



Planning Commission

Missing Middle Housing Analysis Update

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Title

Missing Middle Housing Analysis Update

Recommended Action

Receive briefing and discuss additional public outreach; set public hearing date(s).

Report

Issue:

What public outreach process to use to reach additional people; when to set public hearing date(s) for the Missing Middle Housing Analysis recommendations.

Staff Contact:

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Presenter(s):

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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 relatively few of these types of housing constructed in Olympia (and nationwide) over the past 40 years compared to single-family homes - 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 implements several policies of the Olympia Comprehensive Plan, as listed on the Missing Middle web page on the City's website (Attachment 1). The web page also contains detailed information on the review process and draft recommendations. The analysis has reviewed 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. A summary of the public outreach methods to date is included as Attachment 2. Attachment 6 includes a summary of the comments received on each individual recommendation through the comment surveys on the Missing Middle webpage.

The Planning Commission has received numerous briefings on this project throughout 2017 and early 2018. Planning Commissioners served as chair and vice-chair of the Missing Middle Work Group that identified, examined and commented on issues related to Missing Middle housing at eight monthly meetings in 2017.

At its last two meetings, the Planning Commission reviewed the draft Missing Middle recommendations in detail and discussed their process for considering them, including potential public hearing dates. Commissioners requested that, at their February 5 meeting, staff provide alternatives for additional public outreach to increase the diversity of members of the public aware of the project, and for possible public hearing dates.

To show examples of potential changes to infill housing opportunities that may result from the draft Missing Middle recommendations, illustrations are provided in Attachment 3 of various housing types that could be constructed on hypothetical vacant lots of 6,000; 10,000; and 22,500 square feet, in the R4-8 and R6-12 zoning districts.

Thurston Regional Planning Council (TRPC) has completed a residential land capacity analysis of the effects of the draft Missing Middle recommendations, in a range between low and high scenarios (Attachment 4). This study also includes a summary of single-family residence demolitions between 2000-2016 to better understand the frequency of demolitions, the value of those structures, and the resulting structures - if any - that were later constructed. The TRPC analysis will be considered, along with additional information, as part of the environmental review of the draft Missing Middle recommendations under the State Environmental Policy Act (SEPA).

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 and other organizations requested and received briefings on the Missing Middle analysis and recommendations.

Written comments received since the last Planning Commission meeting are included in the Attachment 5.

Options:

Receive status update on the Missing Middle analysis and confirm one or more alternatives for additional public outreach and public hearing dates that will be presented at the meeting.

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
Public Outreach summary
Infill Housing Opportunities - examples

TRPC analysis
Written public comments
Recommendation Comments