.5 stalls per unit. Concern that a reduction here would increase on-street parking.*

## Tiny Houses

Rec #	Current Regulation	Proposed Change	Purpose of Change
TH-1	Tiny houses on trailers with wheels are 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

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: All*

*Do Not Concur:*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*The key is to meet the building code. If that is achieved the city can permit it as a residence.*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Richmond, Adams, Cunningham, Azegami, Blose, Ehlers, Burns*

*Do Not Concur:*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*City should look at all potential adoptions of 2018 IBC.*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Baxter, Azegami (but philosophically opposed to parking requirements), Richmond, Ehlers, Cunningham, Burns, Adams*

*Do Not Concur: Blose*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Would like more similarity of parking standards across housing types. (A holistic view)  
Can build more if they choose to do so*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Azegami, Cunningham, Adams, Baxter, Blose, Richmond, Ehlers*

*Do Not Concur:*

*Unsure: Burns*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

## Townhouses

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

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Adams, Richmond, Cunningham, Azegami, Blose, Ehlers, Baxter, Burns*

*Do Not Concur:*

*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Ehlers, Azegami, Cunningham*  
*Do Not Concur: Adams, Burns, Richmond*  
*Unsure: Baxter, Blose*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Concern this may have unintended consequences.*  
*Seems like the number of allowed units should be more similar across the housing types.*  
*Still limited by lot width and design standards. What if adjoining lots are purchased and consolidated.*  
*Probably need some sort of cap.*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Richmond, Burns, Ehlers*  
*Do Not Concur:*  
*Unsure: Baxter, Azegami, Cunningham, Adams, Blose*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

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

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur:*  
*Do Not Concur:*  
*Unsure:*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*There will be a larger discussion about parking for these housing types.*

## 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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Azegami, Blöse, Baxter, Cunningham, Richmond*

*Do Not Concur:*

*Unsure: Burns, Ehlers, Adams*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Unsure this is consistent with the comp plan provisions – look forward to more conversation*

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.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Azegami*

*Do Not Concur: Richmond (prefer shorter distance from transit – e.g. 300')*

*Unsure: Blöse, Ehlers, Cunningham, Baxter, Adams, Burns*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:

*Transit routes can and will change.*



*Look into specifying the type of road rather than current transit routes.*

*What other factors could/should be considered?*

*What about limiting it to when within 300 feet rather than 600 feet.*

*Concern about proximity to roads that carry more traffic in general – due to health and air quality issues for those who live close to those roads.*

*Comprehensive Plan language should be considered in more detail – moderate density includes language about proximity to bus routes and major streets.*

*What is the average density in certain areas compared to what is really built there compared to allowed zoning density. Maybe bring a couple of examples. (at least one for every zone we are looking at – lot, block, maybe even neighborhood)*

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: Triplexes = 7,200 sq. ft. Fourplexes = 9,600 sq. ft. Minimum lot width for Triplexes & fourplexes is 80'.	Minimum lot size & widths: R4-8: • Minimum lot width = 45 ft. • Triplex = 9,600 sq. ft. • Fourplex = 13,000 sq. ft. R6-12: • Minimum lot width = 40 ft. • Triplex = 7,200 sq. ft. • Fourplex = 9,600 sq. ft.	Allow more flexibility in site design and increase opportunity for this housing option on more lots.

Based upon my review, I generally **CONCUR** or **DO NOT CONCUR** with this recommendation, or I am **UNSURE** about it (circle one).

*Concur: Burns, Baxter, Ehlers, Azegami, Cunningham, Richmond*

*Do Not Concur:*

*Unsure: Blose, Adams*

**YES** or **NO**: I would like more discussion on this recommendation that considers the following issues:



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## Missing Middle Housing

### Featured Links

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- [Presentation to Olympia Planning Commission](#)
- [Presentation to Olympia City Council 9/19/17](#)

#### Articles/Studies

- [Portland ADU Survey Results](#)
- [APA Zoning Practice: Tiny Houses](#)
- [Will the US Design Their Way Out of the Affordable Housing Crisis?](#)
- [Small Backyard Homes: Accessory Dwelling Units \(ADUs\)](#)
- [Jumpstarting the Market for Accessory Dwelling Units](#)
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### Next Steps

The Olympia City Council will be discussing the Planning Commission's recommendations at a study session **August 14, 2018, at 5:30 p.m.** at Olympia City Hall. Public comment will not be taken at this study session but everyone is welcome to attend.

The Olympia Planning Commission (OPC) has recommended changes to Olympia's zoning code to allow for more housing options in residential neighborhoods. The Commission has issued a letter outlining its recommendations to the City Council. The recommended changes are slightly different than those proposed by staff (primarily related to off street parking and proximity to transit routes for triplexes, fourplexes, and courtyard apartments in the R4-8 zoning district).

- [Planning Commission Recommendation Letter](#)
- [OPC Recommendation Summary](#)
- [Draft Changes to Zoning Code as proposed by OPC](#)
- [Existing Olympia Municipal Code](#) (click on the + sign next to "Municipal Code", zoning information is in Title 18)
- [Draft Recommendation for Studying Impact Fees and General Facilities Charges](#)

Note: Draft changes are shown in "bill format" – showing proposed new language in underlined text; while language proposed to be deleted is shown in ~~strikethrough text~~ (Note: Existing hyperlinks are shown in blue underlined text).

Written comments sent to [missingmiddle@ci.olympia.wa.us](mailto:missingmiddle@ci.olympia.wa.us) after 5:00 p.m. on July 9, 2018 will be sent to the Olympia City Council.

#### [Written Public Comments Provided to Planning Commission](#)

- [Public Comments Provided through end of public hearing comment period. Public Comments received May 7 - 21, 2018.](#)
- [Public Comments received May 21 - June 4, 2018.](#)
- [Public Comments received June 5 - 18, 2018.](#)
- [Public Comments received Jun 19 - July 9, 2018.](#)



**Plans in Progress**

LEARN MORE ABOUT THE CITY'S LONG-RANGE PLANNING EFFORTS

**Downtown Strategy**

LEARN HOW WE ARE IMPLEMENTING THE PLAN

**Planning Projects**

LEARN ABOUT MAJOR CITY PLANNING PROJECTS

### City Calendar

- 08/08** - 09:00 a.m.  
[Site Plan Review Committee](#)
- 08/09** - 6:00 p.m.  
[Parking Business Improvement Area \(PBIA\)](#)
- 08/09** - 6:00 p.m.  
[Olympia Arts Commission](#)
- 08/09** - 6:30 p.m.  
[Design Review Board \(No Meeting\)](#)
- 08/11** - 09:00 a.m.  
[Lions Park Volunteer Work Party](#)

→ [View full calendar...](#)

### City Updates

**ADDRESSING HOMELESSNESS**  
The City Council has directed immediate actions to respond to homelessness in our community. [More...](#)

**COMCAST CABLE FRANCHISE AGREEMENT** Thurston County and the Cities of Lacey, Olympia, and Tumwater are collaborating to negotiate the renewal of the franchise agreement with Comcast. Learn about the process and share your thoughts. [More...](#)

**2019-2024 PRELIMINARY CAPITAL FACILITIES PLAN**  
The 2019-2024 Preliminary Capital Facilities Plan is now available. [More...](#)

**2018 ADOPTED OPERATING BUDGET** The 2018 Preliminary Operating Budget is now available. [More...](#)

**OLYMPIA MUNICIPAL CODE**  
Quick link to codes and standards including [Olympia Municipal Code](#).

**MEETINGS** [Agenda and Minutes](#) for City Council and most advisory committees.

Missing Middle Housing

## What is Missing Middle Housing?

Missing Middle Housing refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family homes.

Missing Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income level - a key community vision in Olympia's Comprehensive Plan.

### [Comprehensive Plan policies related to Missing Middle housing](#)

- **PL16.2** Adopt zoning that allows a wide variety of compatible housing types and densities.
- **PL16.5** Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types.
- **PL16.9** In all residential areas, allow small cottages and townhouses, and one accessory housing unit per home -- all subject to siting, design and parking requirements that ensure neighborhood character is maintained.
- **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods.
- **PS3.1** Promote a variety of residential densities and housing types so that housing can be available in a broad range of costs.

## Background Information

- Environmental review of the proposed changes has been completed. A Determination of Non-Significance (DNS) has been issued. An appeal of the DNS was received, and a decision to dismiss the appeal has been issued by the Olympia Hearing Examiner.
  - [DNS](#)
  - [Environmental Checklist](#)
  - [Attachments](#)
  - [Hearing Examiner Decision](#)
- View the [December 2017 survey results](#).
- [View the January 12 - March 19 Survey comments on the individual recommendations](#).
- [FAQ factsheet](#) with answers to the questions from Dec. 11 & 13 work sessions.
- [Public Outreach Summary](#)
- Infill Housing Examples - 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. *(Please note the drawings are not to scale and are for illustrative purposes only.)*
  - [Half-Acre Vacant Lot - R4-8 Zoning District](#)
  - [Half-Acre Vacant Lot - R6-12 Zoning District](#)
  - [10,000 Square Foot Lot - R4-8 Zoning District](#)
  - [10,000 Square Foot Lot - R6-12 Zoning District](#)
  - [6,000 Square Foot Lot - R4-8 Zoning District](#)
  - [6,000 Square Foot Lot - R6-12 Zoning District](#)
- View the [Missing Middle Residential Capacity Assessment](#) by Thurston Regional Planning Council.

## Staff Recommendations

### [Recommendations](#)



#### Accessory Dwelling Units (ADU's)

Smaller dwellings located on the same lot with a single-family house.

- [See proposed code changes](#)

#### Cottage Housing

Defined as "four or more small, detached dwelling units sharing a commonly owned courtyard or common area and parking area."



- [See proposed code changes](#)



### Duplexes

A single building on one lot that contains two housing/dwelling units. They differ from Townhomes in that the duplex is on a single piece of property.

- [See proposed code changes](#) (revised 1.11.18)
- [See maps of recommendations](#)



### Townhouses

Townhouses are two or more units that are each connected by a structural wall. Each unit is on a separate property.

- [See proposed code changes](#)



### Triplexes and Fourplexes

Apartments containing three and four dwelling units, respectively.

- [See proposed code changes](#) (revised 1.11.18)
- [See maps of recommendations](#)



### Tiny Homes & Courtyard Apts

- [Tiny Homes proposed code changes](#)
- [Courtyard Apartments](#) including [maps of recommendations](#)



### Single Room and Manufactured

- [Single-room Occupancies code changes](#)
- [Manufactured Homes](#) including [maps of recommendations](#)



### General Provisions

There are a number of provisions in Olympia's Municipal Code that affect numerous types of Missing Middle housing. Studies will need to be done to determine the impact of revisions to the code.

- [See the summary of existing regulations/proposed changes](#)

## Olympia's Missing Middle Project

The Missing Middle Project has been looking at ways to increase opportunities for more Missing Middle Housing in Olympia. The projects goals include:

- Researching how much missing middle housing currently exists in Olympia
- Determining how much more will be needed to accommodate future population growth affordably
- Looking at Olympia's regulations and fees and how they may be impacting property owners' decisions on whether to build missing middle housing
- Examining how additional missing middle housing can be added in a way that is compatible with existing neighborhoods

### Project Components

#### [Research Existing Conditions and Opportunities - COMPLETE](#)

We researched how much of each missing middle housing type is in Olympia and looked at potential opportunities and barriers to success.

- [Existing Missing Middle Housing By Housing Type](#)
- [Available Buildable Lands for Each Missing Middle Housing Type](#)
- [Scope of Issues for Review](#)

#### [Analysis of Existing Codes, Fees and Standards - COMPLETE](#)

We examined the original reasons for existing requirements, and looked at the tradeoffs of potential changes to those requirements to better enable construction of Missing Middle Housing.

- [Accessory Dwelling Units: Building Height](#)
- [Accessory Dwelling Units: Owner Occupancy](#)
- [Accessory Dwelling Units: Parking Requirements](#)
- [Tiny Homes, Townhouses, Duplexes, Triplex & Fourplex Units: Design Guidelines](#)
- [Tiny Homes, Townhouses, Duplexes, Triplex & Fourplex Units: Impact Fees](#)
- [Tiny Homes, Townhouses, Duplexes, Triplex & Fourplex Units: Parking](#)
- [Tiny Homes, Townhouses, Duplexes, Triplex & Fourplex Units: Utility Fees](#)
- [Tiny Homes, Townhouses, Duplexes, Triplex & Fourplex Units: Zoning Provisions](#)
- [Cottage Housing: Zoning and Phasing](#)
- [Courtyard Apartments & Single Room Occupant \(SRO\) Buildings: Design Review](#)
- [Garden Apartments, Courtyard Apartments, & Boarding Houses: Zoning](#)
- [Manufactured Homes: Zoning and Design Guidelines](#)
- [Chapter 18.170 Multi-Family Residential](#)
- [Courtyard Apartments, Cottage Housing, Single-Room Occupancy, Manufactured Homes: Parking](#)

#### [Missing Middle Workgroup Feedback - COMPLETE](#)

Although not a formal decision making body, the Missing Middle workgroup was established to look at potential barriers and how we might overcome them. Their feedback helps guide the process and helps the City determine next steps.

- [Missing Middle Project Schedule and Outreach](#)
- [Missing Middle Work Group Charter](#)
- [Missing Middle Work Group Membership](#)
- [March 14, 2017 Meeting Notes](#)
- [April 27, 2017 Meeting Notes](#)
- [May 25, 2017 Meeting Notes](#)
- [June 22, 2017 Meeting Notes](#)
- [July 27, 2017 Meeting Notes](#)
- [August 24, 2017 Meeting Notes](#)
- [September 28, 2017 Meeting Notes](#)
- [October 26, 2017 Meeting Notes](#)

#### [Public Process and Adoption Process - KEEP CHECKING THIS PAGE FOR SCHEDULE](#)

The City has drafted text changes to City code to carry out the recommendations emerging from this project. The proposed changes can be found with their individual housing types above.

After reviewing public comment and feedback, a formal process for adoption to the City code will start. It will include review by the Olympia Planning Commission, at least one public

hearing, and final action by the Olympia City Council.

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## Questions/Comments?

Contact Leonard Bauer at 360.753.8206 or send written comments to the Olympia Planning Commission to [missingmiddle@ci.olympia.wa.us](mailto:missingmiddle@ci.olympia.wa.us).

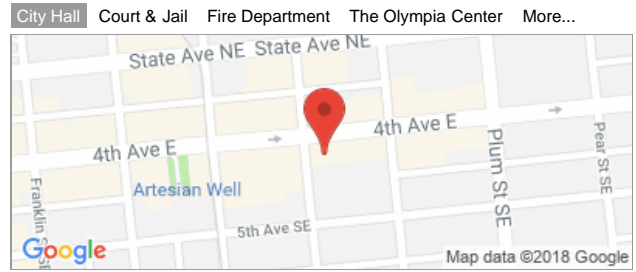
[back to top...](#)

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City of Olympia, Washington  
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Olympia, WA 98507-1967

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## Leonard Bauer

---

**From:** LN LN <gingerdog@live.com>  
**Sent:** Tuesday, July 24, 2018 10:23 PM  
**To:** Kenneth Haner; missingmiddle  
**Subject:** Re: City of Olympia - Missing Middle Housing

We have emailed before these are some of the main points

1. Want more housing outlaw nightly residential rentals. They take away long term housing!!! tons of it! They do NOT promote community, keep housing prices HIGHER,
2. Do not allow less parking, we already have drainage and parking and infrastructure major issues
3. allow neighbors to at least decide on ONE side if a tall structure will be built right next to them. Allow someone who owns to at least say no to at least ONE side of their property. Many of us only get light on one side of our property
4. The way MM is now it encourages investors, it will NOT keep housing low. It encourages owners to sell to investors they don't have to live there, it will ruin neighborhoods
5. Address infrastructure first. Where I live the rain drains onto our properties. You must put in sewers with drainage before considering MORE buildings! Nine months of the year here there is major water/drainage problems in many places
6. If you want cheaper housing you must have rent control. Destroying older smaller places which rent for less will just INCREASE rents MORE, with homeowners currently having lower rents as soon as you allow no homeowner on the property it will INCREASE rents and ONLY benefit investors/real estate /developers

The MM was not well thought out. Seriously nightly residential rentals are huge in most neighborhoods. Stop that they do NOT pay taxes like hotels. That is not what residential neighborhoods should be!

Thank you  
Ellen Dorfman  
Shayne Geiger  
Craig Geiger  
and friends  
Olympia, WA

---

**From:** Kenneth Haner <khaner@ci.olympia.wa.us>  
**Sent:** Wednesday, July 18, 2018 9:57 AM  
**Subject:** City of Olympia - Missing Middle Housing

You are on the "Interested Parties" email distribution list for Missing Middle Infill Housing in Olympia. If you no longer wish to receive these emails please send an email asking to be removed from the list to [missingmiddle@ci.olympia.wa.us](mailto:missingmiddle@ci.olympia.wa.us)

On July 9, 2018, the Olympia Planning Commission approved its recommendations on Missing Middle Infill Housing. The recommendations can be viewed on the City's [Missing](#)



Middle Housing webpage. The Commission will prepare a comment letter to the City Council to accompany its recommendations. The Commission is expected to finalize the comment letter at its meeting on Monday, July 23<sup>rd</sup>. The recommendation will be forwarded to the City Council for its final decision. The date for consideration by the City Council has not yet been scheduled. Any additional public comments submitted to [missingmiddle@ci.olympia.wa.us](mailto:missingmiddle@ci.olympia.wa.us) will be forwarded to the City Council.



Leonard Bauer, FAICP/Deputy Director  
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967  
360.753-8206 | [www.olympiawa.gov](http://www.olympiawa.gov)

*Emails are public records, potentially eligible for release.*



Ken Haner  
City of Olympia  
PO Box 1967 | 601 4th Avenue | Olympia WA 98507  
Phone: (360) 753-8735  
Email: [khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)

**Leonard Bauer**

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**From:** mister\_B <bragmatic@gmail.com>  
**Sent:** Tuesday, July 24, 2018 4:41 PM  
**To:** missingmiddle  
**Subject:** Next Steps for ADU Code Changes - Mathis

Hello,

I've been considering an ADU for no less than 15 years. I've been eagerly watching and waiting to see what the City of Olympia will do when it nears time to adopt code changes.

How can I stay on top of next steps, or to find out about the schedule for this?  
I'd really like to start planning something as soon as I can.

Thanks very much - Brian Mathis

1412 Langridge Avenue NW  
Olympia, WA 98502

206-650-6184



## Leonard Bauer

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**From:** Callie Wilson <hellocallie@comcast.net>  
**Sent:** Wednesday, July 18, 2018 11:01 PM  
**To:** missingmiddle  
**Subject:** Please go back to 600 feet

Hello!

I am 68 years old, and I have a house, I own a car. Nevertheless, I am pushing myself to use the bus when practical. I figured out that I routinely walk to a bus stop that is about 600 feet away. And to get more frequent buses, at times I go about 2,600 feet. It seems to me that 300 feet from a bus stop is too restrictive.

And I live near a school, I would love it if teachers could afford to live here, too,

I am a big supporter of the general Missing Middle plan.

Callie Wilson  
3043 Central St SE  
Olympia WA





# Missing Middle Infill Housing – Public Outreach

January 2017 - August 2018

## 2017

### January

Jan 9 - Planning Commission (Missing Middle Infill Housing Analysis Public Participation Plan)

### March

March 14 - Work Group\*

### April

April 27 - Work Group\*

### May

- May 18 - Land Use and Environment Committee/Open House (Olympia High School)
- May 25 - Work Group\*
- May 30 - Land Use and Environment Committee/Open House (Capital High School)

### June

June 22 - Work Group\*

### July

July 27 - Work Group\*

### August

Aug 24 - Work Group\*

### September

Sept 28 - Work Group\*

### October

- Oct 5 - Wildwood Neighborhood Association
- Oct 26 - Work Group\* (review recommendations)

### November

- Nov 15 - Open House
- Nov 15-30 - Online Survey (two weeks)
- Nov 20 - Planning Commission Briefing
- Nov 29 - Olympians for People Oriented Places (O-POP)
- Nov 30 - Olympia Master Builders (OMB)
- Nov 30 - Governor Stevens Neighborhood Association

### December

- Dec 4 - Planning Commission Briefing
- Dec 11 - Q & A Session
- Dec 13 - Q & A Session

## 2018

### January

- Jan 5 - South Sound Senior Services - Missing Middle Town Hall
- Jan 5 - Planning Commission Briefing (only topic)
- Jan 12 - Webpage Comment Survey (comment on each individual recommendation) added (*on-going*)
- Jan 22 - Planning Commission Briefing

### February

- Feb 5 - Planning Commission Briefing (only topic)
- Feb 7 - Eastside Neighborhood Association
- Feb 10 - Cain Road Area Neighborhood Association
- Feb 10 - Display with Comment Box at South Sound Senior Services
- Feb 21 - South Capitol Neighborhood Association
- Feb 26 - Planning Commission Open House
- Feb 27 - Joint Heritage Commission & Design Review Meeting on Missing Middle Housing Topic

### March

- March 5 - Planning Commission Briefing
- March 8 - Eastside Neighborhood Association Town Hall
- March 14 - Northeast Neighborhood Association
- March 15 - East Bay Drive Neighborhood Association
- March 19 - Planning Commission **Public Hearing**
- March 20 - Goldcrest Homeowners Association
- March 27 - Thurston County Multiple Listing Service Realtors

### April

- April 9 - Planning Commission Deliberations
- April 23 - Planning Commission Deliberations
- April 26 - Cain Road Area Neighborhood Association

### May

- May 7 - Planning Commission Deliberations
- May 21 - Planning Commission Deliberations

### June

- June 4 - Planning Commission Deliberations
- June 18 - Planning Commission Deliberations
- June 29 - Downtown Neighborhood Association

### July

- July 9 - Planning Commission **Recommendation**

### August

- August 9 - Olympia Northeast Neighborhoods Alliance
- August 13 - Kiwanis

- Regular updates to the City Council Land Use and Environment Committee
- Regular updates in City E-newsletters
- 24/7 information at [olympiawa.gov/missingmiddle](http://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.