



## Planning Commission

### Missing Middle Housing Analysis Update

**Agenda Date:** 3/5/2018  
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#### **Title**

Missing Middle Housing Analysis Update

#### **Recommended Action**

Receive briefing.

#### **Report**

##### **Issue:**

Receive briefing on the status of public outreach and draft Missing Middle Housing Analysis code revisions.

#### **Staff Contact:**

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#### **Presenter(s):**

Leonard Bauer, Deputy Director, CP&D  
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 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. Draft code revisions to implement the Missing Middle recommendations (Attachment 2) will be posted to the web page by February 27.

The Missing Middle Housing 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. An updated summary of the public outreach methods to date is also included on the Missing Middle web page. Attachment 3 includes written comments received since the February 5 Planning Commission meeting.

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 three meetings, the Planning Commission reviewed the draft Missing Middle recommendations in detail and discussed their process for considering them, including additional public outreach and scheduling a public hearing at its March 19 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 and other organizations have requested and received briefings on the Missing Middle analysis and recommendations.

**Options:**

Receive briefing on Missing Middle Housing Analysis.

**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 and infrastructure expenditures for the City.

**Attachments:**

Missing Middle web page  
Draft Code Revisions  
Written public comments