

Zoning Designation	R-6-12	Missing Middle Update (Sept. 2018)	Triplexes			Fourplexes			Courtyard Apartments					
		Minimum Lot Size	7,200 sqft.	Vacant		Redevelopable		TOTAL		TOTAL				
		Parcels with Additional Capacity Under Missing Middle	101 (42%)	138 (58%)	239		75 (40%)	115 (60%)	190		51 (32%)	109 (68%)	160	
	R-4-8	Minimum Lot Size	9,600 sqft.		13,000 sqft.		17,500 sqft.		TOTAL		TOTAL		TOTAL	
	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.		TOTAL		TOTAL		TOTAL		
	Parcels within 600' of Neighborhood Centers or Selected Corridors* only counting parcels not captured above in 600' buffer from commercial zoning. Selected corridors include: Bethel, Boulevard, and Division	47 (33%)	95 (67%)	142		37 (28%)	95 (72%)	132		28 (25%)	85 (75%)	113		
TOTAL	R-4-8 COMBINED TOTAL: Parcels within 600' of Neighborhood Centers, 3 Corridors (Bethel, Boulevard, and Division), and Commercial Zones	116 (38%)	193 (62%)	309		94 (33%)	191 (37%)	285		74 (30%)	172 (70%)	246		

*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.

R-4-8	Missing Middle Previous Recommendations	Triplexes			Fourplexes			Courtyard Apartments					
	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


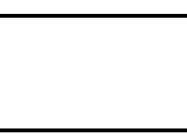




Triplex: Minimum Lot Size Requirements

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 Center or Bethel, Boulevard, Division Corridors. Only showing parcels not captured within 600' of commercial zoning)</i>	9,600 sf

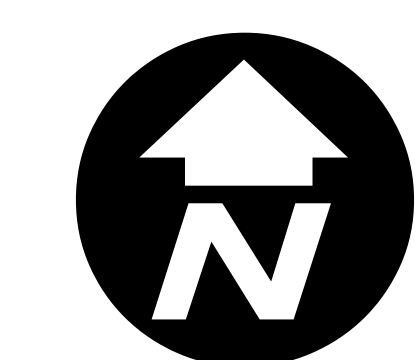
Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-6-12	42%	58%	239
R-4-8* 600ft <i>(commercial)</i>	41%	59%	133
R-4-8* 600ft <i>(neighborhood centers and selected corridors)</i>	33%	67%	113

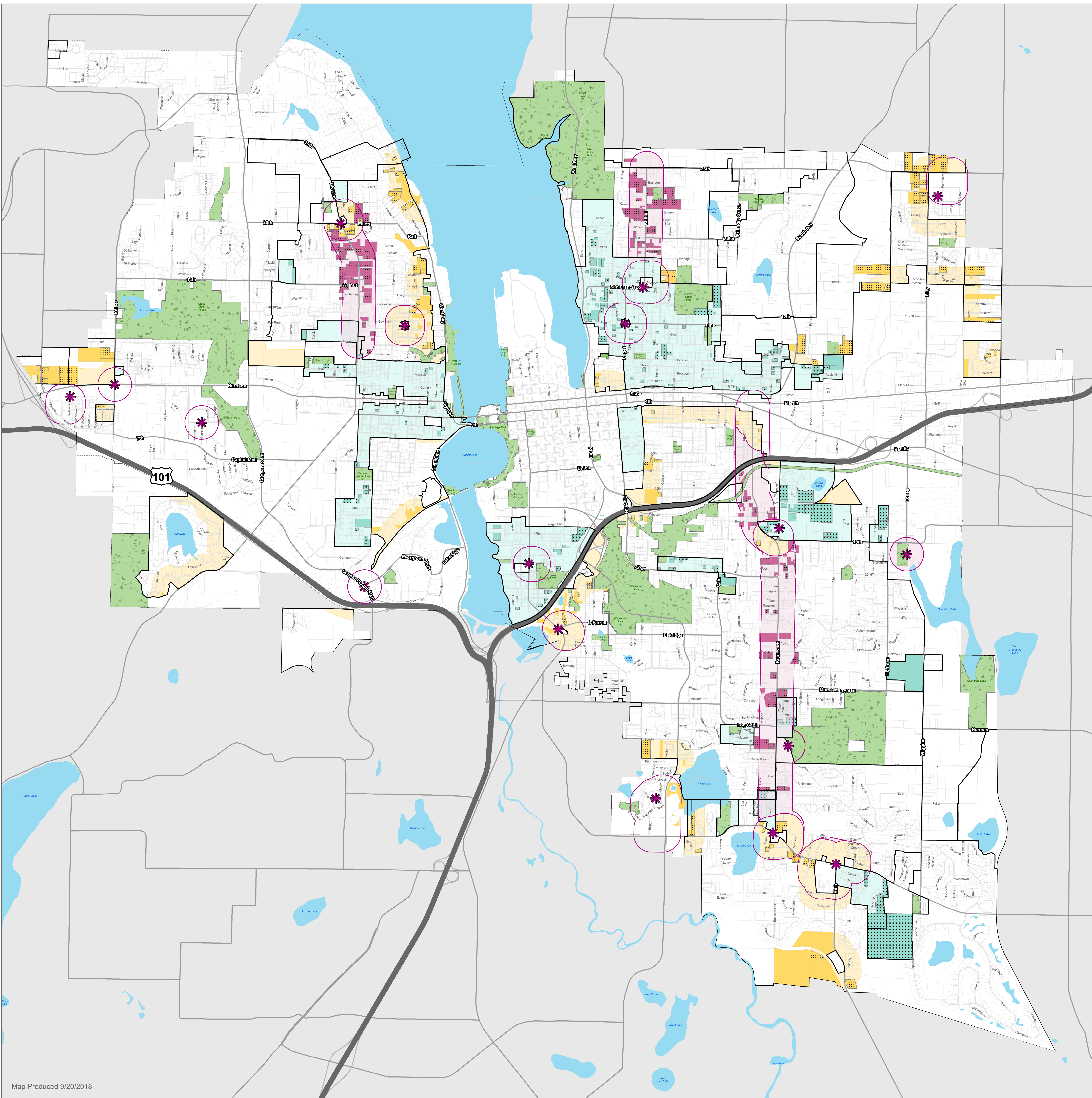
Legend

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

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



1 inch = 1,150 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 Center or Bethel, Boulevard, Division Corridors. 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 selected corridors)</i>	28%	72%	132

Legend

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

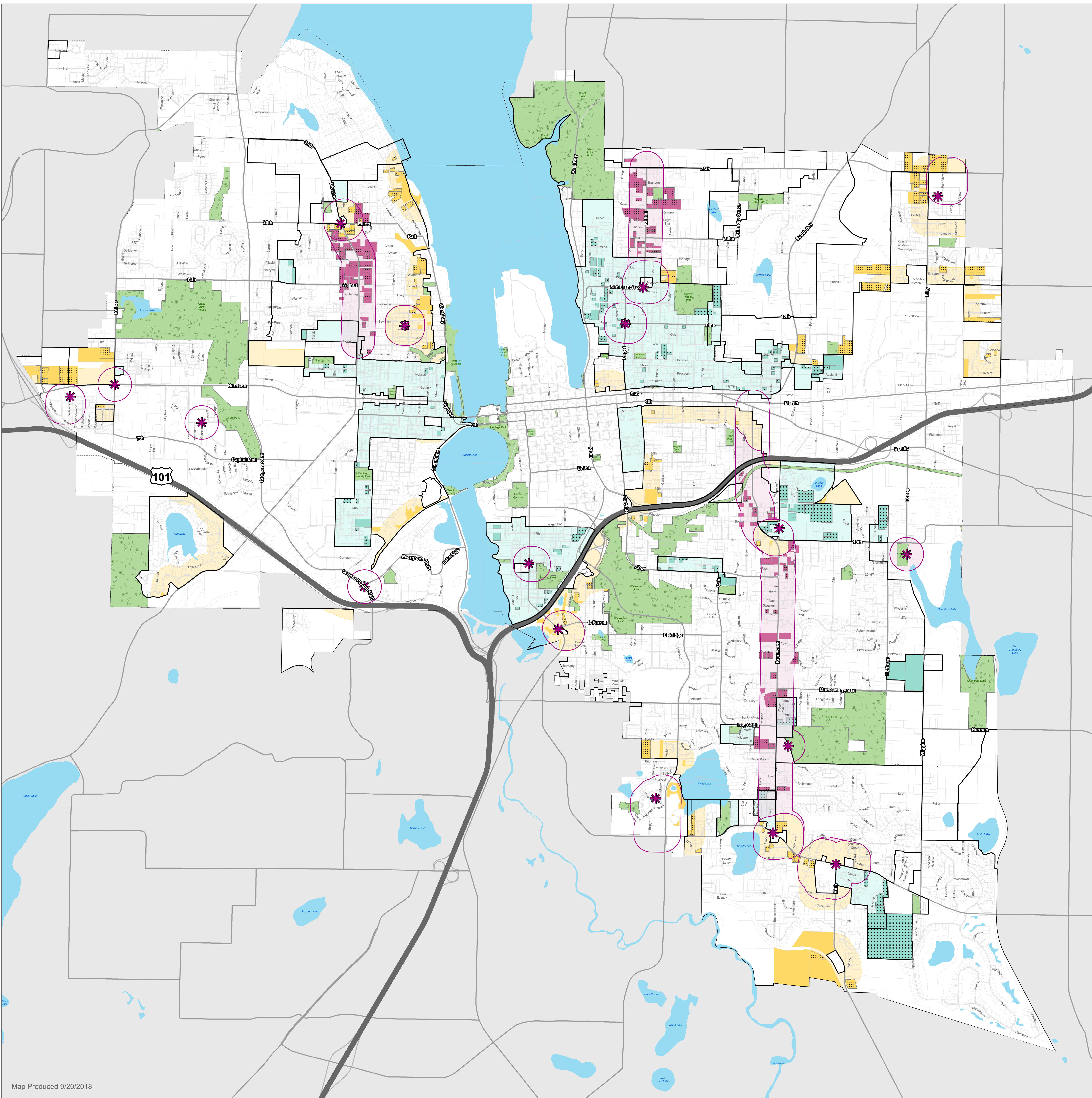
Note: "Residential capacity" is the modeled number of dwelling units that could be built on a parcel given existing development, zoning and development regulations, critical areas, and other assumptions. Capacity does not take into account reductions due to non-residential uses in residential zones (such 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 Center or Bethel, Boulevard, Division Corridors. Only showing parcels not captured within 600' of commercial zoning)</i>	17,500 sf

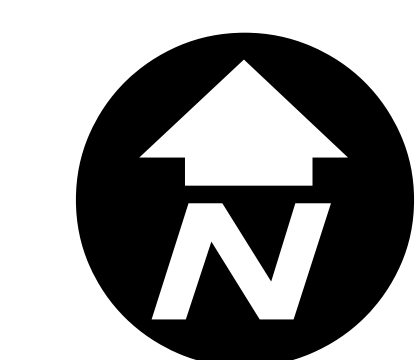
Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

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 selected corridors)</i>	25%	75%	113

Legend

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

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