



Housing Options



Potential Code Amendments regarding Duplexes on Corner Lots; Accessory Dwelling Units; and Duplexes, Triplexes, and Courtyard Apartments


Community Planning & Development Department
Joyce Phillips, AICP | Senior Planner

Council Referral

Issued Nov 19, 2019

- Council considers it a high priority to provide a greater variety of housing types in low-density neighborhoods
- Directs Planning Commission to draft an ordinance to implement two or three of three options
- Council requests the ordinance be fully compliant with House Bill 1923

In its remarks in issuing the referral the Council asked the ordinance to be returned expeditiously

 Olympia City Council Referral Request

RECEIVED
NOV 29 2019
CP&D
City of Olympia

Tracking Number 2019-0004 Date of Referral 11/12/2019 Requester Bateman

Referral To ☐ Study Session ☐ Finance Committee
☐ General Government Committee ☐ Land Use & Environment Committee
☒ Planning Commission

A clear concise description of the issue(s) that need(s) to be addressed.

The City Council considers it a high priority to provide a greater variety of housing types in low-density neighborhoods, consistent with the adopted Olympia Comprehensive Plan. Ordinance 7160 (Missing Middle) was recommended by the Planning Commission and adopted by the City Council. However, the Western WA Growth Management Hearings Board has invalidated this ordinance. The City has appealed the Board's order to Thurston County Superior Court. While that appeal is pending, however, additional housing options remain unavailable in much of the City.

Request
What is being requested to assist in addressing the issue described in the problem statement?

ESHB 1923 was adopted by the 2019 WA Legislature to increase residential building capacity. Section 1 provides options for cities to amend their development regulations to increase housing opportunities. Sections 1(3) and 4 provide that if a city adopts an ordinance implementing at least two of these options before April 1, 2021, the ordinance is not subject to legal or administrative appeals. The Olympia Planning Commission is requested to draft an ordinance that is fully compliant with Engrossed Substitute House Bill 1923, and would implement two or three of the optional actions listed in ESHB 1923, Section 1, subsections (1)(c), (1)(e) and (1)(j). The Commission should ensure all procedural requirements are completed before recommending this ordinance to the City Council.

Relationship to City Business or Proposed City Business/Services
Describe how this will enhance what is already offered and/or what it will provide that is not currently available. Why is this the City's issue to address? How will this create a more adaptive and resilient organization?

This referral will accomplish much of what was included in Ordinance 7160 when it was adopted by the City Council. ESHB 1923 provides an opportunity to re-adopt similar approaches to provide for an increase in the number and types of housing units in our City. The increased variety of housing will enable residents to better afford living in all areas of our City, while taking advantage of existing City infrastructure with capacity for infill development.

Connection to Comprehensive Plan
Choose all that apply.

☒ **Community, Safety and Health**
Inclusive, respectful, civic participation; a safe & prepared community; health and wellness; adequate food and shelter; a quality education

☐ **Downtown**
Vibrant, attractive urban destination; a safe and welcoming downtown for all; a mix of urban housing options; a variety of businesses; connections to our cultural & historic fabric; engaging arts & entertainment experience

☒ **Economy**
Abundant local products and services; a thriving arts and entertainment industry; sustainable quality infrastructure; a stable thriving economy

☐ **Environment**
Clean water & air; a daily connection to nature; preserved quality natural areas; a toxin-free community; a waste free culture

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Public Participation Plan

Webpage olympiawa.gov/housingcode

- Background on options

E-newsletter Updates olympiawa.gov/subscribe

Select Planning & Development option

Public Meetings (detail next slide)

- Information Sessions
- Open House

Email Address housingoptions@ci.olympia.wa.us

General Timeline

The screenshot displays the City of Olympia website's 'Housing Code Amendments' page. The header includes the city name, 'Capital of Washington State', a search bar, and a navigation menu with links like Home, Community, Departments, Government, Services, Residents, Businesses, Visitors, and I Want To... Below the header, a breadcrumb trail reads: Home > City Government > Codes, Plans & Standards > Housing Code Amendments. The main heading is 'Housing Code Amendments'. To the left is a 'Navigation' sidebar with links to Codes, Plans & Standards, DT Design Guidelines, Municipal Code, Olympia Comprehensive Plan, and OPD General Orders. The main content area features three photographs of houses and a section titled 'What's Happening?' which explains the city's growth management plan and the 2019 GMA amendment. It details the city's goal to increase residential capacity and lists twelve options. A 'How to comment' section follows, stating that comments should address the issues related to the identified options. At the bottom, there is a button to 'Email comments: housingoptions@ci.olympia.wa.us' and a 'Stay Informed' link. On the right side, there are several sidebar widgets: 'Planning Projects' (Learn about major city planning projects), 'E-Newsletter' (Sign up for city plans & strategies news), 'Comprehensive Plan' (Our community's guide for the future), 'City Calendar' (listing upcoming events like the 1/27 hearing, 1/28 council meeting, and 1/29 site plan review), and 'City Updates' (announcing Thurston County Homeless Shelters).

Public Meetings

Information Sessions – 5:30 – 7:00 p.m.

- Thursday, Feb 6 – Council Chambers
- Wednesday, Feb 12 – Room 207

Open House – 5:30 – 7:00 p.m.

- Monday, March 23 – Council Chambers

Public Hearing

- *Not yet scheduled*

Three Options (Summarized)

Duplexes on Corner Lots

Allow duplexes on each corner lot within all zoning districts that permit single-family residences

Accessory Dwelling Units (ADUs)

Allow ADUs on all parcels containing a single-family home but do not require additional parking, the property owner to live on-site, limit the size to less than 1,000 square feet, or prohibit separate sale. Cities have local flexibility to address other issues.

Duplexes, Triplexes, or Courtyard Apartments

Allow at least one duplex, triplex or courtyard apartment on each parcel in one or more zoning districts that permit single family residences – unless the city documents a specific infrastructure or physical constraint that makes this unfeasible.

See full text: [RCW 36.70A.600](#), Section 1 (c, e, and j).

Duplexes on Corner Lots

“Authorize a duplex on each corner lot within all zoning districts that permit single-family residences.”

- If implemented, the permitted uses tables would need to be amended to include this as a permitted use in all residential zones and in most commercial zones.
- The minimum lot size, minimum setbacks, maximum lot coverages, low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards would remain unchanged.
- A single-family home requires two parking spaces. A duplex requires two parking spaces per unit.

Accessory Dwelling Units

Olympia already allows ADUs on all lots with a single-family home.

In order to implement this option, the following would be required:

- Amend 18.04.060(A) to remove owner occupancy requirement and increase the maximum size of the ADU to 1,000 square feet
- Amend 18.38.100 (Table 38.01) to eliminate requirement for an additional parking space.

This provision does allow some local discretion. The City may want to consider other amendments for ADUs, such as building height for ADUs that are not attached to the house.

Duplexes, Triplexes, Courtyard Apartments

“Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure or physical constraint that would make this requirement unfeasible for a particular parcel.”

In order to implement this provision of the GMA in the Olympia Municipal Code, the following needs to be determined:

- Which zones are appropriate for duplexes, if any?
- Which zones are appropriate for triplexes, if any?
- Which zones are appropriate for courtyard apartments, if any?

What's Next?

Solicit public input on these options

Return at end of February with summary of comments received to-date

Receive input from Commissioners on the three options

Draft code amendments

Public Open House on Draft Amendments

Environmental Review

Submittal to State Agencies

Public Hearing

OPC Deliberations, Referral to City Council

How to Participate

Webpage: olympiawa.gov/housingcode

Attend Public Meetings:

- Information Sessions
- Open House
- Future Planning Commission meetings & public hearing

Subscribe to Planning & Development E-Newsletter: olympiawa.gov/subscribe

Submit Comments: housingoptions@ci.olympia.wa.us