



Meeting Agenda

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, October 4, 2018

5:30 PM

Room 207

Special Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT

(Estimated Time: 0-15 Minutes)

During this portion of the meeting, citizens may address the Committee for up to three (3) minutes regarding the Committee's business meeting topics.

5. APPROVAL OF MINUTES - None

6. COMMITTEE BUSINESS

6.A [18-0940](#) Missing Middle Housing Recommendation Revisions

Attachments: [LUEC Alternative 1](#)

[LUEC Alternative 2](#)

[Missing Middle web page](#)

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 Executive Assistant 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

Missing Middle Housing Recommendation Revisions

Agenda Date: 10/4/2018
Agenda Item Number: 6.A
File Number: 18-0940

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

Title

Missing Middle Housing Recommendation Revisions

Recommended Action

Committee Recommendation:

Council referred this topic to the Land Use and Environment Committee to recommend revisions to the Planning Commission's recommendation of an ordinance to address Missing Middle housing, as shown in attached recommending revisions document and text provided by staff.

City Manager Recommendation:

Recommend revisions to the Planning Commission's recommendation of an ordinance to address Missing Middle housing.

Report

Issue:

Whether to revise the ordinance recommended by the Planning Commission related to:

1. Defining on-street parking when considered in combination with off-street parking requirements
2. Whether to limit the number of townhouse units in a single structure
3. Which portions of the R4-8 zoning district are appropriate to permit triplexes, fourplexes and courtyard apartments, particularly in relation to transit routes, commercial zoning, and neighborhood centers.

Staff Contact:

Leonard Bauer, Deputy Director, Community Planning & Development, 360.753.8206

Presenter(s):

Leonard Bauer, Deputy Director, Community Planning & Development

Background and Analysis:

The Missing Middle Housing analysis was initiated to implement several policies of the Olympia Comprehensive Plan, as listed on the Missing Middle web page on the City's website (see attached link). The Missing Middle web page contains detailed information on the entire Missing Middle review process, public outreach, draft staff recommendations, written public comments to the Planning

Commission, and the Determination of Non-Significance issued February 27, 2018, under the State Environmental Policy Act. It also contains the Planning Commission recommendations, including a draft ordinance.

At its September 11, 2018 meeting, the City Council considered the Planning Commission's recommendations. Two of the 43 total recommendations were referred to the Land Use and Environment Committee (LUEC) for further work: 1) a proposal to delete the current provision limiting townhouse structures to no more than four units, and 2) proposed changes to the R4-8 zoning district to permit triplexes, fourplexes and courtyard apartments near transit routes and commercial zoning districts. Also, the Council directed staff to clarify language regarding when on-street parking may be considered in combination with off-street parking requirements for missing middle housing.

The LUEC held an initial discussion of the two referred issues at its September 20 meeting, and directed staff to provide analysis for its review of the following revisions:

- 1) Allow structures of more than four townhouses but require review by the Design Review Board;
- 2) Permit triplexes, fourplexes and courtyard apartments in the R4-8 zoning district within 600 feet of commercial zoning, neighborhood center zoning, and major collector streets that serve as transit routes (see attached "Alternate 2" for results of this analysis);
- 3) Definition of on-street parking spaces that, when available, allow for a .5-space reduction in off-street parking requirements.

Staff will provide draft language to implement Number 1 and Number 3 above at the Committee's meeting.

Neighborhood/Community Interests (if known):

The Missing Middle Housing Analysis has garnered significant community and neighborhood interest. There is a large e-mail list of interested parties, and the Coalition of Neighborhood Associations has had regular briefings and discussions monthly during 2017 and 2018. Staff have provided updates and taken comment at numerous meetings with neighborhood associations and other organizations. Written comments received by the Planning Commission are posted on the Missing Middle web page. The City Council has received extensive written comments on the Planning Commission recommendations.

Options:

1. Recommend revisions to the Planning Commission's recommendation of an ordinance to address Missing Middle housing, as shown in Attachments provided by staff.
2. Direct staff to draft alternative revisions to the Planning Commission's recommendation.
3. Recommend adoption of the Planning Commission's recommendations.
4. Recommend the Planning Commission's recommendations not be adopted.

Financial Impact:

The Missing Middle analysis was included as part of the adopted City budget. Draft recommendations may have long-term impacts to property tax revenues and infrastructure expenditures for the City.

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

Attachments:

Recommended revisions - Alternative 1

Recommended revisions - Alternative 2

Missing Middle web page

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			
	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		
	Minimum Lot Size	9,600 sqft.		13,000 sqft.		17,500 sqft.		TOTAL		TOTAL				
R-4-8	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

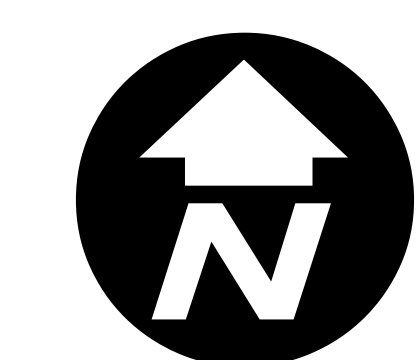
Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

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

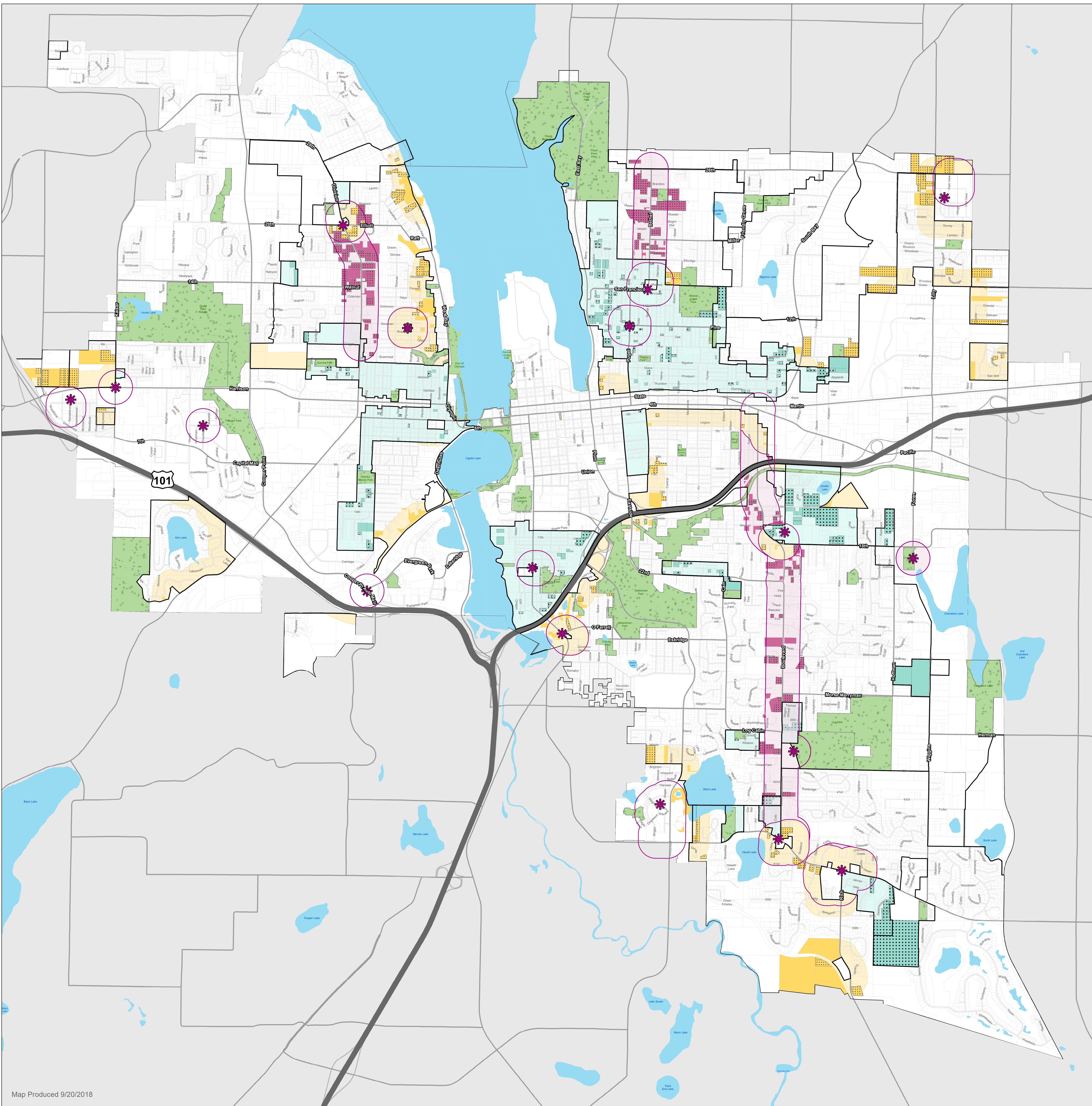
Legend

- 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

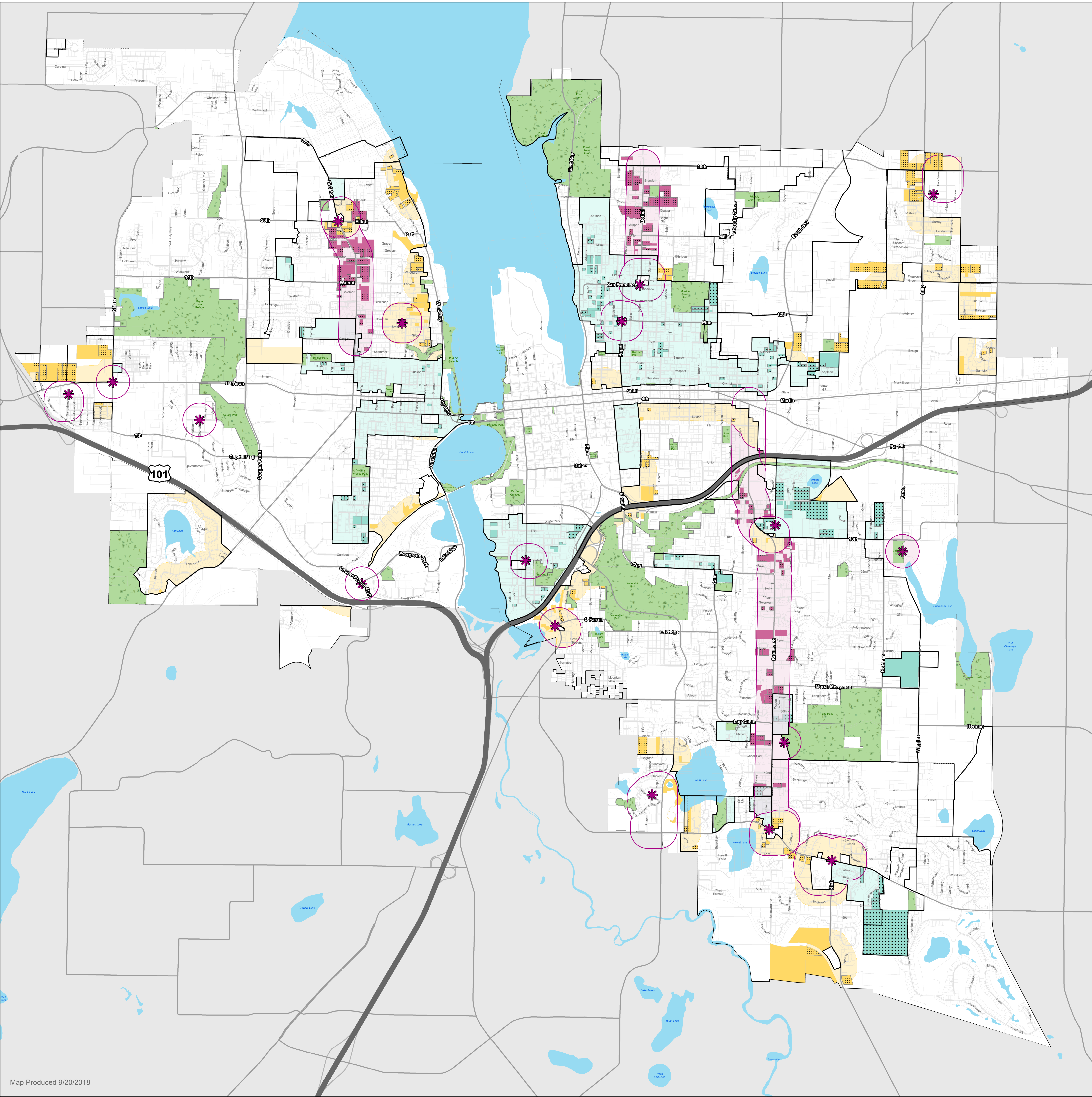
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"Missing Middle" Residential Capacity Analysis


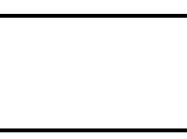




Courtyard Apartments: Minimum Lot Size Requirements

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

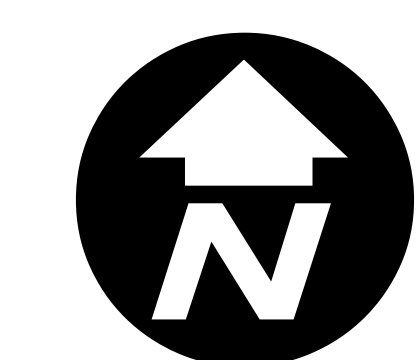
Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

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

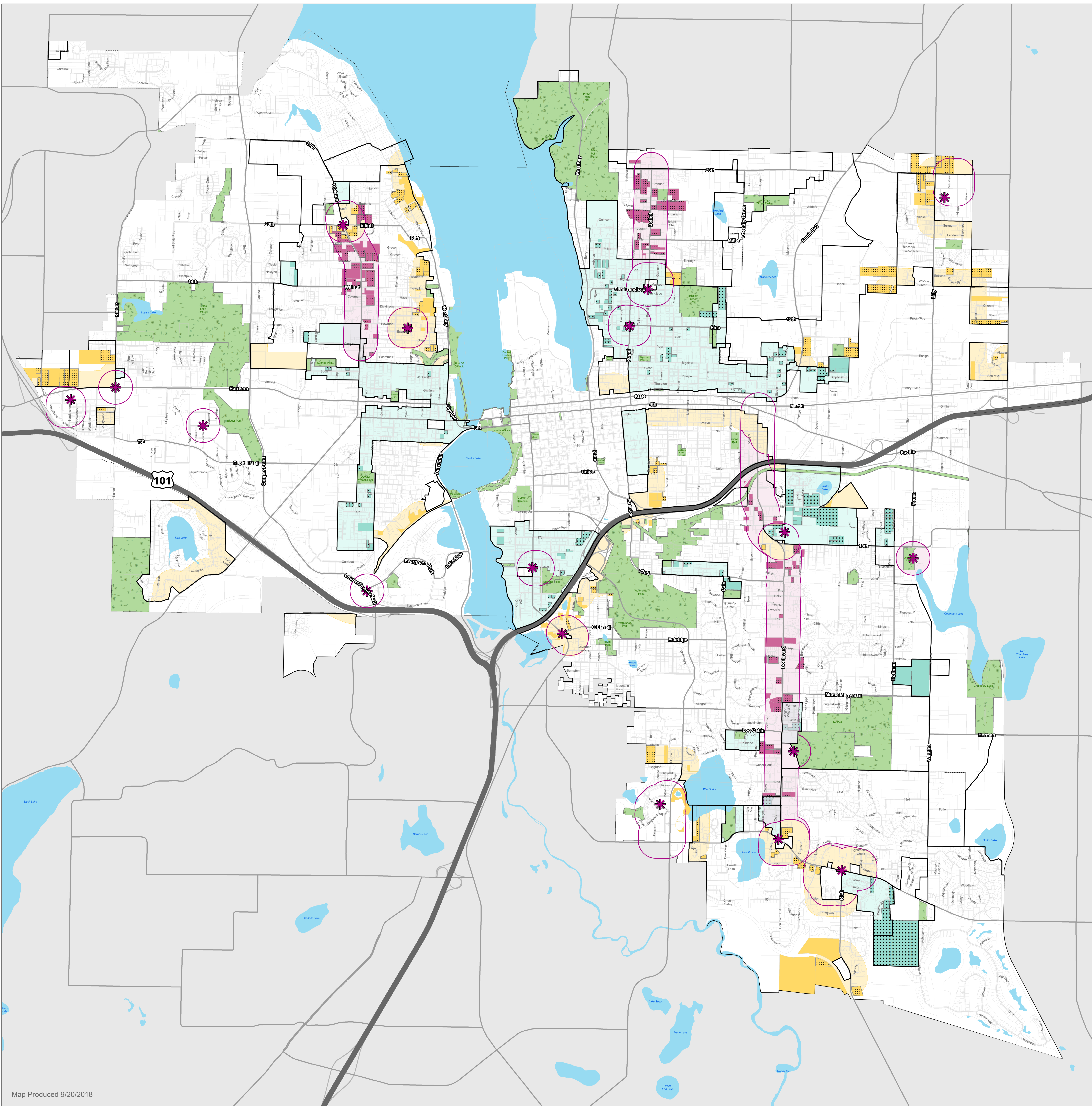
Legend

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

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Land Use and Environment Committee Recommendations

Zoning Designation	Missing Middle <small>Update (Sept. 2018)</small>				Triplexes			Fourplexes			Courtyard Apartments		
	R-6-12	Minimum Lot Size			Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL
		13,000 sqft.			101 (42%)	138 (58%)	239	75 (40%)	115 (60%)	190	51 (32%)	109 (68%)	160
		Parcels with Additional Capacity Under Missing Middle											
R-4-8	Minimum Lot Size			Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	
	9,600 sqft.			69 (41%)	98 (59%)	167	57 (37%)	96 (63%)	153	46 (35%)	87 (65%)	133	
Parcels within 600' of Commercial Zones <small>(COSC, CS-H, DB, GC, HDC 1-4, I, LI, MS, NR, NV, PO/RM, PUD, and UV)</small>													
R-4-8	Minimum Lot Size			Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	
	9,600 sqft.			92 (37%)	160 (63%)	252	72 (31%)	157 (69%)	229	57 (28%)	147 (72%)	204	
Parcels within 600' of Neighborhood Centers or Major Collector Streets with Transit <small>only counting parcels not captured above in 600' buffer from commercial zoning . Only major collector streets with bus routes were included.</small>													
TOTAL	R-4-8 COMBINED TOTAL:			Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	
Parcels within 600' of commercial zones, neighborhood centers, and major collector streets with public transit.			161 (38%)	258 (62%)	419	129 (34%)	253 (36%)	382	103 (31%)	234 (69%)	337		

**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.*

Previous Missing Middle Recommendations

R-4-8	Missing Middle <small>Previous Recommendations</small>				Triplexes			Fourplexes			Courtyard Apartments		
	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	Vacant	Redevelopable	TOTAL	
	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		

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"Missing Middle" Residential Capacity Analysis

Triplex: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
R-6-12	7,200 sf
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R-4-8* 600ft Buffer <i>(within 600' of Neighborhood Centers or Major Collector streets with transit. 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%	167
R-4-8* 600ft <i>(neighborhood centers and major collectors with a transit route)</i>	37%	63%	252

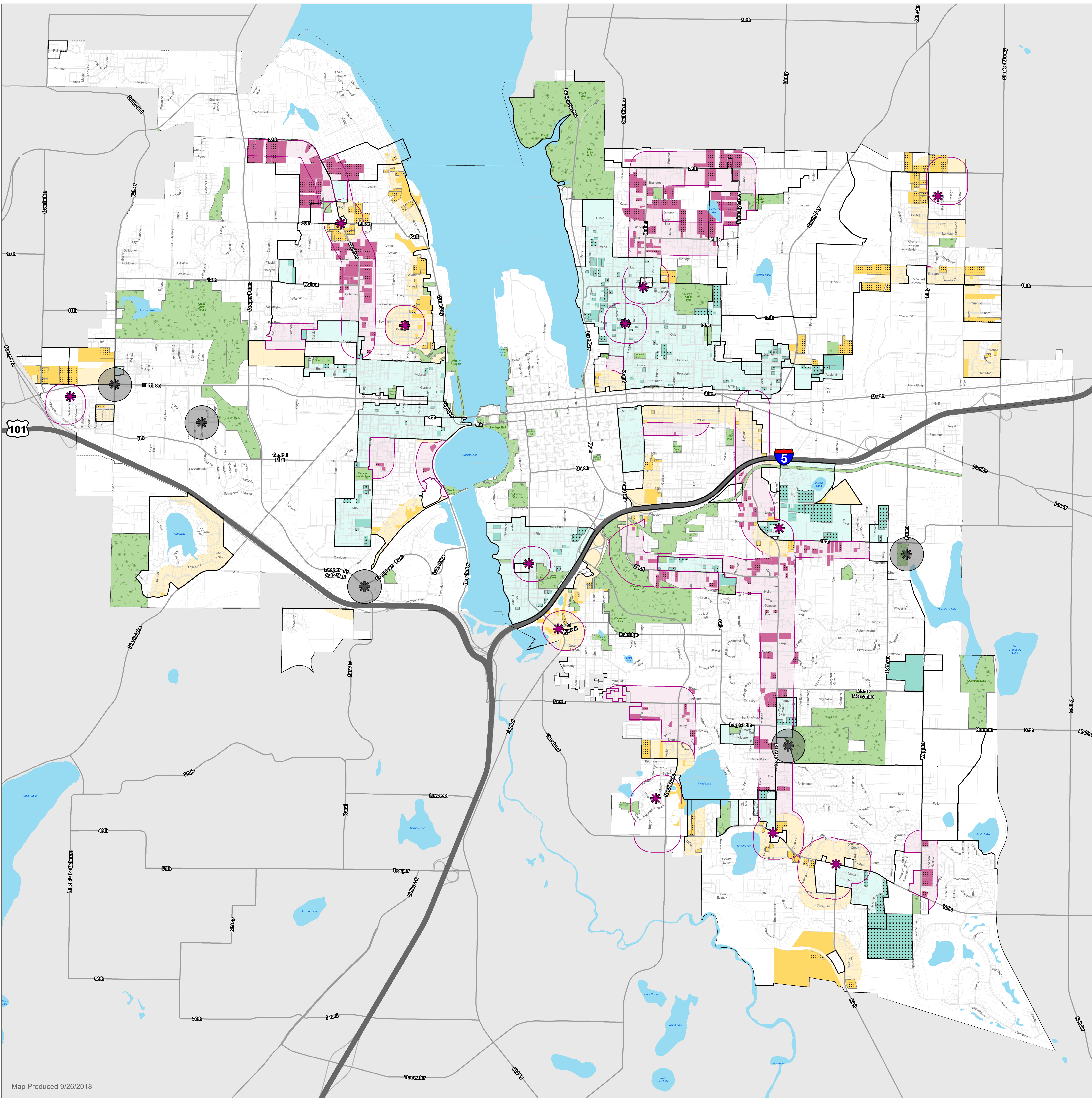
Legend

- Neighborhood Center (with Underlying Zoning)
- Neighborhood Center (No Underlying Zoning)
- City Limits
- City UGA
- Parcels
- 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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Fourplex: Minimum Lot Size Requirements

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R-4-8* 600ft Buffer <i>(within 600' of Neighborhood Centers or Major Collector streets with transit. Only showing parcels not captured within 600' of commercial zoning)</i>	13,000 sf

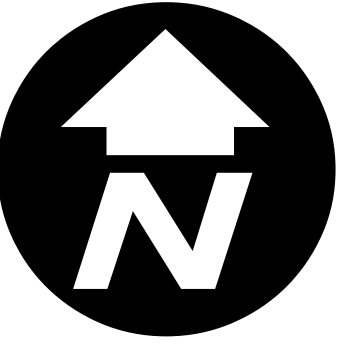
Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

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 major collectors with a transit route)</i>	31%	69%	229

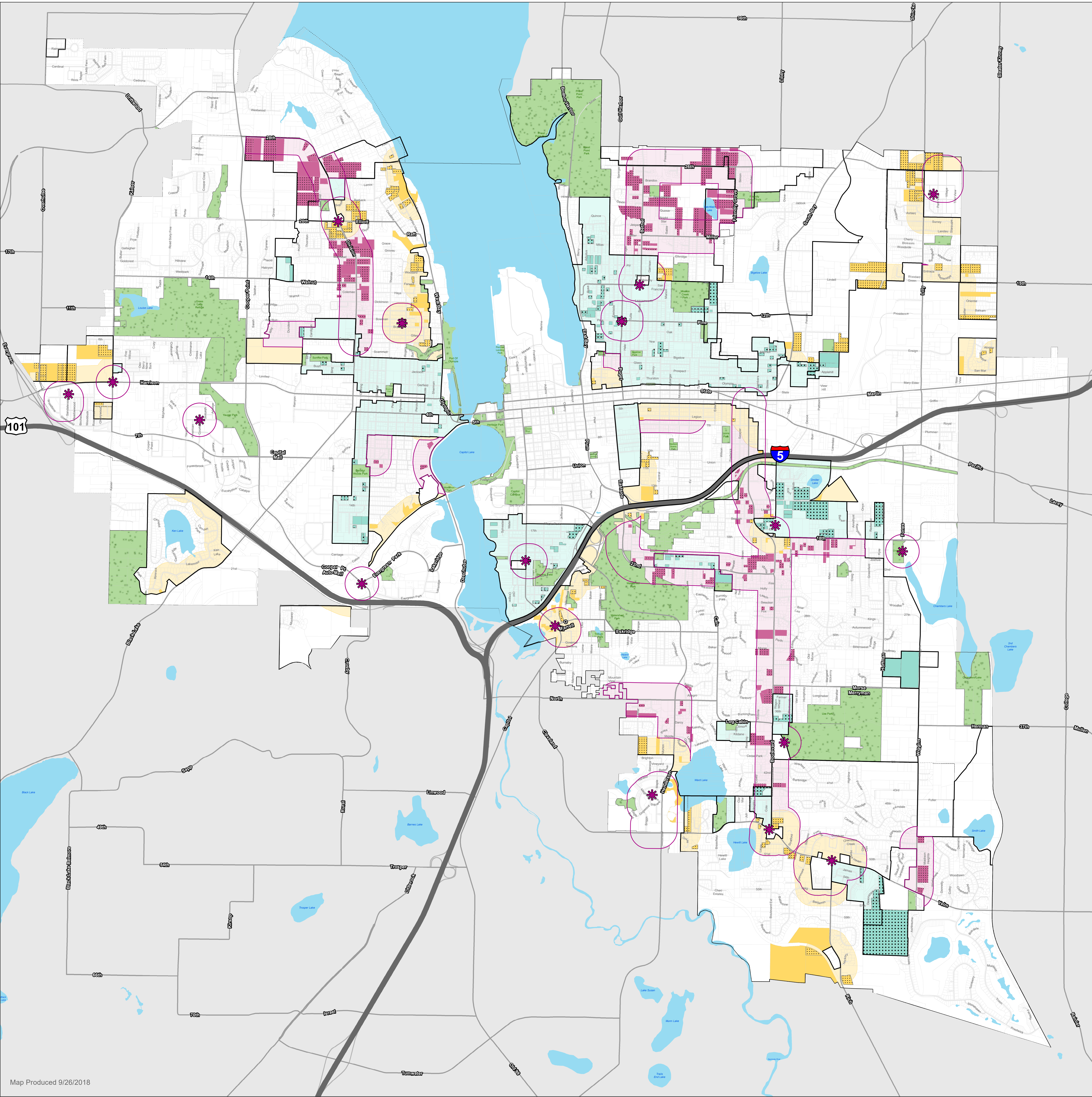
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"Missing Middle" Residential Capacity Analysis

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Zoning	Minimum Lot Size
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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 Centers or Major Collector streets with transit. 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 major collectors with a transit route)</i>	28%	72%	204

Legend

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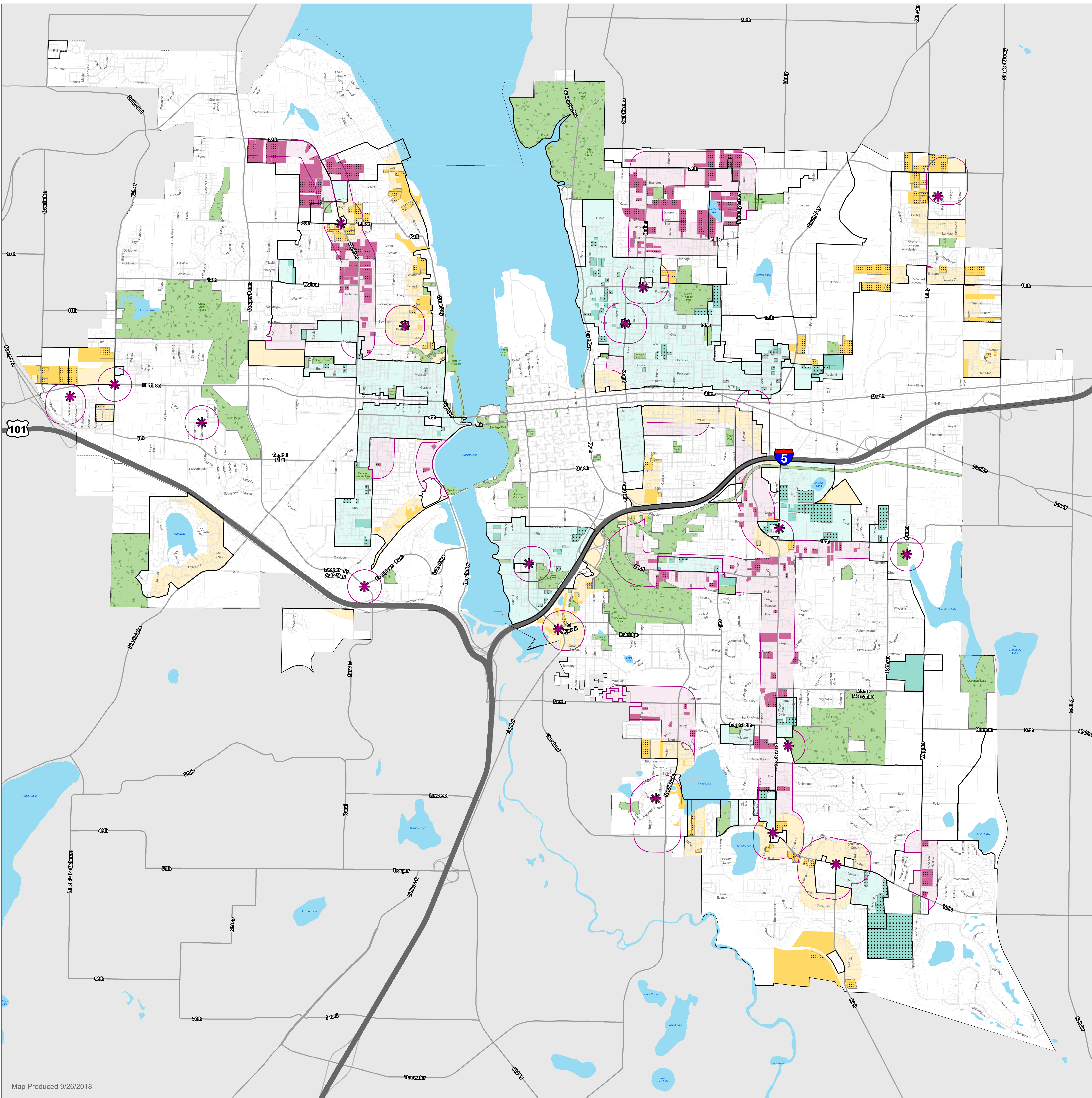
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[Home](#) » [City Government](#) » [Codes, Plans & Standards](#) » [Missing Middle](#)

Missing Middle Housing

Featured Links

City Codes & Plans

- [Olympia Municipal Code](#)
- [Olympia Comprehensive Plan](#)

Presentations

- [City Council Study Session 8/14/18](#)
- [Missing Middle Open House Presentation 11/15/17](#)
- [Presentation to Olympia Planning Commission](#)
- [Presentation to Olympia City Council 9/19/17](#)

Articles/Studies

- [Portland ADU Survey Results](#)
- [APA Zoning Practice: Tiny Houses](#)
- [Will the US Design Their Way Out of the Affordable Housing Crisis?](#)
- [Small Backyard Homes: Accessory Dwelling Units \(ADUs\)](#)
- [Jumpstarting the Market for Accessory Dwelling Units](#)
- [The Olympian - Housing Options Hampered](#)
- [Finding Your Middle Ground](#)
- [Olympia Plan for Missing Middle Housing](#)
- [Density's Next Frontier: The Suburbs](#)
- [Land Lines Gentle Infill](#)
- [Encouraging Neighborhood-Friendly Residential Infill Development](#)
- [Accessory Dwelling Units](#)
- [The case for - and against- Olympia's Missing Middle housing changes](#)

Next Steps

The Olympia City Council considered the Planning Commission's recommendations at its regular meeting September 11, 2018. Recommendations related to triplexes, fourplexes and courtyard apartments in R4-8 zoning district, and whether to limit the number of townhouses allowed in one structure, were referred for consideration by the Council's Land Use and Environment Committee at its meeting September 20, 2018, at 6:00 p.m.

The Olympia Planning Commission (OPC) has recommended changes to Olympia's zoning code to allow for more housing options in residential neighborhoods. The Commission has issued a letter outlining its recommendations to the City Council. The recommended changes are slightly different than those proposed by staff (primarily related to off street parking and proximity to transit routes for triplexes, fourplexes, and courtyard apartments in the R4-8 zoning district).

- [Planning Commission Recommendation Letter](#)
- [OPC Recommendation Summary](#)
- [Draft Changes to Zoning Code as proposed by OPC](#)
- [Existing Olympia Municipal Code](#) (click on the + sign next to "Municipal Code", zoning information is in Title 18)
- [Draft Recommendation for Studying Impact Fees and General Facilities Charges](#)

Note: Draft changes are shown in "bill format" – showing proposed new language in underlined text; while language proposed to be deleted is shown in ~~strikethrough text~~ (Note: Existing hyperlinks are shown in blue underlined text).

Written comments sent to missingmiddle@ci.olympia.wa.us after 5:00 p.m. on July 9, 2018 will be sent to the Olympia City Council.

[Written Public Comments Provided to Planning Commission](#)

- [Public Comments Provided through end of public hearing comment period.](#)
- [Public Comments received May 7 - 21, 2018.](#)
- [Public Comments received May 21 - June 4, 2018.](#)
- [Public Comments received June 5 - 18, 2018.](#)
- [Public Comments received Jun 19 - July 9, 2018.](#)

Navigation

- [Codes, Plans & Standards](#)
- [DT Design Guidelines](#)
- [Municipal Code](#)
- [Olympia Comprehensive Plan](#)
- [OPD General Orders](#)

Plans in Progress

LEARN MORE ABOUT THE CITY'S LONG-RANGE PLANNING EFFORTS



Downtown Strategy

LEARN HOW WE ARE IMPLEMENTING THE PLAN



Planning Projects

LEARN ABOUT MAJOR CITY PLANNING PROJECTS



City Calendar

- 09/27** - 6:30 p.m.
[Design Review Board](#)
- 09/29** - 10:00 a.m.
[National Public Lands Day Event](#)
- 10/01** - 6:00 p.m.
[Neighborhood Meeting](#)
- 10/01** - 6:30 p.m.
[Olympia Planning Commission Meeting](#)
- 10/02** - 5:30 p.m.
[Study Session](#)

→ [View full calendar...](#)

City Updates

TRANSPORTATION MASTER PLAN Check out our new online open house to learn all about the master plan and answer survey questions as you scroll. Available through November 1. [More...](#)

AUGUST 7 DEATH INVESTIGATION Read Chief Robert's statement on the investigation into the August 7 death of Yvonne McDonald. [More...](#)

ADDRESSING HOMELESSNESS The City Council has directed immediate actions to respond to homelessness in our community. [More...](#)

COMCAST CABLE FRANCHISE AGREEMENT Thurston County and the Cities of Lacey, Olympia, and Tumwater are collaborating to negotiate the renewal of the franchise agreement with Comcast. Learn about the process and share your thoughts. [More...](#)

2019-2024 PRELIMINARY CAPITAL FACILITIES PLAN The [2019-2024 Preliminary Capital Facilities Plan \(CFP\)](#) is now available. Comments can be sent to adminservices@ci.olympia.wa.us by October 30, 2018.

2018 ADOPTED OPERATING BUDGET The 2018 Preliminary Operating Budget is now available. [More...](#)



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.

Missing Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income level - a key community vision in Olympia's Comprehensive Plan.

[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.

Background Information

- Environmental review of the proposed changes has been completed. A Determination of Non-Significance (DNS) has been issued. An appeal of the DNS was received, and a decision to dismiss the appeal has been issued by the Olympia Hearing Examiner.
 - [DNS](#)
 - [Environmental Checklist](#)
 - [Attachments](#)
 - [Hearing Examiner Decision](#)
- View the [December 2017 survey results](#).
- [View the January 12 - March 19 Survey comments on the individual recommendations](#).
- [FAQ factsheet](#) with answers to the questions from Dec. 11 & 13 work sessions.
- [Public Outreach Summary](#)
- Infill Housing Examples - Illustrated examples of various types of housing that could be allowed, under the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood. *(Please note the drawings are not to scale and are for illustrative purposes only.)*
 - [Half-Acre Vacant Lot - R4-8 Zoning District](#)
 - [Half-Acre Vacant Lot - R6-12 Zoning District](#)
 - [10,000 Square Foot Lot - R4-8 Zoning District](#)
 - [10,000 Square Foot Lot - R6-12 Zoning District](#)
 - [6,000 Square Foot Lot - R4-8 Zoning District](#)
 - [6,000 Square Foot Lot - R6-12 Zoning District](#)
- View the [Missing Middle Residential Capacity Assessment](#) by Thurston Regional Planning Council.

Staff Recommendations

[Recommendations](#)

OLYMPIA MUNICIPAL CODE
Quick link to codes and standards including [Olympia Municipal Code](#)



MEETINGS [Agenda and Minutes](#)



for City Council and most advisory committees.



Accessory Dwelling Units (ADU's)

Smaller dwellings located on the same lot with a single-family house.

- [See proposed code changes](#)



Cottage Housing

Defined as "four or more small, detached dwelling units sharing a commonly owned courtyard or common area and parking area."

- [See proposed code changes](#)



Duplexes

A single building on one lot that contains two housing/dwelling units. They differ from Townhomes in that the duplex is on a single piece of property.

- [See proposed code changes](#) (revised 1.11.18)
- [See maps of recommendations](#)



Townhouses

Townhouses are two or more units that are each connected by a structural wall. Each unit is on a separate property.

- [See proposed code changes](#)



Triplexes and Fourplexes

Apartments containing three and four dwelling units, respectively.

- [See proposed code changes](#) (revised 1.11.18)
- [See maps of recommendations](#)



Tiny Homes & Courtyard Apts

- [Tiny Homes proposed code changes](#)
- [Courtyard Apartments](#) including [maps of recommendations](#)



Single Room and Manufactured

- [Single-room Occupancies code changes](#)
- [Manufactured Homes](#) including [maps of recommendations](#)

General Provisions



There are a number of provisions in Olympia's Municipal Code that affect numerous types of Missing Middle housing. Studies will need to be done to determine the impact of revisions to the code.

- [See the summary of existing regulations/proposed changes](#)

Olympia's Missing Middle Project

The Missing Middle Project has been looking at ways to increase opportunities for more Missing Middle Housing in Olympia. The projects goals include:

- Researching how much missing middle housing currently exists in Olympia
- Determining how much more will be needed to accommodate future population growth affordably
- Looking at Olympia's regulations and fees and how they may be impacting property owners' decisions on whether to build missing middle housing
- Examining how additional missing middle housing can be added in a way that is compatible with existing neighborhoods

Project Components

[Research Existing Conditions and Opportunities - COMPLETE](#)

We researched how much of each missing middle housing type is in Olympia and looked at potential opportunities and barriers to success.

- [Existing Missing Middle Housing By Housing Type](#)
- [Available Buildable Lands for Each Missing Middle Housing Type](#)
- [Scope of Issues for Review](#)

[Analysis of Existing Codes, Fees and Standards - COMPLETE](#)

We examined the original reasons for existing requirements, and looked at the tradeoffs of potential changes to those requirements to better enable construction of Missing Middle Housing.

- [Accessory Dwelling Units: Building Height](#)
- [Accessory Dwelling Units: Owner Occupancy](#)
- [Accessory Dwelling Units: Parking Requirements](#)
- [Tiny Homes, Townhouses, Duplexes, Triplex & Fourplex Units: Design Guidelines](#)
- [Tiny Homes, Townhouses, Duplexes, Triplex & Fourplex Units: Impact Fees](#)
- [Tiny Homes, Townhouses, Duplexes, Triplex & Fourplex Units: Parking](#)
- [Tiny Homes, Townhouses, Duplexes, Triplex & Fourplex Units: Utility Fees](#)
- [Tiny Homes, Townhouses, Duplexes, Triplex & Fourplex Units: Zoning Provisions](#)
- [Cottage Housing: Zoning and Phasing](#)
- [Courtyard Apartments & Single Room Occupant \(SRO\) Buildings: Design Review](#)
- [Garden Apartments, Courtyard Apartments, & Boarding Houses: Zoning](#)
- [Manufactured Homes: Zoning and Design Guidelines](#)
- [Chapter 18.170 Multi-Family Residential](#)
- [Courtyard Apartments, Cottage Housing, Single-Room Occupancy, Manufactured Homes: Parking](#)

[Missing Middle Workgroup Feedback - COMPLETE](#)

Although not a formal decision making body, the Missing Middle workgroup was established to look at potential barriers and how we might overcome them. Their feedback helps guide the process and helps the City determine next steps.

- [Missing Middle Project Schedule and Outreach](#)
- [Missing Middle Work Group Charter](#)
- [Missing Middle Work Group Membership](#)
- [March 14, 2017 Meeting Notes](#)
- [April 27, 2017 Meeting Notes](#)
- [May 25, 2017 Meeting Notes](#)
- [June 22, 2017 Meeting Notes](#)

[July 27, 2017 Meeting Notes](#)

- [August 24, 2017 Meeting Notes](#)
- [September 28, 2017 Meeting Notes](#)
- [October 26, 2017 Meeting Notes](#)

[Public Process and Adoption Process - KEEP CHECKING THIS PAGE FOR SCHEDULE](#)

The City has drafted text changes to City code to carry out the recommendations emerging from this project. The proposed changes can be found with their individual housing types above.

After reviewing public comment and feedback, a formal process for adoption to the City code will start. It will include review by the Olympia Planning Commission, at least one public hearing, and final action by the Olympia City Council.

Questions/Comments?

Contact Leonard Bauer at 360.753.8206 or send written comments to the Olympia Planning Commission to missingmiddle@ci.olympia.wa.us.

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