


Missing Middle Housing

Next Steps

The Olympia City Council considered the Planning Commission's recommendations at its regular meeting September 11, 2018. Recommendations related to triplexes, fourplexes and courtyard apartments in R4-8 zoning district, and whether to limit the number of townhouses allowed in one structure, were referred for consideration by the Council's Land Use and Environment Committee. The Committee will continue its consideration of these topics at its meeting October 4, 2018, at 5:30 p.m. at Olympia City Hall.

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 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.](#)



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.
- View [Census information](#) on rental units in Olympia.

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.

Questions/Comments?

Contact Leonard Bauer at 360.753.8206 or send written comments to the Olympia Planning Commission to missingmiddle@ci.olympia.wa.us.

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