

Land Use and Environment Committee Recommendations

Zoning Designation	Missing Middle Update (Sept. 2018)				Triplexes			Fourplexes			Courtyard Apartments			
		Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	
	R-6-12	Minimum Lot Size				7,200 sqft.			9,600 sqft.			13,000 sqft.		
		101 (42%)	138 (58%)	239	75 (40%)	115 (60%)	190	51 (32%)	109 (68%)	160				
R-4-8	Minimum Lot Size				9,600 sqft.			13,000 sqft.			17,500 sqft.			
	Parcels within 600' of Commercial Zones (COSC, CS-H, DB, GC, HDC 1-4, I, LI, MS, NR, NV, PO/RM, PUD, and UV)				69 (41%)	98 (59%)	167	57 (37%)	96 (63%)	153	46 (35%)	87 (65%)	133	
R-4-8	Minimum Lot Size				9,600 sqft.			13,000 sqft.			17,500 sqft.			
	Parcels within 600' of Neighborhood Centers or Major Collector Streets with Transit only counting parcels not captured above in 600' buffer from commercial zoning . Only major collector streets with bus routes were included.				92 (37%)	160 (63%)	252	72 (31%)	157 (69%)	229	57 (28%)	147 (72%)	204	
TOTAL	R-4-8 COMBINED TOTAL: Parcels within 600' of commercial zones, neighborhood centers, and major collector streets with public transit.				161 (38%)	258 (62%)	419	129 (34%)	253 (36%)	382	103 (31%)	234 (69%)	337	

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

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

Previous Missing Middle Recommendations

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

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

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

"Missing Middle" Residential Capacity Analysis

Triplex: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
R-6-12	7,200 sf
R-4-8* 600ft Buffer <i>(within 600' of commercial zoning)</i>	9,600 sf
R-4-8* 600ft Buffer <i>(within 600' of Neighborhood Centers or Major Collector streets with transit. Only showing parcels not captured within 600' of commercial zoning)</i>	9,600 sf

Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-6-12	42%	58%	239
R-4-8* 600ft <i>(commercial)</i>	41%	59%	167
R-4-8* 600ft <i>(neighborhood centers and major collectors with a transit route)</i>	37%	63%	252

Legend

- Neighborhood Center (with Underlying Zoning)
- Neighborhood Center (No Underlying Zoning)
- City Limits
- City UGA
- Parcels
- Parks
- Waterbodies

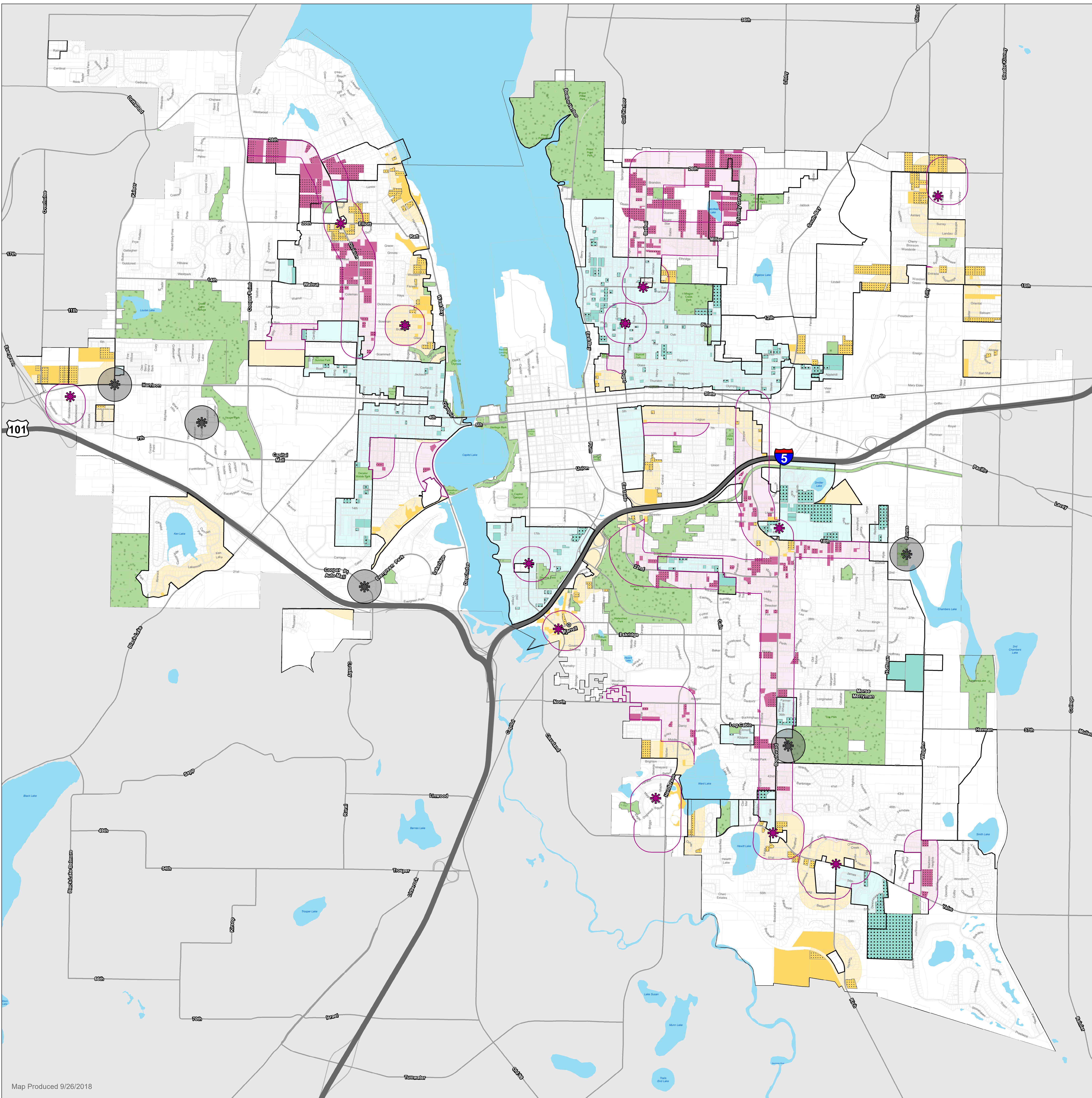
Note: "Residential capacity" is the modeled number of dwelling units that could be built on a parcel given existing development, zoning and development regulations, critical areas, and other assumptions. Capacity does not take into account reductions due to non-residential uses in residential zones (such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



1 inch = 1,150 feet



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



"Missing Middle" Residential Capacity Analysis

Fourplex: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
R-6-12	9,600 sf
R-4-8* 600ft Buffer <i>(within 600' of commercial zoning)</i>	13,000 sf
R-4-8* 600ft Buffer <i>(within 600' of Neighborhood Centers or Major Collector streets with transit. Only showing parcels not captured within 600' of commercial zoning)</i>	13,000 sf

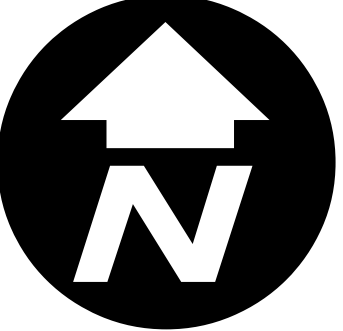
Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-6-12	40%	60%	190
R-4-8* 600ft <i>(commercial)</i>	37%	63%	153
R-4-8* 600ft <i>(neighborhood centers and major collectors with a transit route)</i>	31%	69%	229

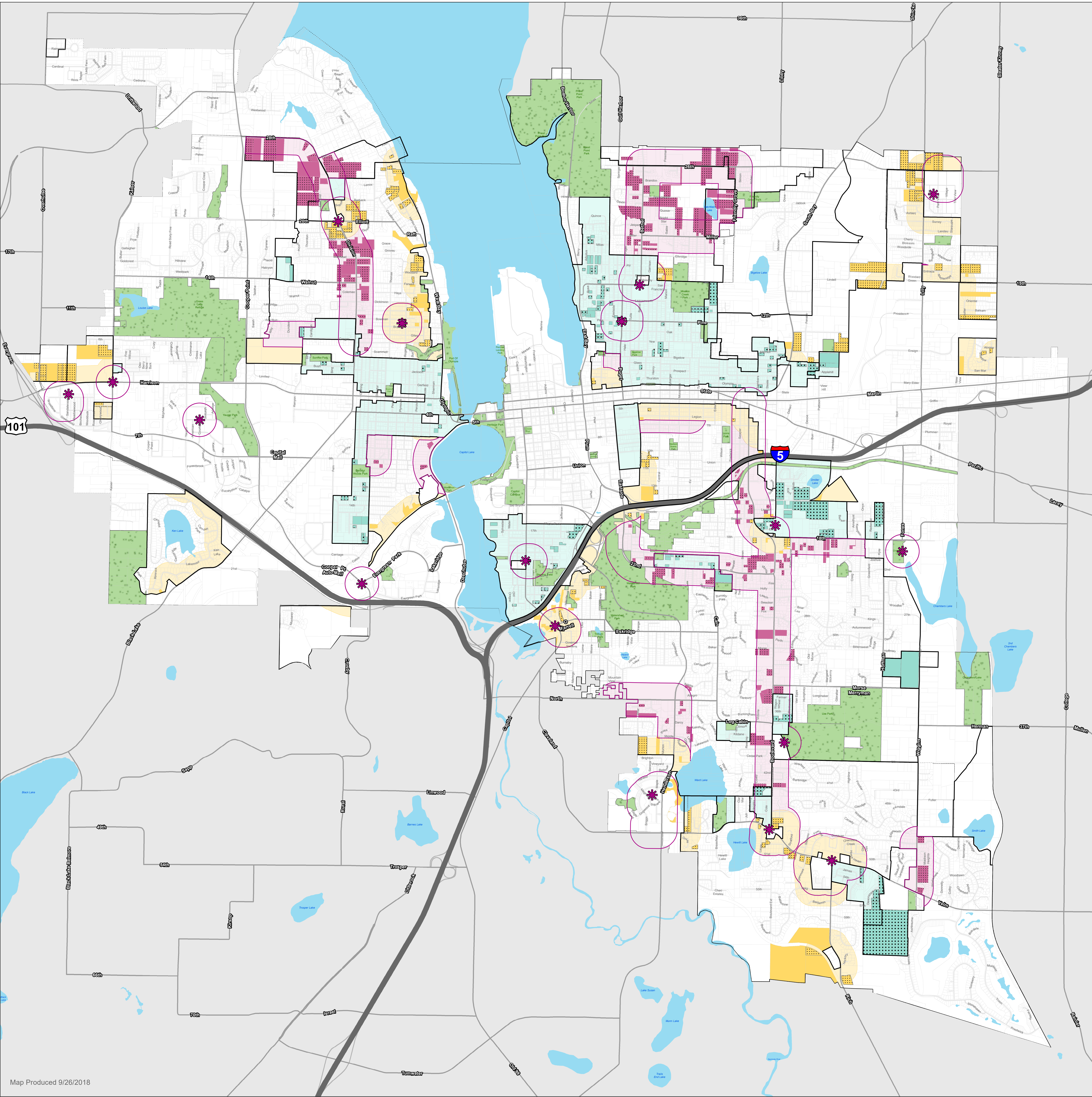
Legend

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

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



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"Missing Middle" Residential Capacity Analysis

Courtyard Apartments: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
R-6-12	13,000 sf
R-4-8* 600ft Buffer <i>(within 600' of commercial zoning)</i>	17,500 sf
R-4-8* 600ft Buffer <i>(within 600' of Neighborhood Centers or Major Collector streets with transit. Only showing parcels not captured within 600' of commercial zoning)</i>	17,500 sf

Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-6-12	32%	68%	160
R-4-8* 600ft <i>(commercial)</i>	35%	65%	133
R-4-8* 600ft <i>(neighborhood centers and major collectors with a transit route)</i>	28%	72%	204

Legend

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

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



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