HB 1923 – Filling the Gap: *Process & Lessons Learned*

October 7th , 2020

CITY OF
LAKE STEVENS

MISSING MIDDLE
Responding to the Demand for Walkable Urban Living

DETACHED SINGLE-FAMILY HOMES

DUPLEX

TRIPLEX & FOURPLEX

COURTYARD APARTMENT

BUNGALOW COURT

TOWNHOUSE

MULTIPLEX

LIVE/WORK

MID-RISE

— — — MISSING MIDDLE HOUSING — — — —

Infill & the Missing Middle

As the city began to update its zoning code, it considered the integration of different housing types into single-family neighborhoods & infill development.

The city reviewed duplexes, townhomes and small multiplexes in existing zones to promote effective land development & increased affordability.

Quality Neighborhoods

Innovative Neighborhoods (Housing Diversity)

Affordable / Attainable Neighborhoods

Project Pillars

- Evaluate standards to ensure varied, quality housing is available to all residents

- Consider regulations to enable efficient land use

Project Elements

Definitions	Subdivision Regulations	Zoning Cleanup	Dimensional Standards	Infill Standards

• Added or revised definitions to support missing middle housing	• Consolidated different types of subdivisions into single chapter
	  • Unit Lot Subdivisions
	  • Planned Residential Developments
	  • Cluster Subdivisions
		• Zoning Name Changes
		• Planned Neighborhood Development Simplification
		• Update names in different sections
			• New Graphics
			• Lot Standards
			• Density Calculation
			• Lot Size Averaging
				• Applicability
				• Small Lot / Small Multiplex
				• Design Considerations

Public Engagement

LAND USE ADVISORY COMMITTEE

(DEC 2018 – AUG 2019)

CODE DRAFTING

BUILDING INDUSTRY COORDINATION

PLANNING COMMISSION & CITY COUNCIL

Process & Methodology

Land Use Advisory Committee

- ❖ *Interested Citizens*
- ❖ *Building Industry Coordination*

Data

- ❖ *Visual Preference Survey*
- ❖ *Buildable Lands Analysis*

Code Drafting

- ❖ *Review of Multiple Codes*
- ❖ *Divide and conquer!*

Planning Commission & City Council

- ❖ *Kept decision-makers informed*
- ❖ *Include Committee Reps*

Overview of Land Use Advisory Committee Meetings

Meeting 1 – Review of Growth Management Act & Lake Stevens Planning
Meeting 2 – Visual Preference Survey Given
Meeting 3 – Results of Visual Preference Survey Discussed
Meeting 4 – Comparison of Development Standards / Innovative Housing Strategies
Meeting 5 – Incentives
Meetings 6 & 7 – Staff Recommendations for Design Standards and Infill zoning code

Summary of Results & Comments

- Support of innovative strategies for infill housing
- Community participants felt included & heard
- Support from by both Builders and Citizens
- Minimal revisions requested by elected officials

LSMC 14.46.200 Purpose and Intent

14.46.210 Applicability - Eligibility criteria including applicable zoning, project size and minimum dwelling unit creation

- ❖ Surrounding lots 50% developed
- ❖ Subject Parcel 125% size of zone
- ❖ Creates at least one new unit

14.46.230 Infill Residential Standards

- ❖ Reduced dimensional requirements for lot area and width, with an additional reduction for units under 1,600 square feet.
- ❖ Added infill dimensional requirements and incentives for setbacks, reduced parking & increased impervious surface.
- ❖ Lot sizes increased on a sliding scale for small multiplexes
- ❖ Added infill design standards to ensure compatibility of infill development with the character of existing neighborhoods e.g., parking, building orientation, landscaping, building façade & site design

Changes

1. Amended Subdivision Regulations
2. Amended Overall Zoning Regulations
3. Added Infill Regulations
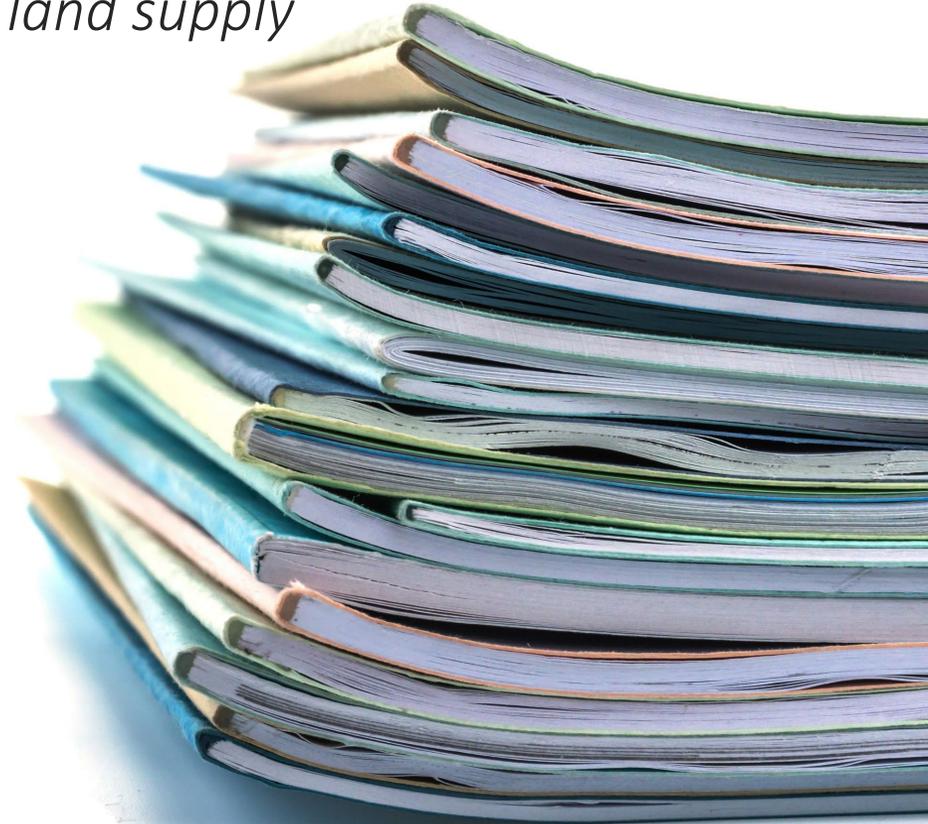
Challenges

Market Drivers

High demand for single-family housing but dwindling land supply

Citizen Concerns

Discontent with growth in the city

Limited Staff Resources

Lean staffing

Lessons Learned & Tips

Provide foundation knowledge to participants

Why are we here and what are we trying to accomplish?

Include industry professionals

Allow for the exchange of perspectives

Use visual examples

Show what the code would look like if implemented

Add Planning Commission & City Council Representation