



Missing Middle Survey Questions

1. ADU's
 - Remove requirement of property owner living on-site?
 - Raise height limit from 16' to 24'?
2. Duplexes, triplexes, fourplexes and courtyard apartments
 - Increase areas where permitted?
3. Cottage housing
 - Increase density bonus from 20% to 50%?
4. Tiny homes
 - Remove requirement for off-street parking space if an ADU?
 - Reduce to one off-street parking space if a primary residence?



Survey Responses - Highlights

- 639 responses (Nov. 15 – 30)
- Highest choice for all questions was “Strongly Agree” (ranging from 37% - 58%)
- Strong majority on all questions responded either “Strongly Agree” or “Somewhat Agree” (ranging from 59% - 79%)
- Among respondents who disagreed, “Strongly Disagree” had significantly greater number of respondents than “Somewhat Disagree”
- “Strongly Disagree” responses greatest (22-23%) regarding property owner not living on-site of ADU and increased areas for triplexes and fourplexes



Preliminary Themes from Comments

- Generally, significant support for all proposals
- Some strong concerns, especially if owner not required to live on-site of ADU, and increasing where triplex/fourplex/courtyard apartments permitted
- Request for more analysis of where MM infill housing would occur and potential impacts – negative and positive - especially traffic, parking and schools
- Need for accompanying infrastructure, especially sidewalks
- Potential disproportional impacts to some neighborhoods, e.g. where more transit routes
- Concern about cost of fire sprinkler systems



Clarifications

- No proposal to increase allowed density in any zoning district
- No changes to height limits in any zoning district (except accessory buildings: 16' to 24')
- Only proposed changes to parking requirements:
 - Remove required off-street space for ADU, and
 - Remove required second space for a tiny home



Missing Middle Housing – Next Steps

- Question & Answer sessions (December 11 5:00 – 6:00 & Dec. 13 Noon – 1:00)
- Planning Commission review (Nov. 2017 – Feb. 2018)
- PC public hearing (tentatively Feb. 26, 2018)
- City Council consideration (approx. March 2018)

www.olympiawa.gov/missingmiddle





'Missing Middle' Housing



www.olympiawa.gov/missingmiddle

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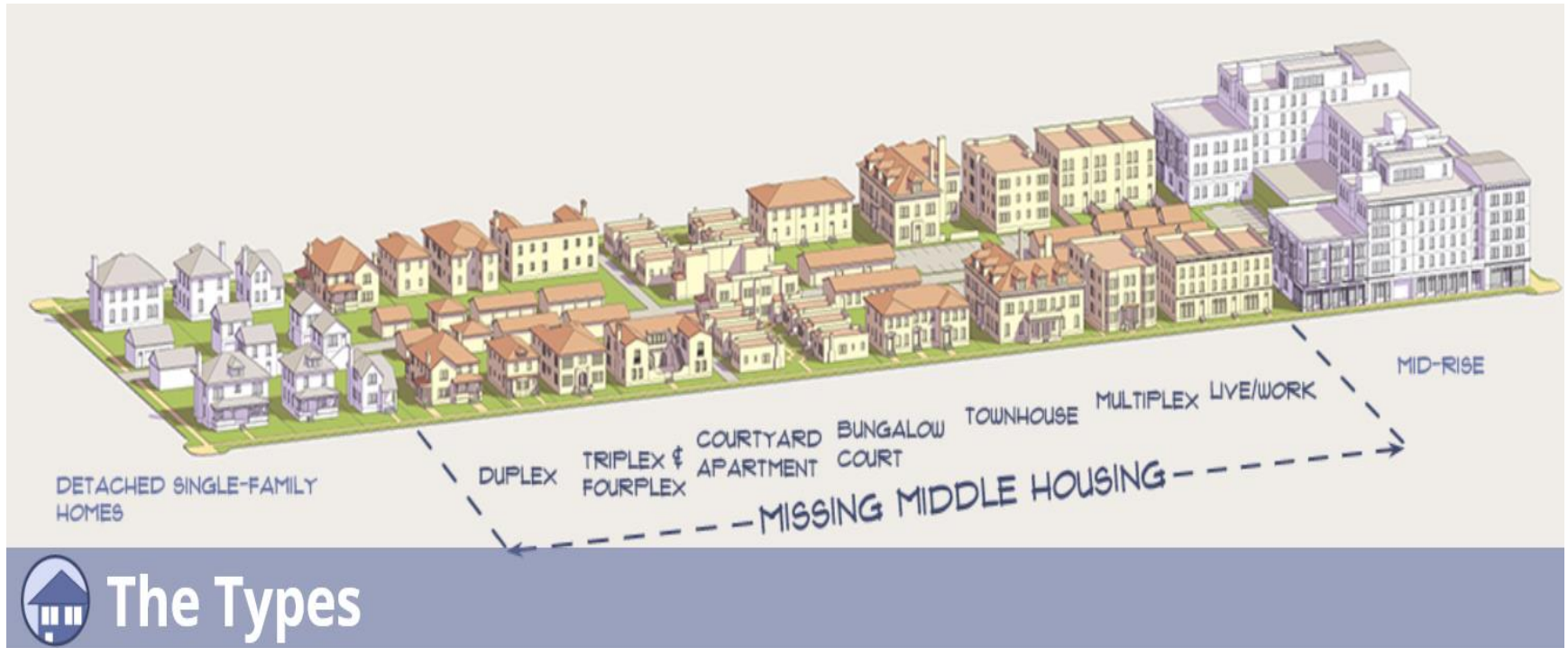


What Is Missing Middle Housing?

“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?

Olympia™



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Why Missing Middle Housing?

- Allows more choices of housing types
- More affordable than traditional single-family homes
- Smaller household/family size trends
- Increase neighborhood density – ‘gently’
 - More walkable neighborhoods
 - Viability of small-scale neighborhood businesses
 - Supports transit
- Can provide income to current homeowners to allow them to remain in neighborhoods



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 Households

In 2010, Olympia averaged 2.2 persons per household (pph)

- Down from 2.5 pph in 1970
- 48.6% were one-person or non-family households
- 21.8% were couples with no children (2-person household)
- Only 14.4% of households were couples with children

Source: *The Profile*, Thurston Regional Planning Council



Olympia Comprehensive Plan

Goal GL 16: The range of housing types and densities are consistent with the community's changing population needs and preferences.

PL 16.2: Adopt zoning that allows a wide variety of compatible housing types and densities.

PL 16.5: 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.

Goal GS 3: Affordable housing is available for all income levels throughout the community.

PS 3.1 Promote a variety of residential densities and housing types so that housing can be available in a broad range of costs.

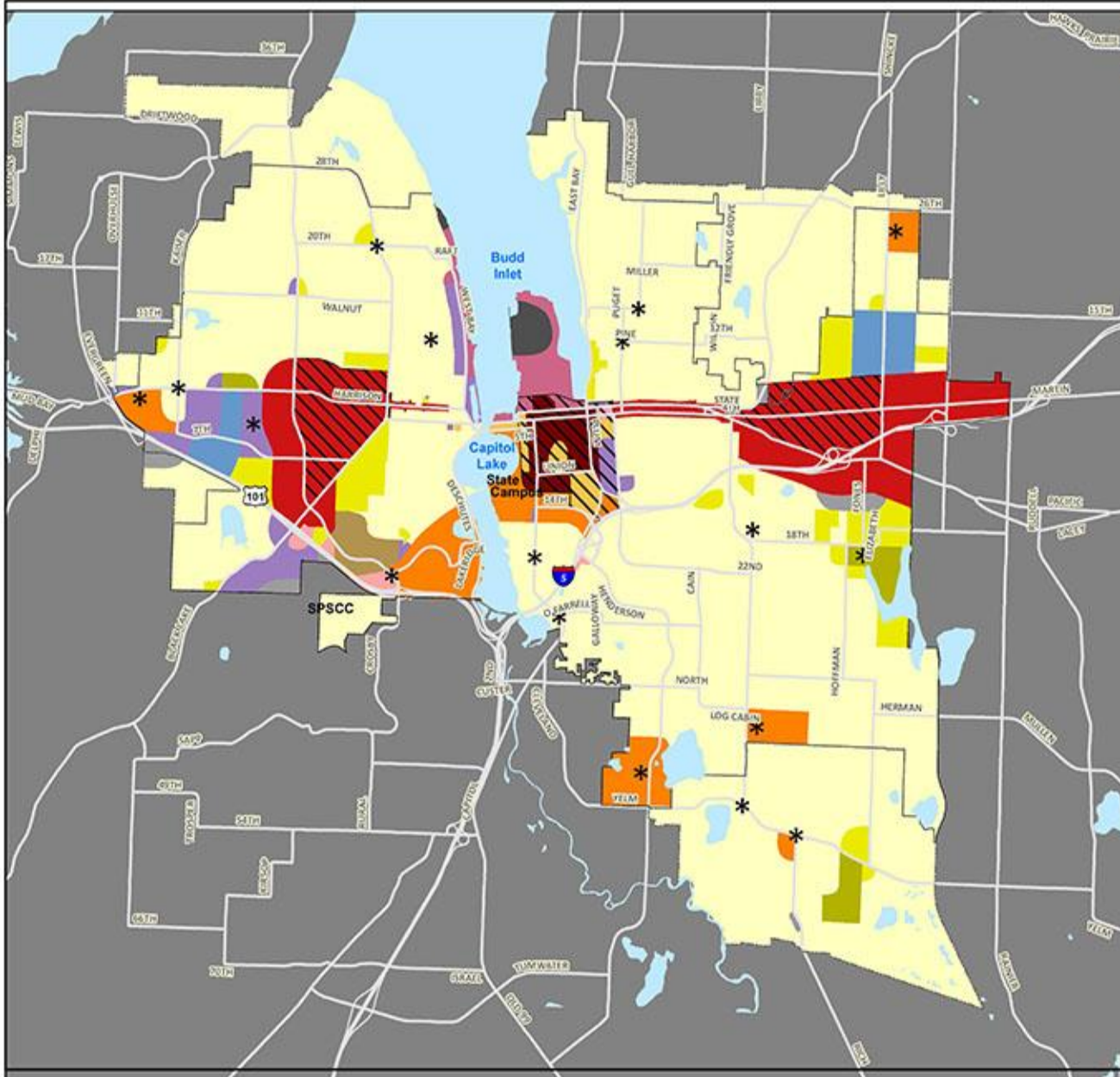
(Note: These goals also include other associated policies; the most applicable to this project are included above).

Future Land Use

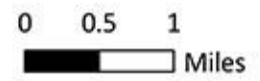
January 1, 2016

Publication Date: 12/17/2015 Effective Date: 1/1/2016

Ordinance #: 6987



-  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 Work Group

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 Issues

Neighborhood Compatibility

- Zoning regulations – where allowed, size and intensity
- Design guidelines
- Off-street parking requirements

Building/Construction

- Tiny homes
- Fire sprinklers
- Permit review fees

Utilities/Transportation

- General Facilities Fees (aka, hook-up fees), impact fees
- Frontage improvements



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?



Missing Middle Housing Analysis

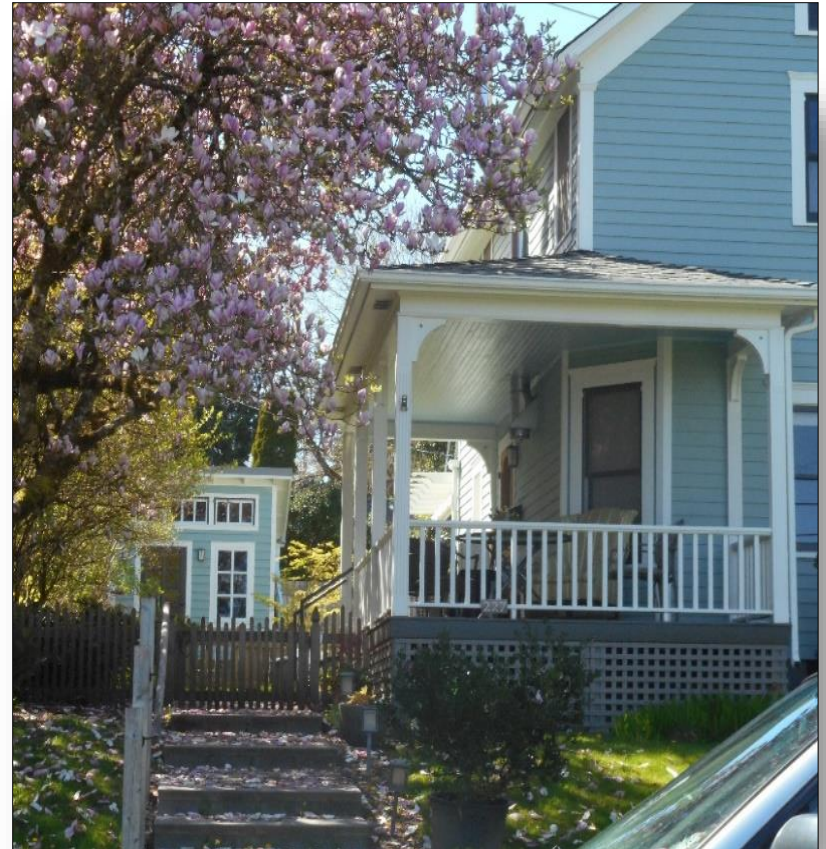
14 Issue Papers:

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

Draft Recommendations

Accessory Dwelling Units (ADUs)

- No longer require owner to live on-site
- For detached ADUs, increase height limit from 16' to 24' to allow above-garage units (retain 35' for primary house and attached ADUs)
- Allow ADUs to be manufactured housing construction
- Remove requirement for additional parking space (2 required for primary house)



Draft Recommendations

Duplex, Triplex & Fourplex

- Permit in some areas if meet zoning density limits (see map)
- Apply same lot size/width requirements as single-family homes
- Apply Infill Housing Design Standards



Draft Recommendations

Cottage Housing

- Increase density bonus from 20% to 50%
- Decrease maximum size of cottages from 1600 s.f. to 1250 s.f.
- Allow for phasing of construction with an approved master plan

Courtyard Apartments

- Permit in some areas if meet zoning density limits (see map)
- Limit to one story in some areas, two stories in other areas
- Apply Infill Housing Design Standards



Draft Recommendations

Townhouses

- Remove requirements for larger setbacks and 4 or less units per structure

Single-Room Occupancy Housing

- Allow in limited areas if meet zoning density limits (see map) up to two stories
- Allow shared cooking and/or bathroom facilities
- Apply Infill Housing Design Standards





Draft Recommendations

Tiny Houses

- Clarify allowed as stand-alone or in small groups as co-housing if meet building codes

General Recommendations

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