



Planning Commission

Missing Middle Housing Analysis Update

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Title

Missing Middle Housing Analysis Update

Recommended Action

Briefing and discussion; no action requested.

Report

Issue:

Whether to receive a status update on the Missing Middle Housing Analysis.

Staff Contact:

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Presenter(s):

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Joyce Phillips, Senior Planner, CP&D

Background and Analysis:

The term 'Missing Middle' refers to a range of multi-unit housing types that are compatible in scale with single-family homes. In other words, they provide 'middle' density housing. There have been little of these types of housing constructed in Olympia (and nationwide) over the past 40 years - thus, they are referred to as 'missing.' Some examples of missing middle housing types include tiny houses, modular units, cottage homes, townhouses, duplexes, triplexes, fourplexes, small multi-family apartments, and accessory dwelling units.

The Missing Middle Housing Analysis is reviewing existing city regulations - such as zoning, permit fees, development standards, utility connection charges, etc. - for potentially disproportionate effects on the ability to provide for a variety of housing types in the City's low-density, residentially zoned areas. The Planning Commission received a briefing at its last meeting December 4, 2017, on the public process, Missing Middle Work Group discussions, draft staff recommendations and public comments received (including preliminary results from a public survey).

A Missing Middle web page has been updated regularly to provide updated information and offer an on-going opportunity to provide comments. The City's planning e-newsletter also provides regular updates on the project.

City staff hosted two public Question & Answer sessions December 11 and 13, 2017. Questions were recorded in writing and are included with written responses in a Frequently Asked Questions document on the Missing Middle web page.

As a result of continued analysis and review of the proposed recommendations in light of other city standards, such as the maximum amount of impervious surface per lot coverage, staff has proposed amendments to the recommendations for minimum lot sizes for duplexes, triplexes, and fourplexes. The recommendations attachment (attachment #2) include these updated recommendations.

Staff recommends the Commission continue to discuss the recommendations for each Missing Middle housing type in more detail during its January 22 and February 5 meetings, as follows:

January 22

Triplexes & Fourplexes

Courtyard Apartments

Single-Room Occupancies

General Recommendations (that apply to multiple housing types)

At its February 5 meeting, a capacity analysis being conducted by the Thurston Regional Planning Council will be available for the Commission's review, along with additional information gathered for the environmental review of the recommendations.

The Commission is tentatively scheduled to conduct a public hearing on the Missing Middle recommendations at its February 26 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. Several individual neighborhood associations have also requested briefings at their meetings.

Written comments received since the last Planning Commission meeting are included in the attachments.

Options:

Discussion only.

Financial Impact:

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

Attachments:

Missing Middle web page

Recommendations

Written public comments