Meeting Agenda

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

| Tuesday, May 30, 2017 | 5:30 PM | Capital High School Commons, 2707 Conger Avenue N.W. |

Special Meeting

1.   OPEN HOUSE

1.A   [17-0546](#)   5:30 - 6:30 p.m. Missing Middle Project Open House

Attachments: [Missing Middle Webpage](#)

2.   CALL TO ORDER

3.   ROLL CALL

4.   APPROVAL OF AGENDA

5.   APPROVAL OF MINUTES - None

6.   COMMITTEE BUSINESS

6.A   [17-0410](#)   Downtown Parking Strategy Update

7.   REPORTS AND UPDATES

8.   ADJOURNMENT

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Council Committee meeting, please contact the Council's Secretary at 360.753-8244 at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.

Land Use & Environment Committee

5:30 - 6:30 p.m. Missing Middle Project Open House

Agenda Date: 5/30/2017
Agenda Item Number: 1.A
File Number: 17-0546

Type: information   **Version:** 1   **Status:** In Committee

Title
5:30 - 6:30 p.m. Missing Middle Project Open House

Recommended Action
Committee Recommendation:
No action requested.

City Manager Recommendation:
No action requested.

Report
Issue:
Olympia's Comprehensive Plan sets a goal that affordable housing is available for all income levels throughout the community. It includes several policies to meet that goal. One of the most important is providing a variety of housing types.

Staff Contact:
Assistant Director Leonard Bauer, 360.753.8206

Presenter(s):
Assistant Director Leonard Bauer

Background and Analysis:
Missing Middle Housing refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family homes.

Examples may include duplexes, triplexes, fourplexes, accessory dwelling units, tiny homes, courtyard apartments, townhomes, row houses, and cottage housing.

Missing Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income levels.

Neighborhood/Community Interests (if known):
The community is invited to provide comments and feedback on Missing Middle Housing in Olympia

Options:

n/a

Financial Impact:

n/a

Attachments:

Link to Missing Middle Webpage

City of Olympia | Capital of Washington State

[   ] GO

Missing Middle Housing

feedback

Featured Links

→ Portland ADU Survey Results
→ Missing Middle Presentation to Olympia Planning Commission
→ APA Zoning Practice: Tiny Houses
→ Article: Will the US Design Their Way Out of the Affordable Housing Crisis?
→ missingmiddlehousing.com 🖝
→ Small Backyard Homes: Accessory Dwelling Units (ADUs) 🖝

Navigation

Codes, Plans & Standards
→ Municipal Code
→ Olympia Comprehensive Plan
→ OPD General Orders
→ Plans in Progress

Missing Middle Work Group

Please attend one of the upcoming open houses to provide your comments on Missing Middle Housing in Olympia:

Thursday, May 18 from 5:30 - 6:30 p.m. at Olympia High School Commons

Tuesday, May 30 from 5:30 - 6:30 p.m. at Capital High School Commons

The next meeting of the Missing Middle Work Group will take place Thursday, May 25, from 4:30 - 6:00 p.m. at Olympia City Hall.

Download a copy of our Missing Middle fact sheet

What is Missing Middle Housing?

Missing Middle Housing refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family homes.

Examples may include duplexes, triplexes, fourplexes, accessory dwelling units, tiny homes, courtyard apartments, townhomes, row houses, and cottage housing.

Missing Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income levels.

Missing Middle Housing Project

Olympia's Comprehensive Plan sets a goal that affordable housing is available for all income levels throughout the community. It includes several policies to meet that goal. One of the most important is providing a variety of housing types.

Comprehensive Plan policies related to Missing Middle housing

- **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 by 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.

The Missing Middle Project will carry out these goals and policies. During this project, we will look at:

- How much missing middle housing currently exists in Olympia
- How much more will be needed to accommodate future population growth affordably
- Olympia's regulations and fees and how they may be impacting property owners'

Action Plan
PUTTING OUR COMPREHENSIVE PLAN INTO ACTION

Comprehensive Plan
OUR COMMUNITY'S GUIDE FOR THE FUTURE

2010 Parks Plan
LEARN MORE ABOUT THE VISION FOR PARKS, ARTS, AND RECREATION

City Calendar

05/11 - 6:00 p.m.
Olympia Arts Commission
05/11 - 6:00 p.m.
MEETING CANCELLED Parking Business Improvement Area (PBIA)
05/11 - 6:30 p.m.
Design Review Board
05/13 - 10:00 a.m.
Grass Lake Nature Park Volunteer Work Party
05/15 - 6:30 p.m.
Olympia Planning Commission Meeting

→ View full calendar...

City Updates

MISSING MIDDLE HOUSING. Missing Middle housing can provide more affordable housing options for many residents. Learn what the City is doing to better provide for Missing Middle housing in Olympia. Attend an Open House on either May 18 (Olympia High) or May 30 (Capital High), both from 5:30 - 6:30 p.m. More...

GATEWAYS PUBLIC ART. Learn more about our plan to add public art at 8 gateways locations around Olympia and take a survey to tell us what types of art should be considered. More...

DOWNTOWN STRATEGY UPDATE. Olympia's Downtown Strategy was adopted on April 25. View the document now on our Downtown Strategy page.

2017 WATER QUALITY REPORT. The City's annual water quality report is now available and shows that Olympia meets all State and Federal drinking water standards. More...

SANCTUARY CITY. Read Mayor Selby's statement on Olympia's commitment to remain a Sanctuary City in the face of increased pressure. More...

2017 ADOPTED OPERATING BUDGET. The 2017 Adopted

decisions on whether to build missing middle housing

- How additional missing middle housing can be added in a way that is compatible with existing neighborhoods

Project Timeline

The Missing Middle Project is scheduled to be completed in late 2017. A special work group is providing expertise to help guide the process through the following steps:

1. Research Existing Conditions - COMPLETE

We will determine how much of each missing middle housing type is in Olympia, and where they are located

- Existing Missing Middle Housing By Housing Type
- Available Buildable Lands for Each Missing Middle Housing Type

2. Analyze Existing Conditions and Identify Key Issues

We will analyze how much opportunity there is for additional missing middle housing, and what the key issues are that may be creating impediments.

3. Review Existing Codes, Fees and Standards for Potential Impacts

We will review what kind of impact the city's requirements have on potential additional missing middle housing.

4. Analyze Potential Changes to Codes, Fees and Standards

We will examine the original reason for those requirements, and look at the tradeoffs of potential changes to those requirements to better enable construction of missing middle housing.

5. Public Outreach and Community Conversation

Public outreach will occur throughout the process, but there will be extra opportunities during this time period to get public feedback on potential changes to codes, fees and standards.

- Public Involvement Schedule
- Missing Middle Work Group Charter
- Missing Middle Work Group Membership

Missing Middle Work Group Notes

- March 14, 2017 Meeting
- April 27, 2017 Meeting

6. Draft Implementing Ordinances or Policies

We will draft the actual text changes to city codes to carry out the recommendations emerging from this project.

7. Public Review and Adoption Process

This is the formal process for adoption of changes to city codes. It will include review by the Olympia Planning Commission, at least one public hearing, and final action by the Olympia City Council.

Questions?

Contact Leonard Bauer at 360.753.8206 or missingmiddle@ci.olympia.wa.us.

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Land Use & Environment Committee

Downtown Parking Strategy Update

Agenda Date: 5/30/2017
Agenda Item Number: 6.A
File Number: 17-0410

Type: information   **Version:** 1   **Status:** In Committee

Title
Downtown Parking Strategy Update

Recommended Action
Committee Recommendation:
Not referred to a committee

City Manager Recommendation:
Receive the update. Briefing only; No action requested.

Report
Issue:
Whether to receive a status update on the Downtown Parking Strategy

Staff Contact:
Debbie Sullivan, Deputy Public Works Director, 360.753.8277

Presenter:
Debbie Sullivan, Deputy Public Works Director

Background and Analysis:
The City is in the process of updating the 2007 Downtown Parking Strategy to evaluate the most effective way to manage parking now and into the future. To inform the strategy, the City conducted an online survey to evaluate how users experience parking in Downtown Olympia. Over 2,000 people responded to the online survey. Concurrently, the City conducted confidential stakeholder interviews with key businesses, non-profits, and other users to gauge their opinion on parking issues and potential solutions.

Staff will present the findings of the survey and stakeholder interviews. Staff will also update the Committee on the data being collected for the on-street and off-street parking inventory and how it will be used to analyzed.

Neighborhood/Community Interests:
How parking is managed now and into the future will be key to implementing the Downtown Strategy. This project continues to have a large amount of community interest.

Options:
N/A

Financial Impact:
None at this time.

Attachments:
None