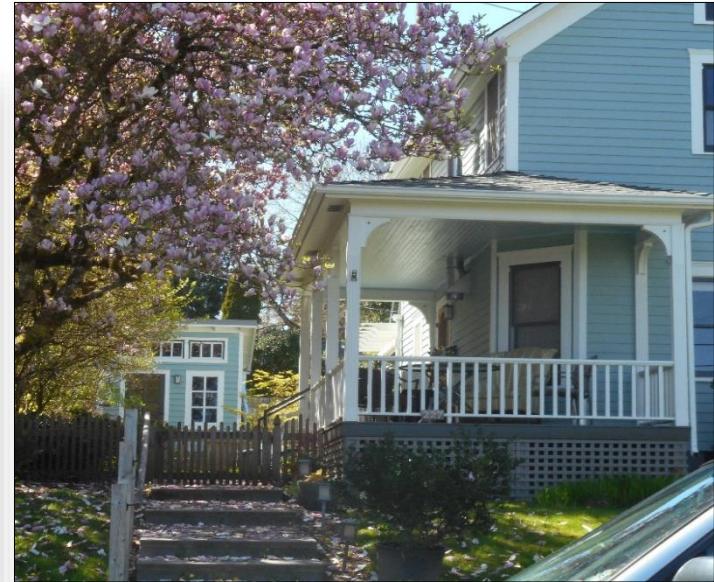




'Missing Middle' Housing

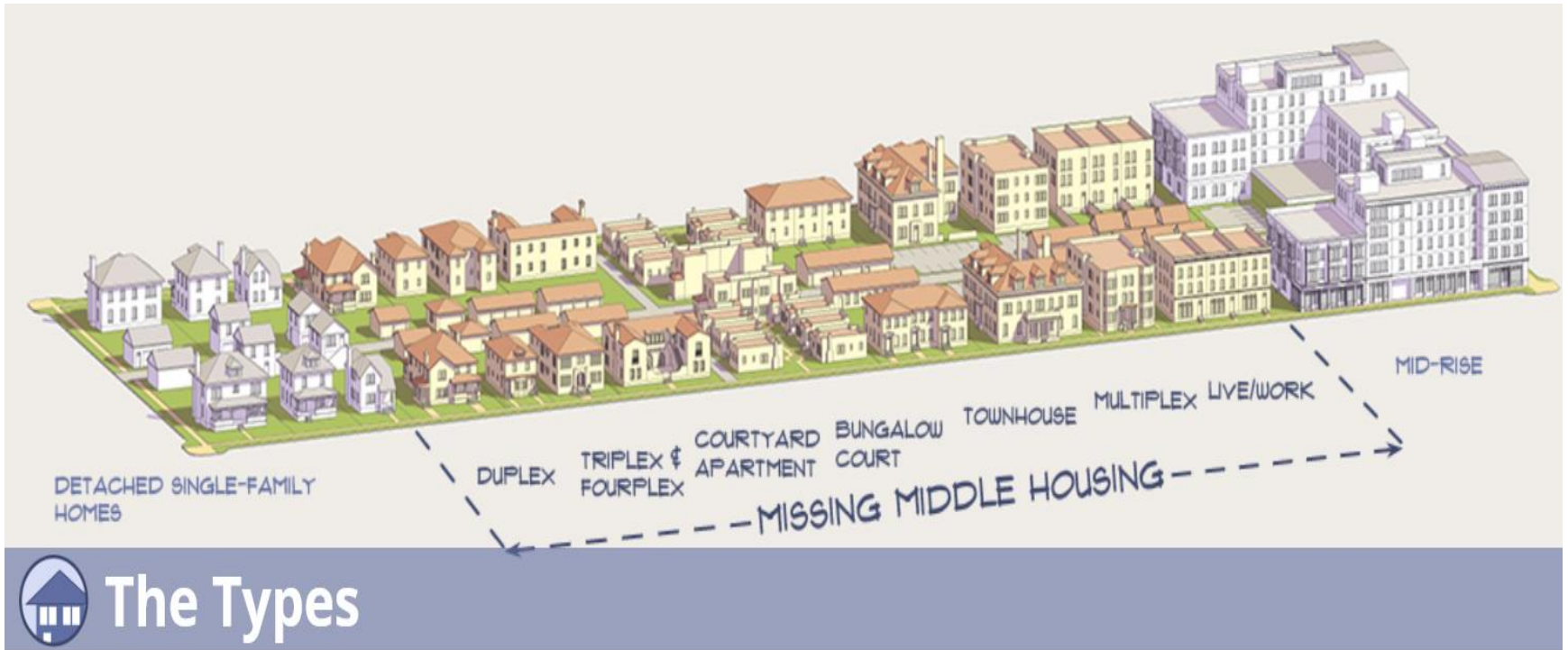


www.olympiawa.gov/missingmiddle

Leonard Bauer, Deputy Director
Community Planning & Development
lbauer@ci.olympia.wa.us

What Is Missing Middle Housing?

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



Source: MissingMiddleHousing.com



What Is Missing Middle Housing?





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 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.

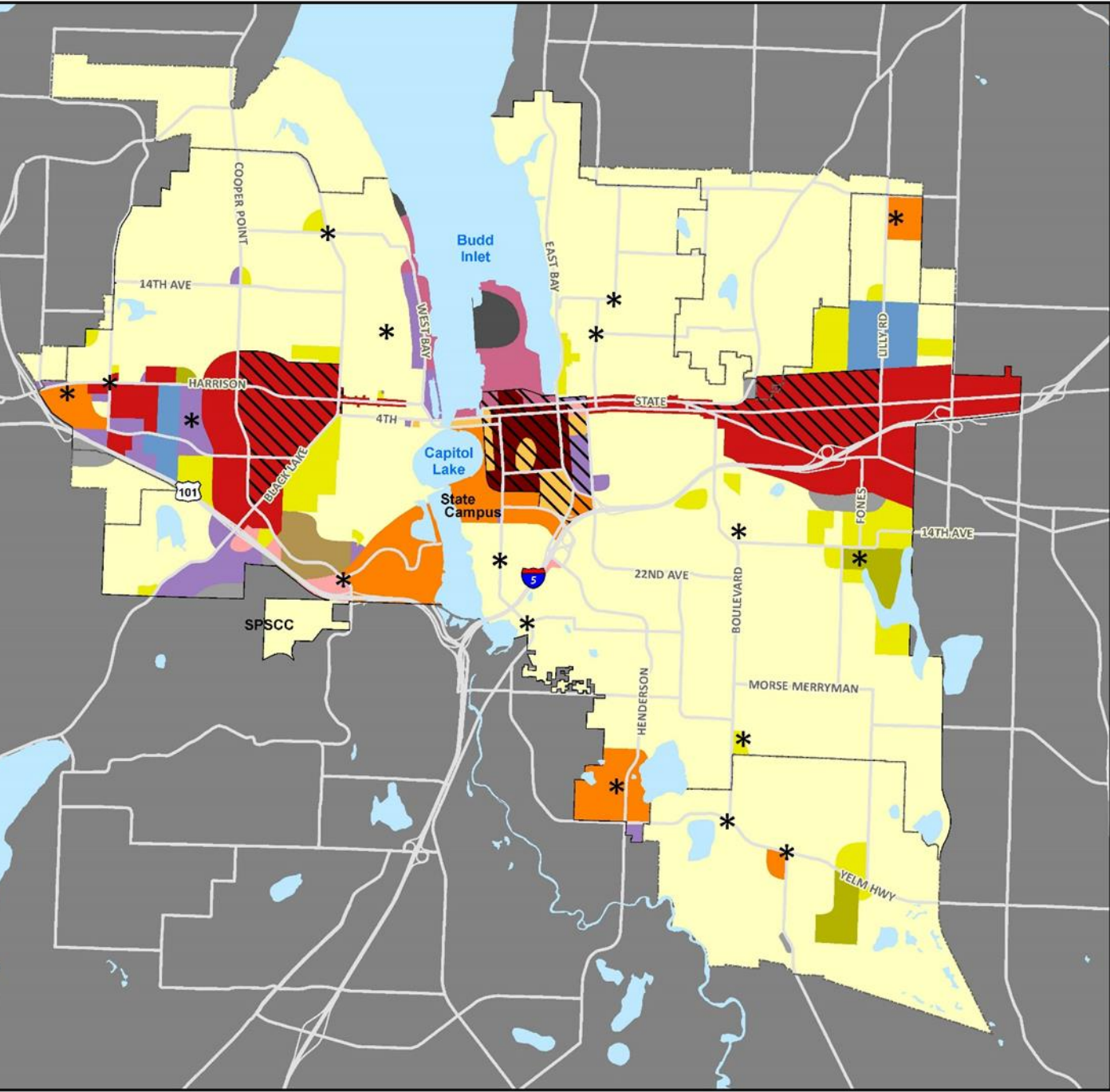
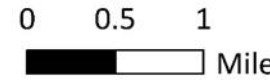
Future Land Use

Publication Date: 10/26/2016

Effective Date:

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



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 herein 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 damage.



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?



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. 7 Planning Commission meetings
6. 4 City Council Committee meetings
7. Heritage Commission and Design Review Board meetings
8. 9 individual neighborhood association meetings + 12 Coalition of Neighborhood Association meetings
9. 4 meetings of other community organizations
10. Public display with comment box
11. 24/7 information at olympiawa.gov/missingmiddle with comment ability (12 months)
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 Directed by Planning Commission

- Continue monthly articles in e-newsletter (over 700 subscribers) and e-mail notices to Missing Middle mailing list (over 260 addresses)
- 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



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

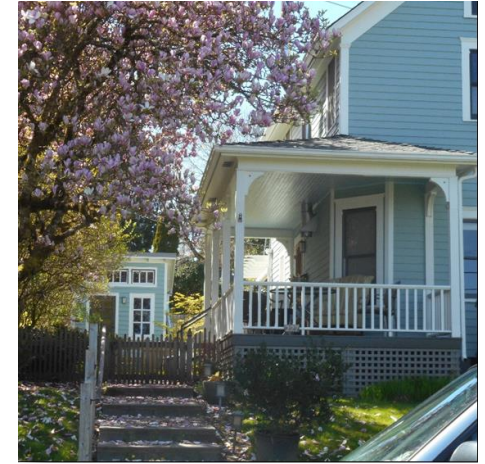
*near transit or commercial services

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.



Triplex, Fourplex, Courtyard Apts

