



'Missing Middle' Housing



www.olympiawa.gov/missingmiddle

Olympia City Council Study Session
August 14, 2018



Tonight's Presentation

1. What is Missing Middle housing?
2. Why is it important?
3. Summary of review process
4. Overview of Planning Commission recommendations



What Is Missing Middle Housing?

“A range of multi-unit or clustered housing types compatible in scale with single-family homes”

- *MissingMiddleHousing.com*

What Is Missing Middle Housing?



Source: MissingMiddleHousing.com



What Is Missing Middle Housing?





What Is Missing Middle Housing?





What Is Missing Middle Housing?





Why Missing Middle Housing?

Allows Olympians:

- More choices of housing types
 - 48.6% one-person or non-family households
 - 21.8% couples with no children
- More options for housing they can afford
 - Can provide income to homeowners so they can remain in their neighborhoods
- A more sustainable city
 - Can grow without expanding into farm and forest lands
 - Has more walkable neighborhoods
 - Increases the viability of small-scale neighborhood businesses
 - Supports transit



Olympia Households

- In 2010, Olympia + urban growth area had about 26,000 housing units:
 - 57% single-family homes
 - 39% multi-family (shared wall) units
 - 4% manufactured homes
 - 50% owner-occupied, 50% rental units
- By 2015, 52% of Olympia households were rentals
- By 2035, an estimated 13,000 additional housing units will be needed



Olympia Comprehensive Plan Policies



















- **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 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.

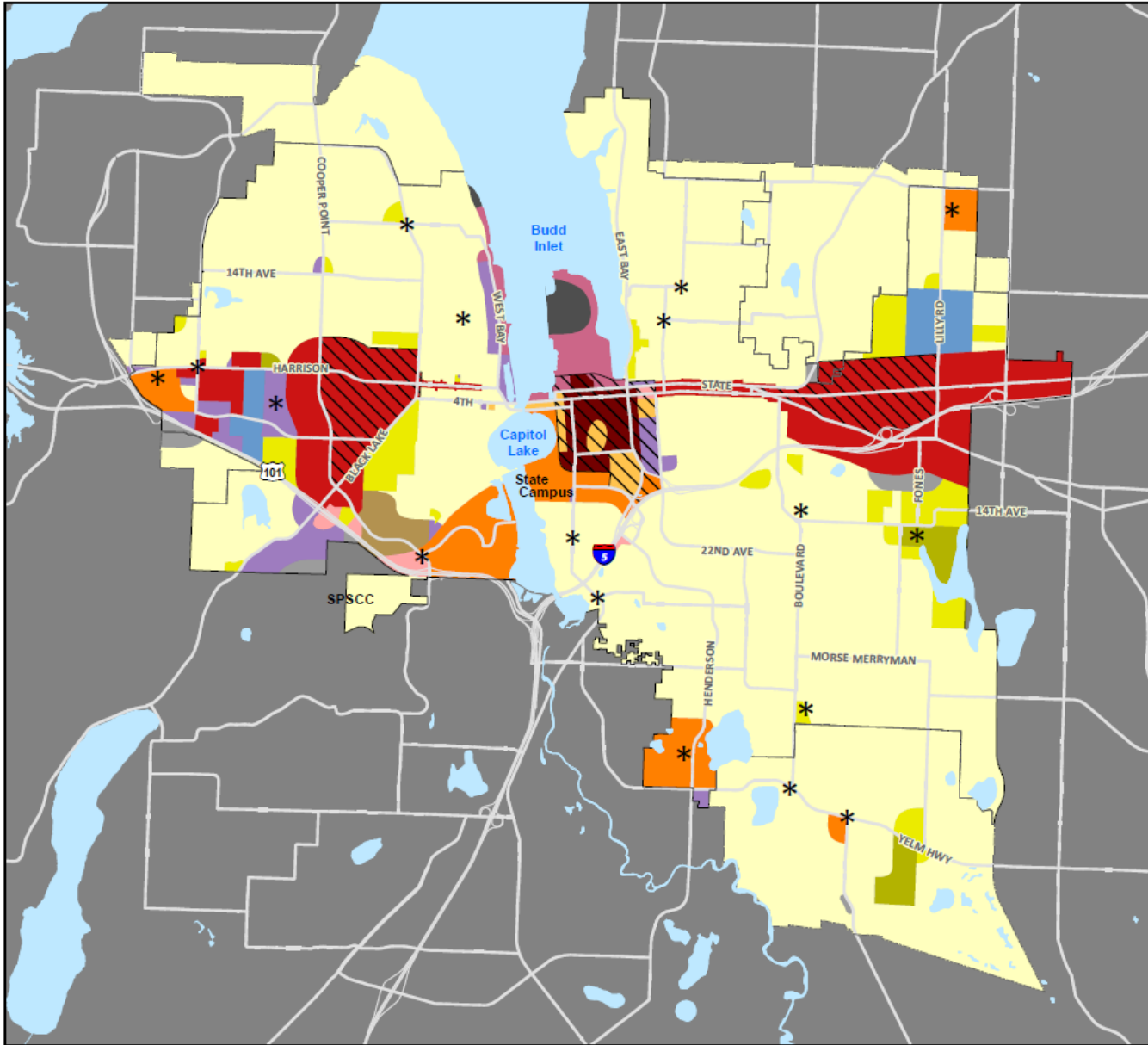
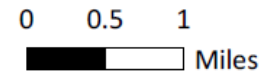
Future Land Use

Publication Date: 10/26/2016

Effective Date: 10/31/2016

Ordinance #7104

-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



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Missing Middle Review Process

Purpose

“Review Olympia’s codes, standards, policies and fees for their impacts on the physical and financial feasibility of building ‘missing middle’ infill housing in areas designated in the Olympia Comprehensive Plan for low-density residential housing.”

- *Missing Middle Work Group Charter*



Missing Middle Housing Analysis

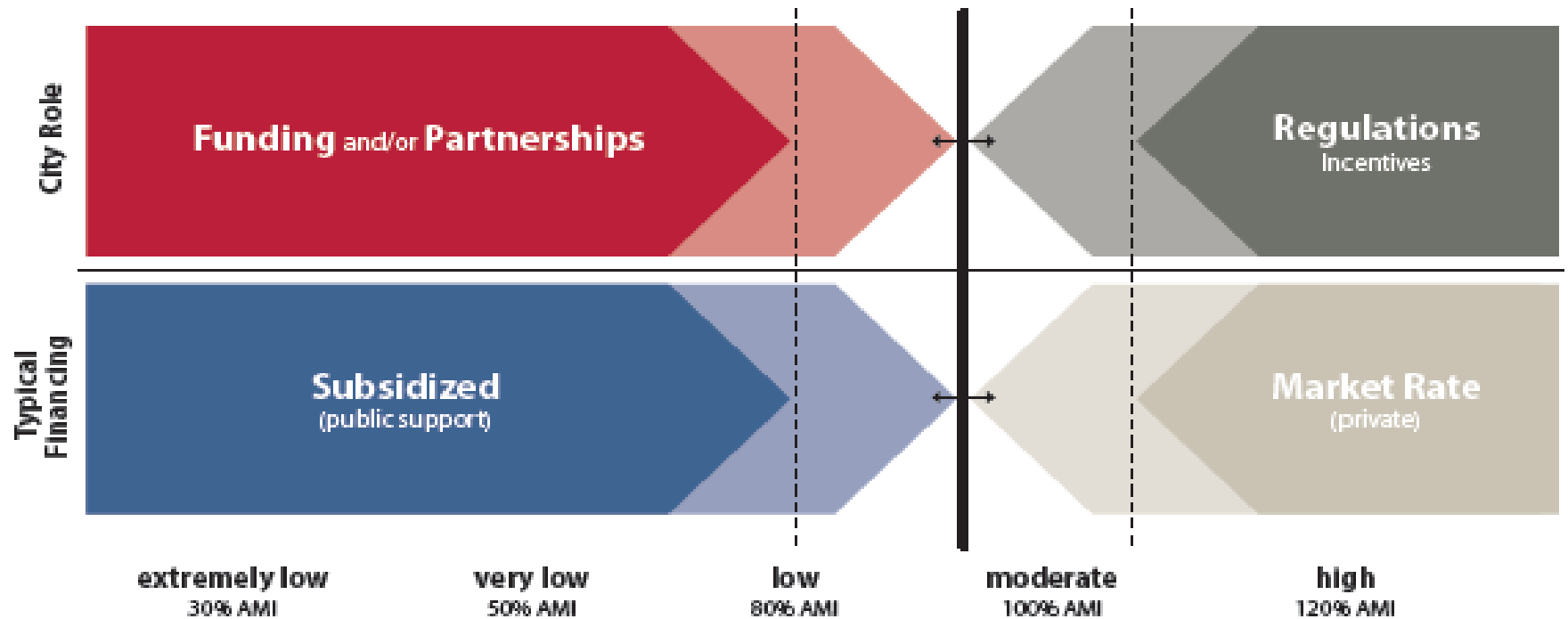
For each type of Missing Middle housing, would a changed approach to each issue increase:

- Affordability?
- Variety of housing types?
- Ability to accommodate future growth?



THE HOUSING CONTINUUM

Local & Regional Policy



Income Level (4-person family) AMI = Area Median Income



Missing Middle Housing Analysis

14 Issue Papers:

- Current Olympia approach and its intent
- Alternative approaches – other cities, ideas from work group, open house, public comments
- Analysis against the three criteria



Public Process

1. 8 Work Group meetings (reviewed 14 issue papers)
2. 4 open houses
3. 2 Question & Answer sessions
4. 2 public surveys
5. 15 Planning Commission meetings (including public hearing)
6. 4 City Council Committee meetings
7. Heritage Commission and Design Review Board meetings
8. 12 individual neighborhood association meetings + 16 Coalition of Neighborhood Association meetings
9. 5 meetings of other community organizations
10. Public display with comment box
11. 24/7 information at olympiawa.gov/missingmiddle with comment since January 2017
12. Regular updates in City E-newsletters and Missing Middle e-mail list

* Additional coverage in The Olympian, radio news reports, and other media



Additional Public Outreach

As directed by Planning Commission:

- Continue monthly articles in e-newsletter and e-mail notices to Missing Middle mailing list
- Notice in Utility Billings mailed to all customers
- City Website – front page “ad”
- Digital marketing at City Hall, Olympia Center and Olympia Maintenance Center
- TCTV Announcements
- Flyers posted on community bulletin boards: SPSCC, Library, Olympia Center, Olympia Food Coop
- Announcements at other City Boards/Commissions
- Public Service Announcements on local radio/media
- Planning Commission-hosted public open house
- Additional updates to FAQ on Missing Middle web page

Draft Recommendations

Some Applicable Regulations NOT Changing

- Design Review
 - N'hood scale & character
 - Building orientation and entries
 - Building modulation/articulation
 - Window patterns, location, design
 - Garage design and placement
 - Materials and colors
 - ADU building design and entries
 - Site design for cottage housing
- Permitted heights, setbacks, lot coverages
- Zoning district density limits
- Stormwater, infrastructure, tree protection requirements





Missing Middle Recommendations

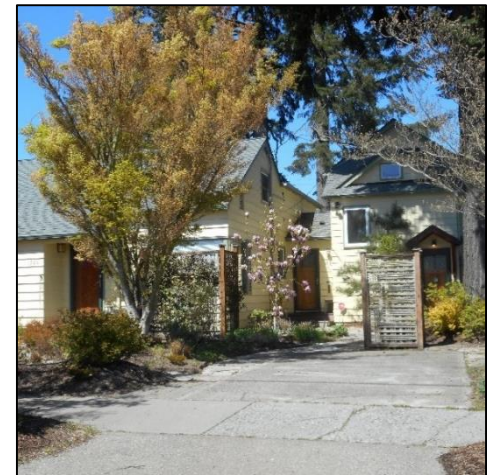
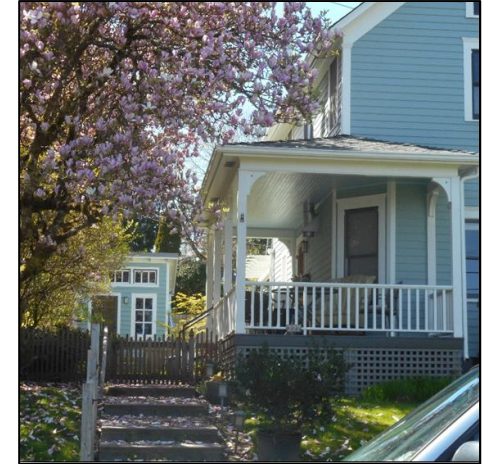
	Current Zoning Housing Types Permitted	Missing Middle Recommendations	
		Housing Types Permitted	Minimum Lot Sizes
R4-8	Single-Family Homes Accessory Dwelling Units Manufactured Homes Cottage housing (including Co-housing) Townhouses	Single-Family Homes Accessory Dwelling Units Manufactured Homes Cottage housing (including Co-housing) Townhouses Duplexes Triplexes & Fourplexes* Courtyard Apartments*	4,000 SF NA 4,000 SF 2,000 SF/unit 2,000 SF min./3,000 SF avg. 7,200 SF 9,600 SF & 13,000 SF 17,500 SF
R6-12	Single-Family Homes Accessory Dwelling Units Manufactured Homes Cottage housing (including Co-housing) Townhouses Duplexes Triplexes & Fourplexes (in limited areas)	Single-Family Homes Accessory Dwelling Units Manufactured Homes Cottage housing (including Co-housing) Townhouses Duplexes Triplexes & Fourplexes Courtyard Apartments Single-Room Occupancies	3,500 SF NA 3,500 SF 2,000 SF/unit 1,600 SF min./2,400 SF avg. 6,000 SF 7,200 SF & 9,600 SF 17,500 SF 17,500 SF

*near transit or commercial services

Black = Permitted by current zoning Blue = Proposed as permitted use

Accessory Dwelling Units

- Detached Accessory Structure Height
Currently: 16 feet / Proposed: 24 feet
- No requirement for third off-street parking space
- Owner not required to live on site
- Any ADU could be up to 800 square feet
 - Currently limited to 66-2/3% of primary structure size, up to 800 sq. ft.
- Allow manufactured homes as ADUs



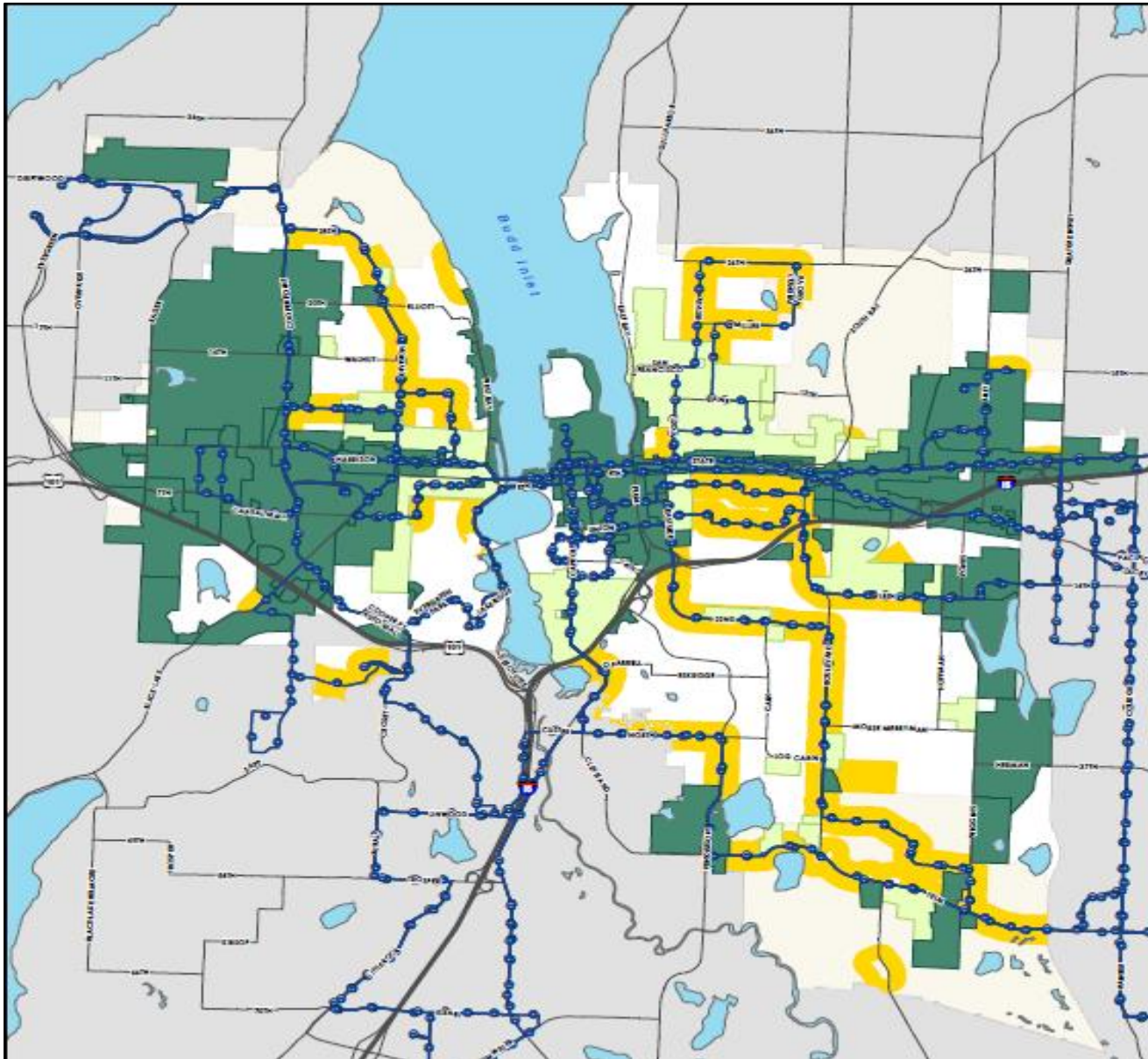
Draft Recommendations

Duplex, Triplex & Fourplex

- Permit in some areas if meet required minimum lot sizes
- Apply same width requirements as single-family homes



Triplex, Fourplex, Courtyard Apts





Triplex, Fourplex, Courtyard Apts

Missing Middle - Residential Capacity

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

***R-4-8* Zones include parcels within 300 feet of transit routes, commercial, industrial, or mixed use zoning (COSC, CS-H, DB, GC, HDC 1-4, I, LI, MS, NR, NV, PO/RM, and UV zones).*

****Parcels intersecting the proposed missing middle allowance areas/zoning were only included if the subject parcel or portion intersecting the allowance areas met the specified minimum lot size for the applicable housing type.*

	Alternative		Proposed Missing Middle Recommendations	
Zoning Code	R-4-8* <i>*within 300' of transit or commercial zoning</i>		R-6-12	
Total Number of Parcels in Zone	3036		4158	
Parcels That Meet Missing Middle Recommended Minimum Lot Sizes by Housing Type				
Triplexes	<i>Minimum Lot Size - 9,600 sq ft</i>		<i>Minimum Lot Size - 7,200 sq ft</i>	
Total	262	8.6%	237	5.7%
- Developed	181	69.1%	135	57.0%
- Vacant	81	30.9%	102	43.0%
Fourplexes	<i>Minimum Lot Size - 13,000 sq ft</i>		<i>Minimum Lot Size - 9,600 sq ft</i>	
Total	227	7.5%	181	4.4%
- Developed	167	73.6%	109	60.2%
- Vacant	60	26.4%	72	39.8%
Courtyard Apartments/Single Room Occupancies	<i>Minimum Lot Size - 17,500 sq ft</i>		<i>Minimum Lot Size - 13,000 sq ft</i>	
Total	192	6.3%	149	3.6%
- Developed	146	76.0%	97	65.1%
- Vacant	46	24.0%	52	34.9%

Draft Recommendations

Cottage Housing

- Increase density bonus from 20% to 50%
- Decrease maximum size of cottages from 1600 sq. ft. to 1250 sq. ft.
- Allow for phasing of construction with an approved master plan
- Allow two units to be attached

Courtyard Apartments

- Permit in some areas if meet minimum lot sizes
- Limit to one story in some areas, two stories in other areas



Draft Recommendations

Townhouses

- Remove requirement for larger setbacks than single-family homes
- Remove limitation of 4 or less units per structure

Single-Room Occupancy Housing

- Allow in limited areas if meet minimum lot sizes, up to two stories
- Allow shared cooking and/or bathroom facilities





Draft Recommendations

Tiny Houses

- Clarify allowed as stand-alone or in small groups as co-housing if meet building codes
- Urge state to adopt Appendix V of new International Building Code

General Recommendations

- Conduct study of City impact fees and sewer hook-up fees - smaller housing types have different impacts?



Proposed Parking Requirements

Housing Type	Current Requirement (per unit)	Proposed Requirement (per unit)
Single Family Residence	2	2
Manufactured Home	2	2
Townhouse, Duplex, Triplex, Fourplex, Cottages, Courtyard Apartments	2	1 <i>(1.5 if on-street parking not available along frontage street)</i>
Accessory Dwelling Unit (Up to 800 sq. ft.)	1	0
Tiny House* (Up to 800 sq. ft.)	2	1
Single Room Occupancy* (per unit)	1	1 per 4 units



Missing Middle Housing-Next Steps

Questions?

www.olympiawa.gov/missingmiddle



TRPC Residential Capacity Assessment

Purpose

Analyze effects of draft Missing Middle zoning code amendments on lands with residential development potential in city limits and Urban Growth Area.

[Note: does not address additional units that may be added to fully-developed lots, such as ADUs or internal conversions of single-family houses to multiple units.]

Background

- Updates baseline land capacity assessment used for regional 'buildable lands study' and population forecasts
- Includes all building activity through 2016 in base data layer



TRPC Residential Capacity Assessment

Three Parts:

1. Assess trends in demolitions of single-family homes between 2000-2016 in Olympia, Lacey and Tumwater
2. Analyze change in housing units based on increased land capacity resulting from draft Missing Middle recommendations
3. Determine effects on schools by applying change in housing units to Olympia School District school service areas



TRPC Residential Capacity Assessment

Key Findings:

1. Proposed changes could increase the capacity for new residential units by 474 to 946 units. Most would be multi-family units.
2. Between 52 and 99 parcels currently containing at least one residence would have added capacity. Of these, 34 were identified as likely to redevelop.
3. Of 210 single-family demolitions between 2000-2016, 6 percent were redeveloped as multi-family structures. The average value of these structures was \$70,000 in today's dollars.
4. Changes in projected students for individual schools ranged between -20 and +50 over the 20-year time period.