

Making “Missing Middle” Housing Work in Washington State

September 27, 2022



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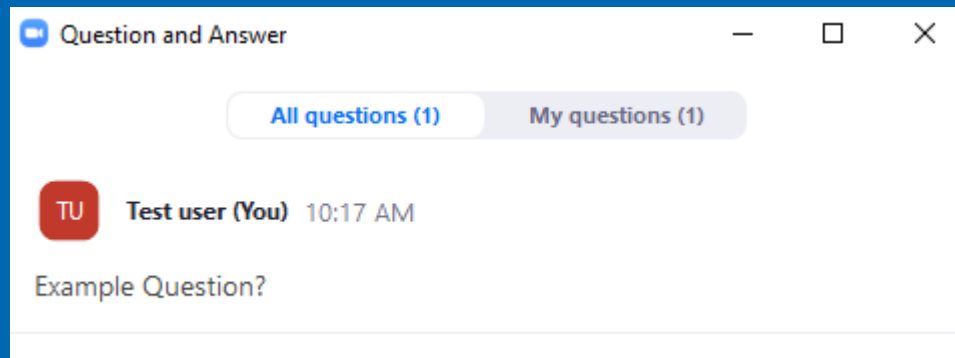
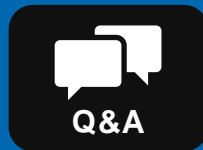




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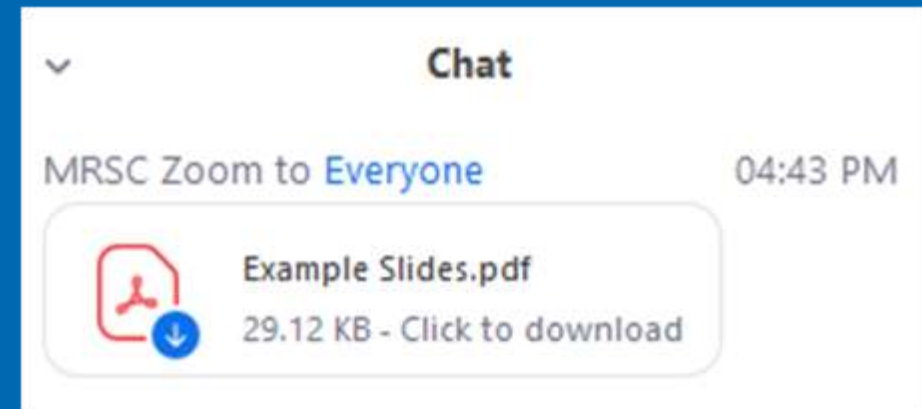
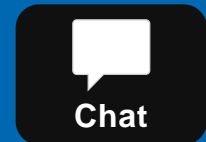
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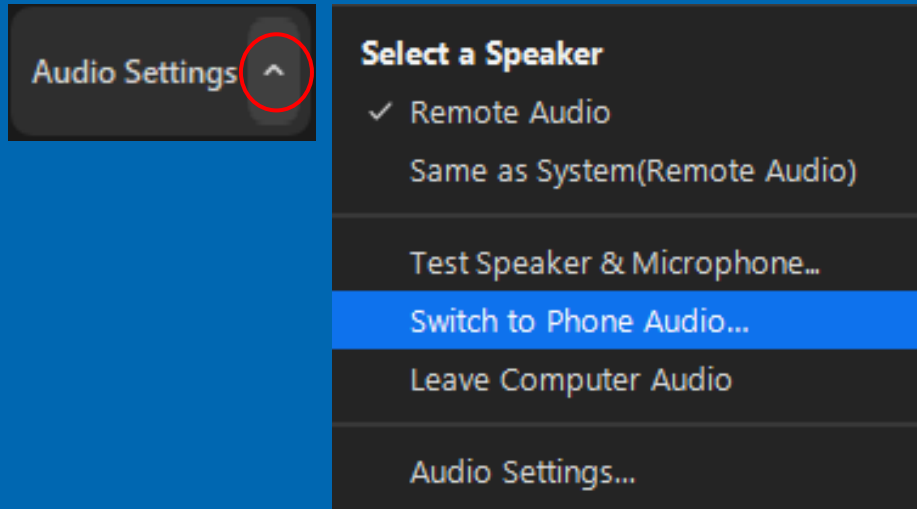


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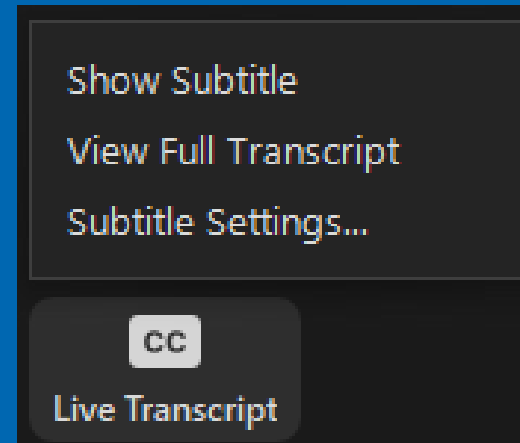


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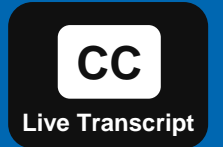
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Items to be covered

- Introduction & Overview of Missing Middle Housing
- Local Government “Case Studies”
 - City of Bellingham
 - City of Kirkland
 - City of Olympia
 - City of Spokane
 - City of Wenatchee
- Q&A



Presenters



Leonard Bauer

Director of Community Planning
and Development
City of Olympia

Chris Behee

Long Range Planning Manager
City of Bellingham

Spencer Gardner

Director of Planning Services
City of Spokane

Stephen Neuenschwander

Planning Manager
City of Wenatchee

Adam Weinstein

Director of Planning and
Building
City of Kirkland

Steve Butler

Planning & Policy Manager
MRSC

Polling Question

What type of organization do you work for?

- City/Town
- County
- State
- Private/Nonprofit
- Other



Polling Question

How is your community currently addressing Missing Middle Housing?

- Program adopted and in place
- Actively working on it now
- Considering taking action
- No plans to pursue right now
- Don't know/Other



Overview



What is Missing Middle Housing (MMH)

- Address the “gap in the middle” between SF and MF housing
- Increase housing options
- Likely not affordable to households <80% AMI
- WA Department of Commerce’s MMH program



Image © [Opticos Design, Inc.](#)

For more information visit www.missingmiddlehousing.com

Overview



Types of MMH

- Duplexes, triplexes, and fourplexes
- Townhouses,
- Cottage housing
- Courtyard housing
- Live/work units

- Accessory dwelling units (ADUs)



Image courtesy of The Cottage Company (www.cottagecompany.com)

Overview



Duplexes, Triplexes, and Fourplexes



Image courtesy of City of Spokane

Overview



Townhouses



Image courtesy of Steve Butler

Overview



Cottage Housing



Image courtesy of The Cottage Company (www.cottagecompany.com)

Overview



Courtyard Housing



Image courtesy of Steve Butler

Overview



Live-Work Units



Image courtesy of Steve Butler

Overview



General Approaches for Encouraging MMH

- Regulatory
- Procedural
- Financial
- Other



Image courtesy of Steve Butler

Overview



Other Issues to Consider:

- Public Education about MMH
- Scope
- Location
- Schedule/Timing
- Importance of Design Standards



Image courtesy of Steve Butler

Spokane Interim Zoning Ordinance

**A Pilot Project to Encourage Housing Variety
and Options Throughout Spokane**

*The Next Affordable City Is
Already Too Expensive*

**Packed In: Family loses home in fire,
finding rent double the price of their
mortgage**

**How Spokane – and America – cranked its simmering housing
mess into a raging boil**

CITY OF SPOKANE



PROCLAMATION

WHEREAS, the City of Spokane offers an exceptional quality of life for families seeking a work-life balance, and historically, Spokane's housing market has plugged along at a slow, affordable growth rate that has kept demand relatively manageable and housing attainable; and

WHEREAS, the National Association of REALTORS® has determined that Spokane will be among the top 10 housing markets in the United States as a Top-10 Post-COVID Real Estate Market, yet, Spokane County has had a housing inventory reduction of 94% since January of 2010 and is currently suffering from the lowest level of housing supply in history while home sales prices escalated by 47% in that same period of time; and

WHEREAS, as home prices continue to escalate at record levels, more and more buyers are being squeezed out of the marketplace, especially for those seeking to buy their first home or transition down to a smaller home; and

WHEREAS, Spokane City's housing stock mostly consists of single-family detached homes and lacks housing diversity, specifically, Spokane has a low supply of middle housing (town homes, triplexes, and duplexes) which is a critical need among various homeowners in various stages of homeownership; and

WHEREAS, Spokane County's apartment vacancy rates have been declining gradually since 2018, and as of March 2021, are at an all-time low of just 0.6%, which has prompted an unprecedented rise in rental rates during a time when many tenants are seeing a decrease in wages due to the COVID-19 pandemic; and

WHEREAS, Washington State Governor Jay Inslee declared an eviction moratorium on March 18, 2020 in response to the state of emergency due to the onset of the COVID-19 pandemic, and following extensions, the state-wide moratorium expired on June 30, 2021, placing significant stress on a large number of tenants who have fallen behind on rent payments; and

WHEREAS, a key initiative of my administration is ensuring there are a variety of housing types in sufficient quantity that are safe and affordable for all income levels to meet the diverse housing needs of current and future residents; and

WHEREAS, the City of Spokane has developed a Housing Action Plan to consider actions that will promote greater housing diversity, affordability, and access and providing guidance for City staff, elected officials, and decision-makers; and



HOUSING ACTION PLAN

Adopted by City Council • July 26, 2021

HOUSING OPTIONS FOR ALL

Prepared by the City of Spokane



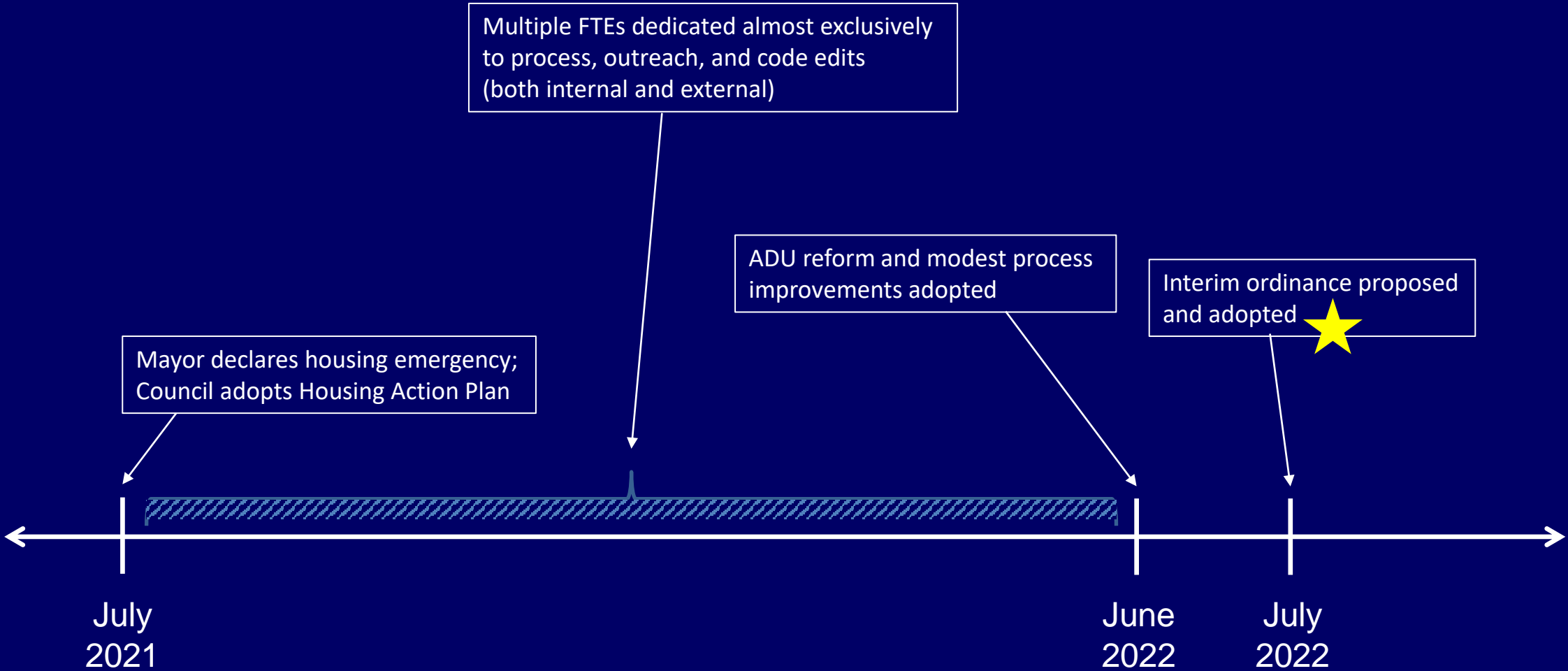
Appendix A

City Council Implementation Plan

This appendix is part of the City of Spokane Housing Action Plan. To view the full plan, appendices, and project materials, visit the project webpage: <https://my.spokane-city.org/housing/spokane-housing-action-plan/>.

This is an emergency

Code Adoption to Date



RCWs

**RCW 36.70A.390: Moratoria, interim zoning controls—Public hearing—
Limitation on length—Exceptions.**

“[An interim zoning ordinance] adopted under this section may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period. [An interim zoning ordinance] may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.”

RCW 36.70A.600: Cities planning under RCW 36.70A.040—Increasing residential building capacity—Housing action plan authorized—Grant assistance.

“[Cities are] encouraged to take the following actions in order to increase [their] residential building capacity:”

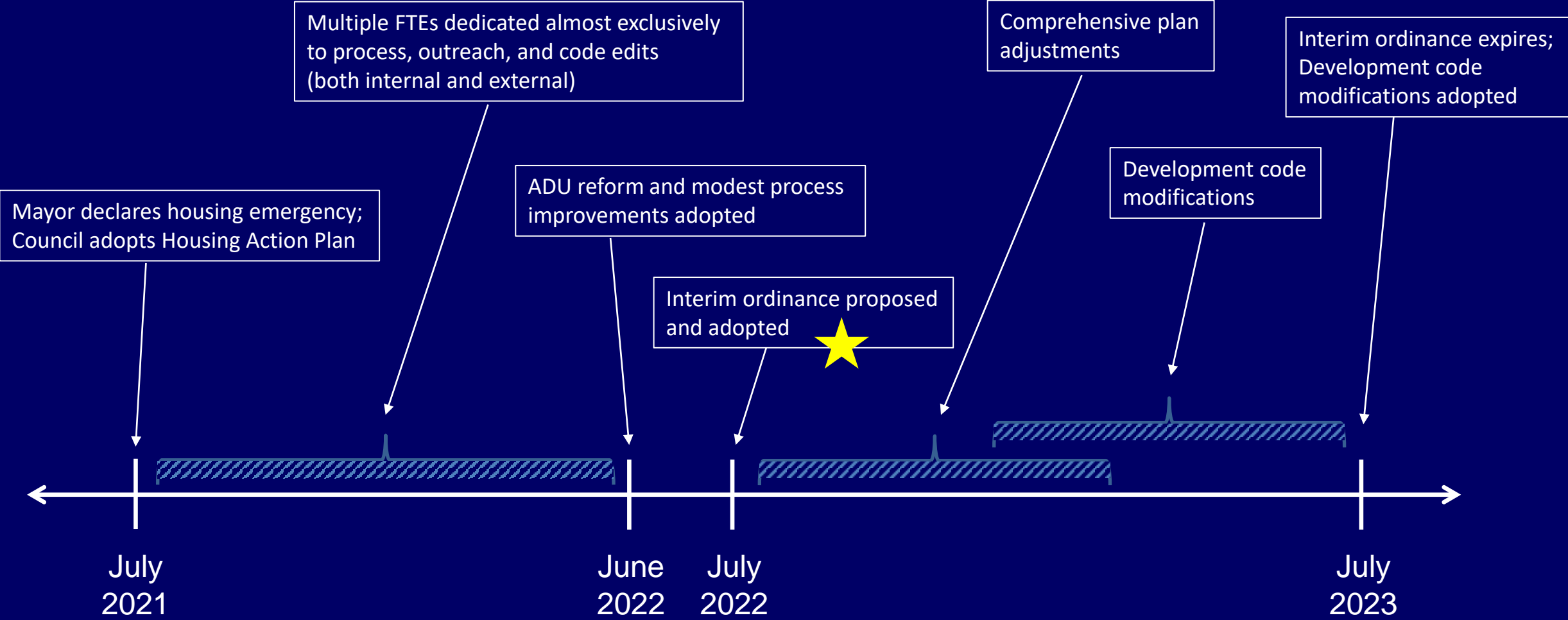
- Authorize at least one duplex, triplex, quadplex, sixplex, stacked flat, townhouse, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences
- Authorize a duplex, triplex, quadplex, sixplex, stacked flat, townhouse, or courtyard apartment on one or more parcels for which they are not currently authorized

RCW 36.70A.600: Cities planning under RCW 36.70A.040—Increasing residential building capacity—Housing action plan authorized—Grant assistance.

(3) The adoption of ordinances, development regulations and amendments to such regulations, and other nonproject actions taken by a city to implement the actions specified in subsection (1) of this section ... are not subject to administrative or judicial appeal...

(4) Any action taken by a city prior to April 1, 2023, to amend its comprehensive plan or adopt or amend ordinances or development regulations, solely to enact provisions under subsection (1) of this section is not subject to legal challenge under this chapter.

Project Timeline



Technical Details



Building Types

- Duplexes, triplexes, fourplexes on any established residential lot
- Attached housing (townhomes) on any residential lot
- Less restrictive site standards to make development more feasible
- Platting meets density standards regardless of allowed building type as long as lot dimensions are satisfied



Detached Housing Standards

Width	40 ft	Current RSF standard
Depth	80 ft	Current RSF standard
Min. size	4,350 sq ft	Current RSF standard for detached
Max. roof height	40 ft	Current RSF standard is 35 ft
Max. wall height	30 ft	Current RSF standard is 25 ft
Floor Area Ratio (FAR)	N/A	Bulk governed by building coverage, setbacks, height
Building coverage	60%	Current RSF average is 47%



Attached Housing Standards (Townhomes)

Width (rear loaded only)	16 ft	Current RTF standard
Width (front loaded)	36 ft	Current RTF standard
Depth	80 ft	Current RSF standard
Min. lot size	1,280 sq ft	16 ft x 80 ft = 1,280 sq ft
Max. roof height	40 ft	Current RSF standard is 35 ft
Max. wall height	30 ft (edges) 35 ft (interior)	Current RSF standard is 25 ft
Floor Area Ratio (FAR)	N/A	Bulk governed by height and setbacks
Building coverage	N/A	Stormwater review required

Density Calculations

- Interim standards apply by right on all established residential lots
- New plats with lots that meet dimensional standards are considered in compliance with density regardless of housing type



Standards Not Changed

- Limits on lot coverage, heights and setbacks
- Engineering requirements
- Environmental protections
- Building code
- Stormwater review
- Parking

Detached single-family homes are still allowed and will continue to provide for the majority of our housing needs



Design Standards

- Landscaping and Front Yards
 - Max 50% pavement ★
- Outdoor Areas
- Entrances
- Building Articulation
- Screening
- Parking Facilities
 - 2' garage stepback ★



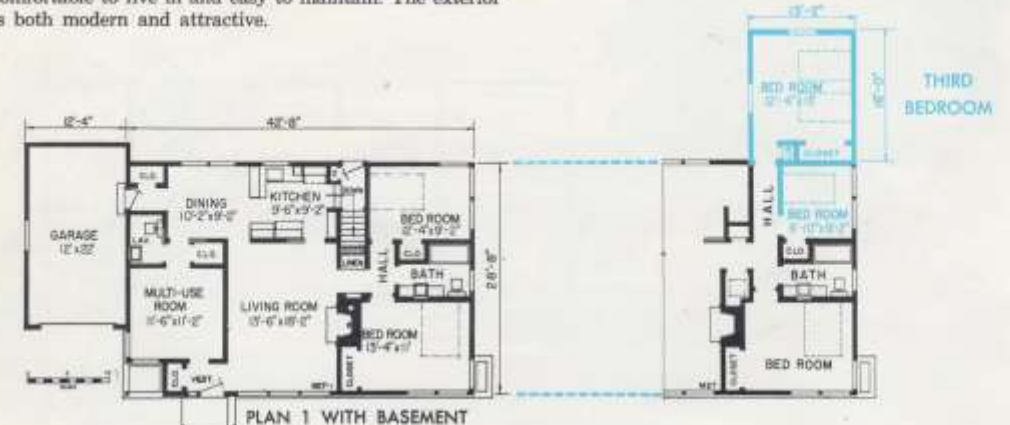
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Living Area, Plan 1 or 2—1,232 sq. ft.



PLAN 2 WITHOUT BASEMENT

HERE IS ANOTHER RANCH HOME that offers you the choice of a third bedroom now or in the future as needed without detracting from the beauty of the original home. In addition to appealing features such as bath and a half and natural fireplace, note the efficient traffic pattern that makes this home comfortable to live in and easy to maintain. The exterior is both modern and attractive.

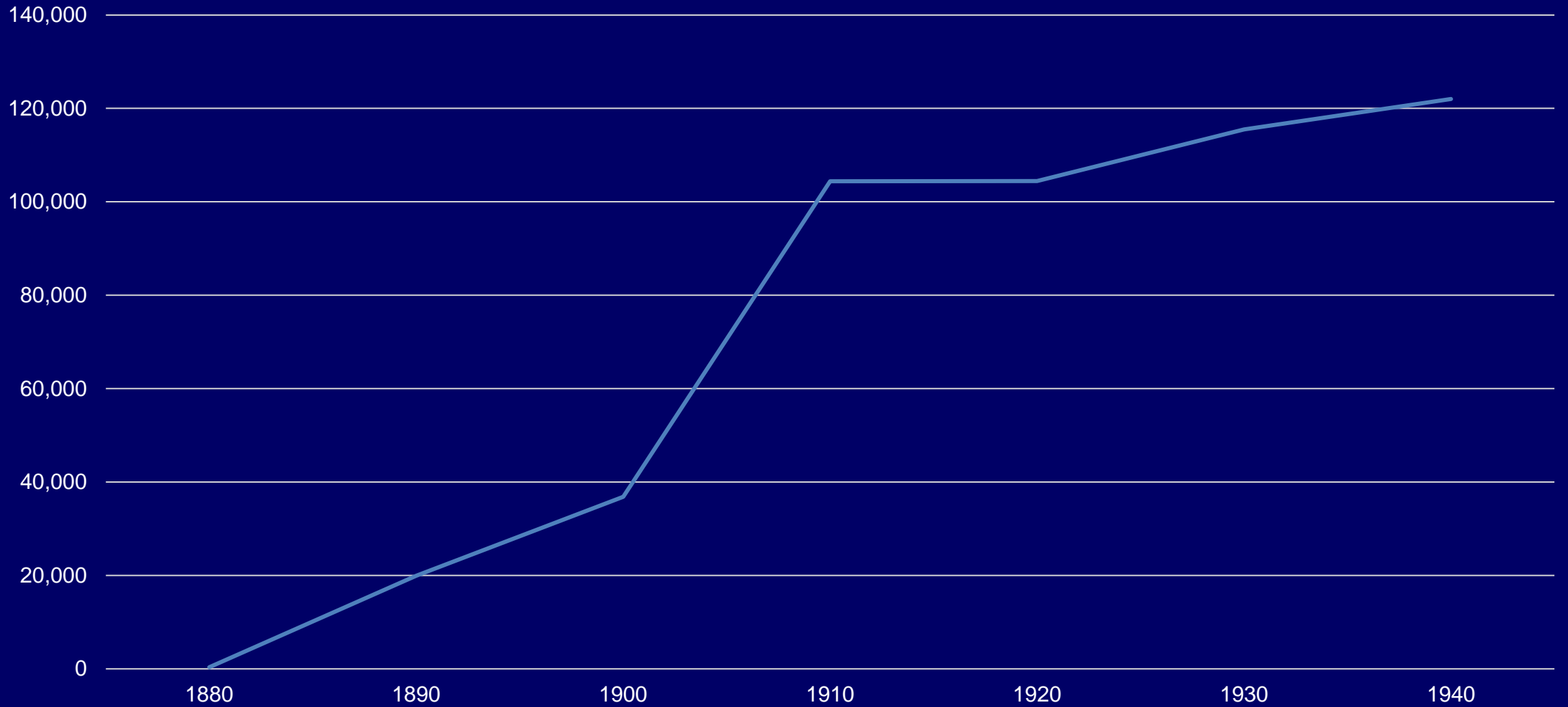


PLAN 1 WITH BASEMENT

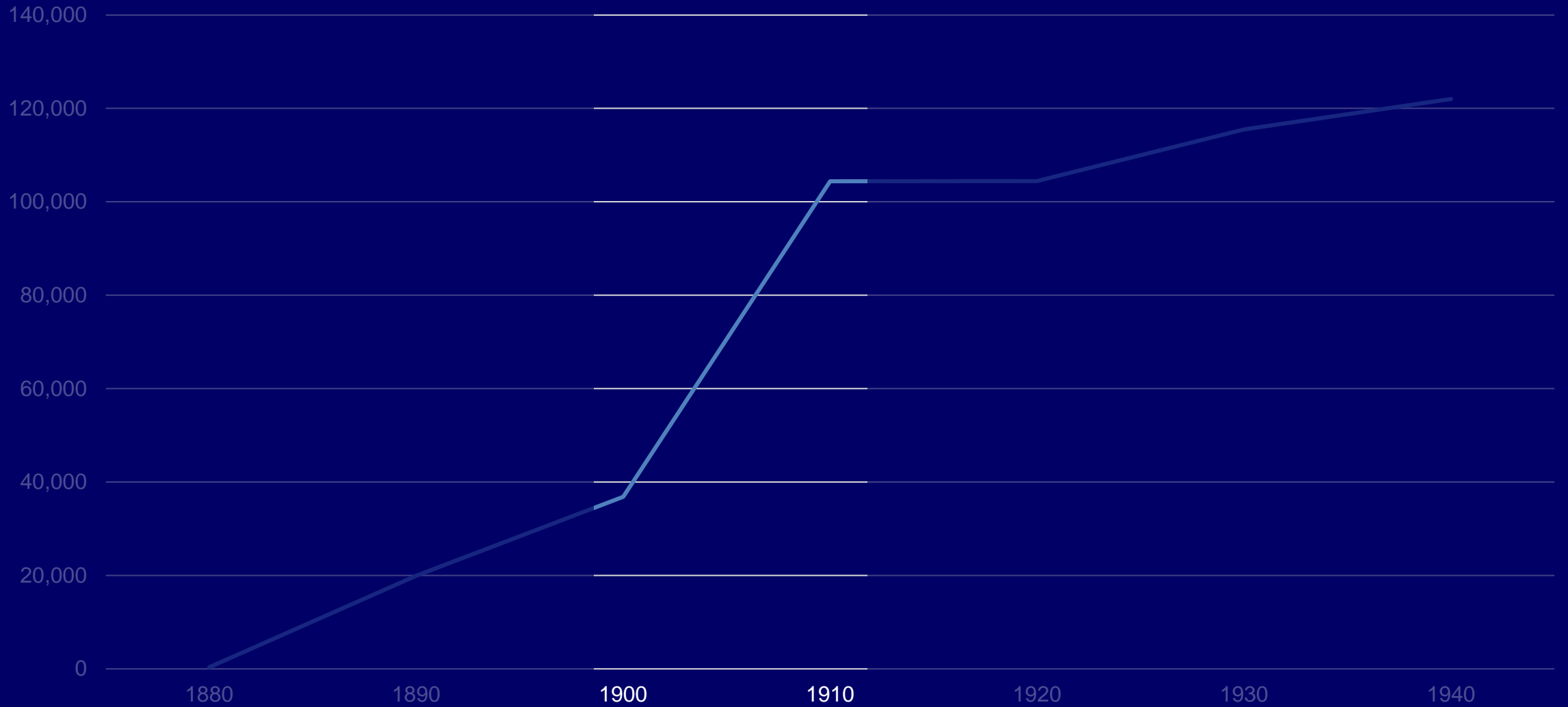
Messaging

"[L]ocal and federal officials began in the 1910s to promote zoning ordinances to reserve middle-class neighborhoods for single-family homes that lower-income families of all races could not afford."

US CENSUS POPULATION, CITY OF SPOKANE



US CENSUS POPULATION, CITY OF SPOKANE

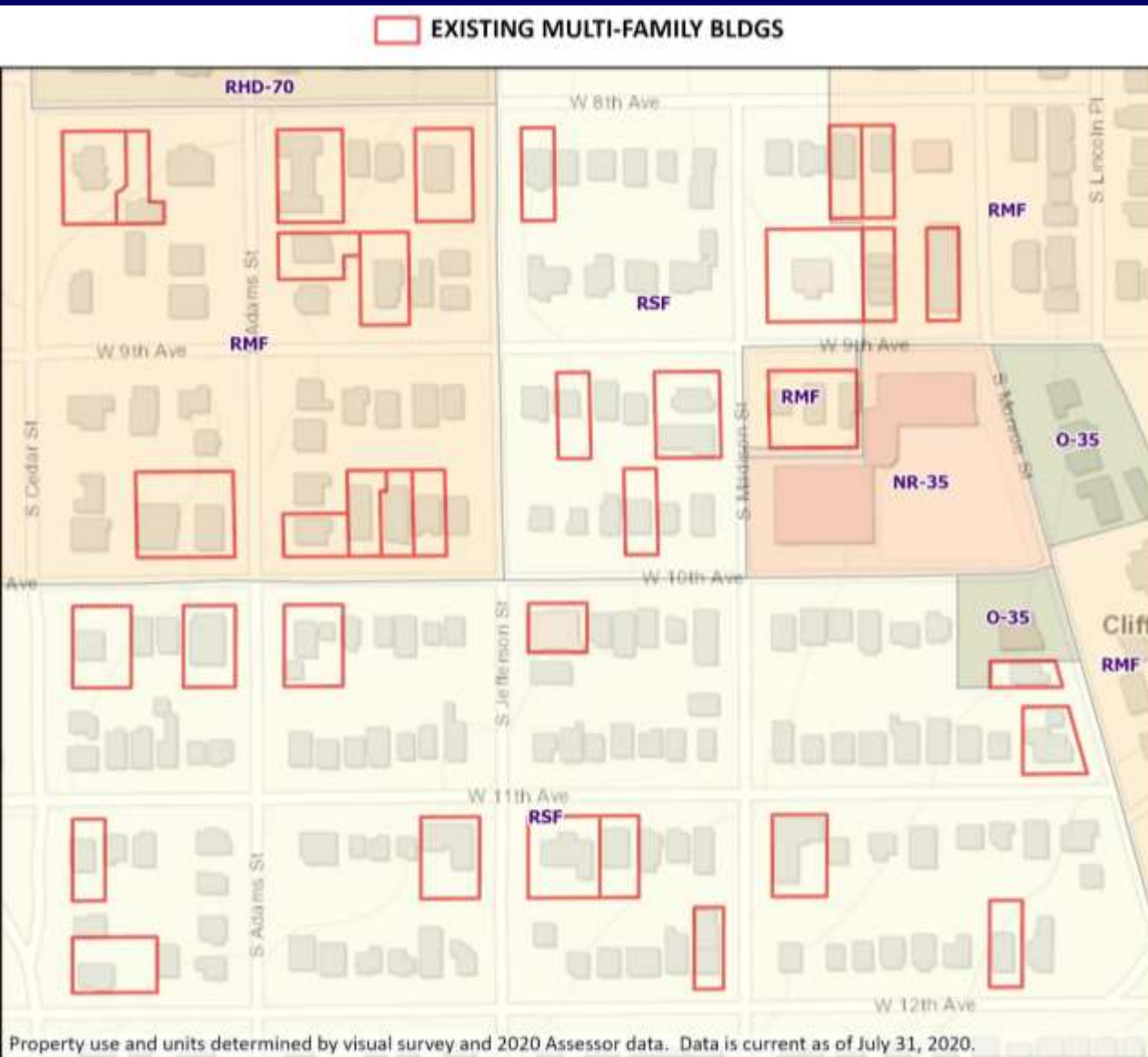


Our Housing History 1900-1910

- Almost 70,000 new residents
- Tripling of population
- New neighborhoods created
 - Browne's Addition
 - Cliff/Cannon
 - South Perry
 - Logan

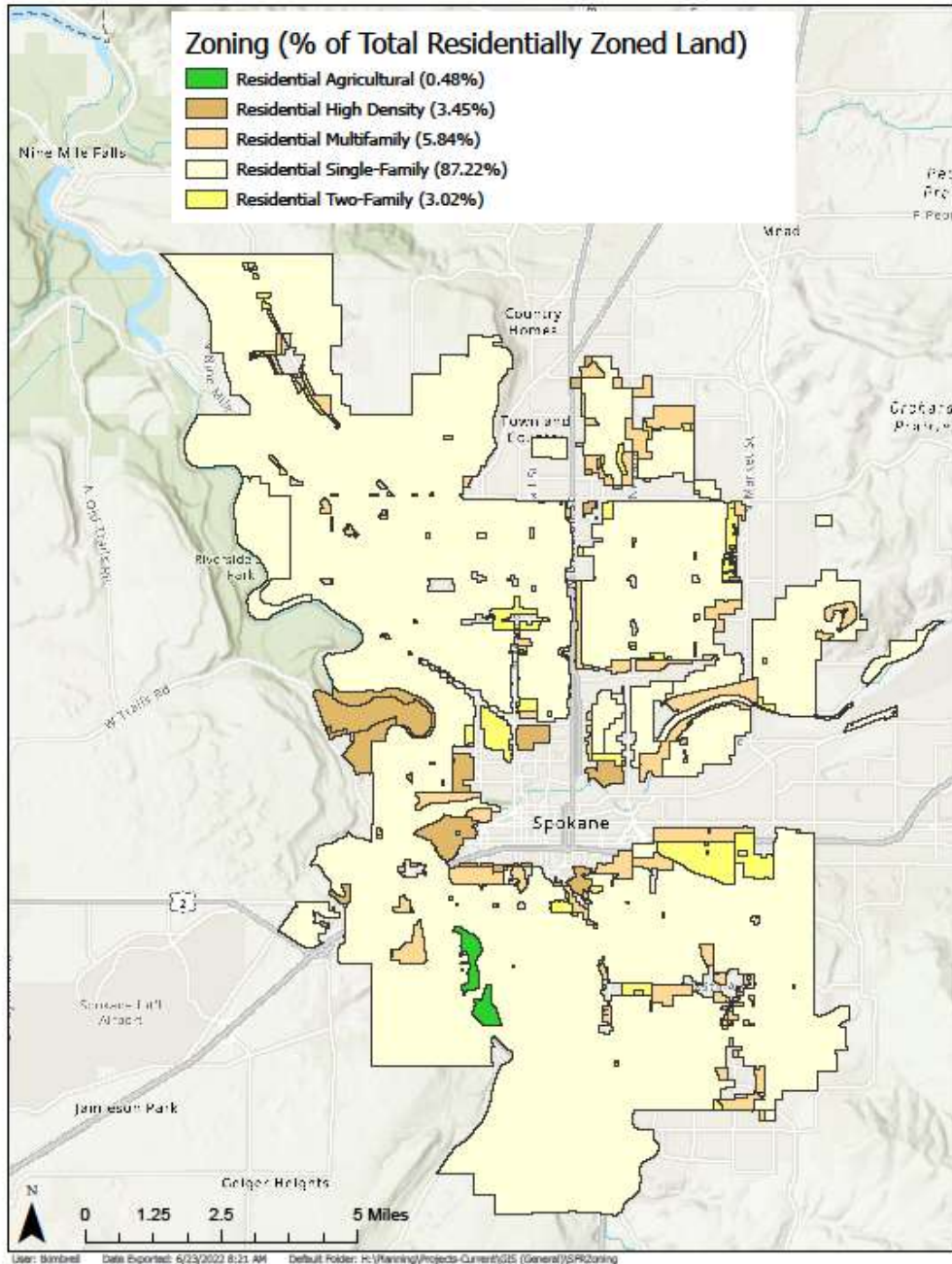


Housing Variety



- Housing variety was a natural part of all neighborhoods
- Several paths to building household wealth
 - Rent a small unit in a neighborhood with good opportunities to save money
 - Own a duplex or small multifamily building, using rental income to pay mortgage
 - Buy a small house at an affordable price and upsize within the same neighborhood as needs changed and finances improved

Housing for the Future



- The world of 1900 is gone, but there are valuable lessons we can learn from our history of dire housing needs
- Until now, around 2/3 of our residential land had been reserved exclusively for the most expensive form of housing
- Interim ordinance requires all neighborhoods to participate in taking on new growth while ensuring no neighborhood is subject to radical change

Larger Forces at Work

No silver bullets! There are other forces beyond our control that impact housing:

- Finance
- Labor shortages
- Supply chain disruptions
- State regulations



City of Wenatchee

Missing Middle Housing



Wenatchee - A rich history of diverse housing types



Existing missing middle housing

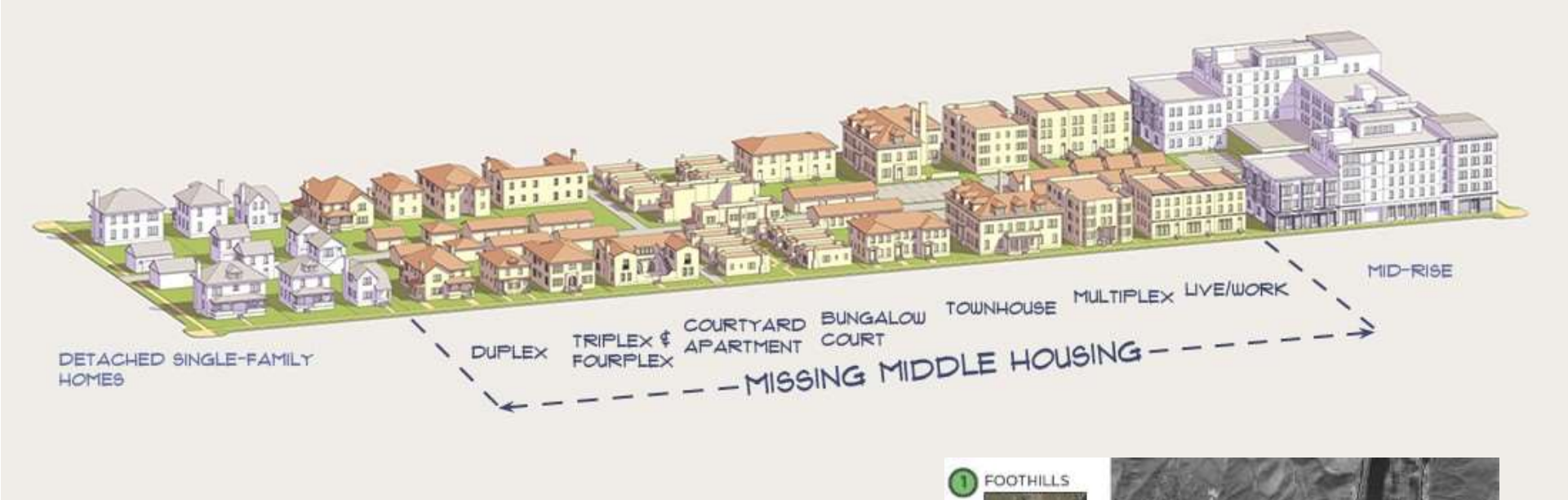


City vision and standards changed over time

- Zoning code was not implementing the vision of the comprehensive plan
- Unable to achieve the density envisioned or the variety of housing types without a lengthy and complicated planned development process
- Essentially 4 single-family zones and one residential high zone

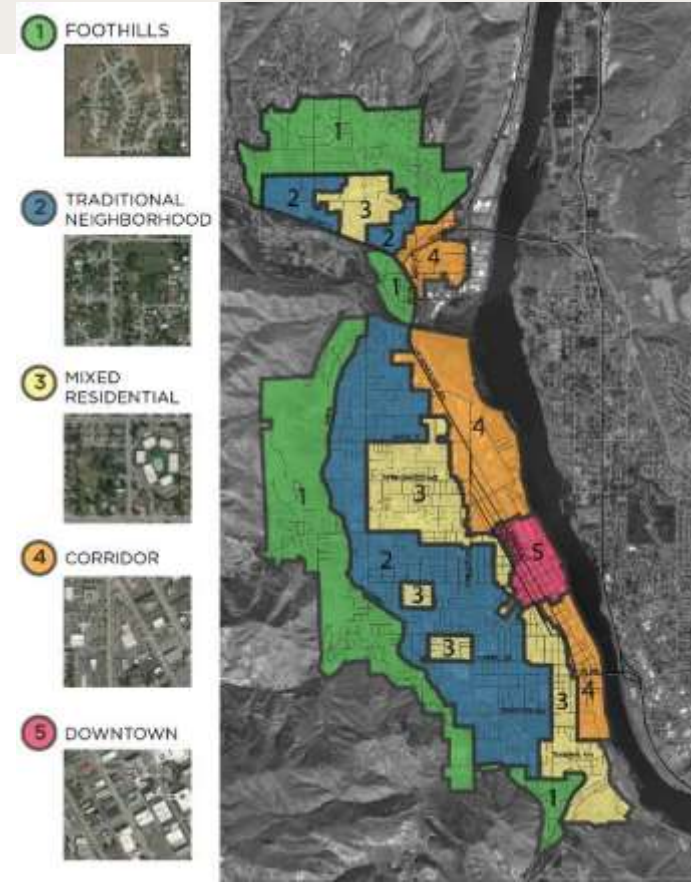
Catalysts for change

- Changing regional demographics and housing needs
 - Increase in 1 or 2 people person households
 - Fastest growing segment of population 65+ years
- Projected growth
 - Overall 0.5% Vacancy Rate in 2016
 - 2016 Regional Housing Study identified significant deficiency in market rate housing



2017 Comprehensive Plan update

- Focus on the “Missing Middle”.
- Different opportunities for different areas of the city.
- Make sure new development is compatible through guidelines.
- Encourage a broad range of housing types and configurations.



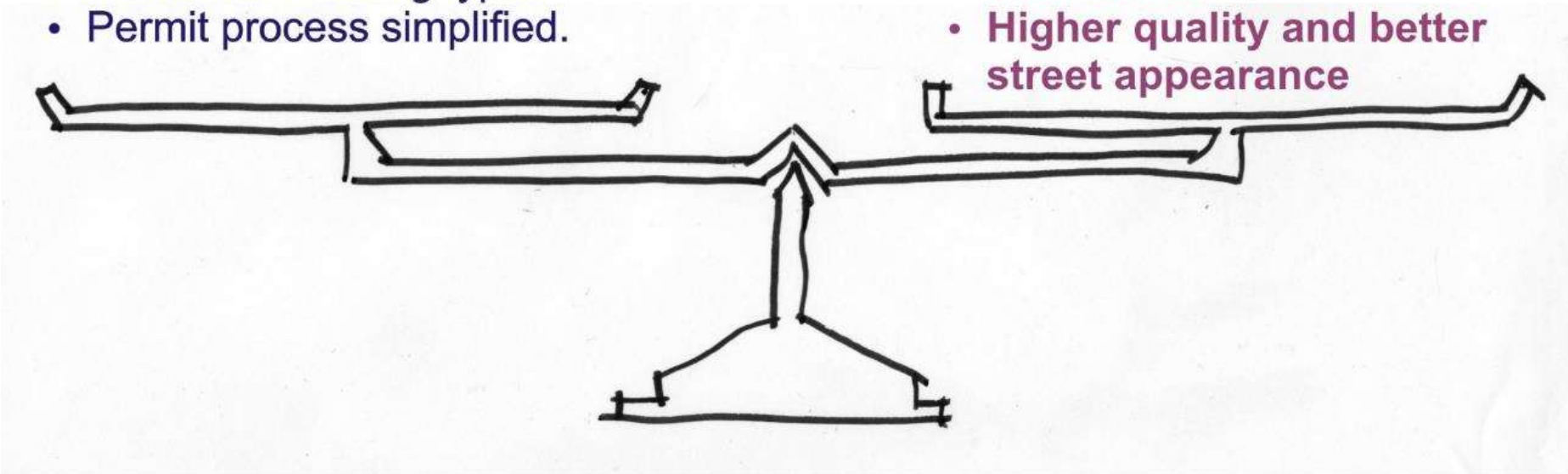
Responding to the needs of the community through good planning

GREATER ZONING FLEXIBILITY

- Dimensional adjustments
- Greater densities if compatibility is achieved
- Increased housing types
- Permit process simplified.

GREATER DESIGN CONTROL

- **Compatibility with neighbors**
- **Adequate parking**
- **Privacy and livability maintained**
- **Higher quality and better street appearance**



Our Valley, Our Future Regional Housing Survey (Results September 2017)

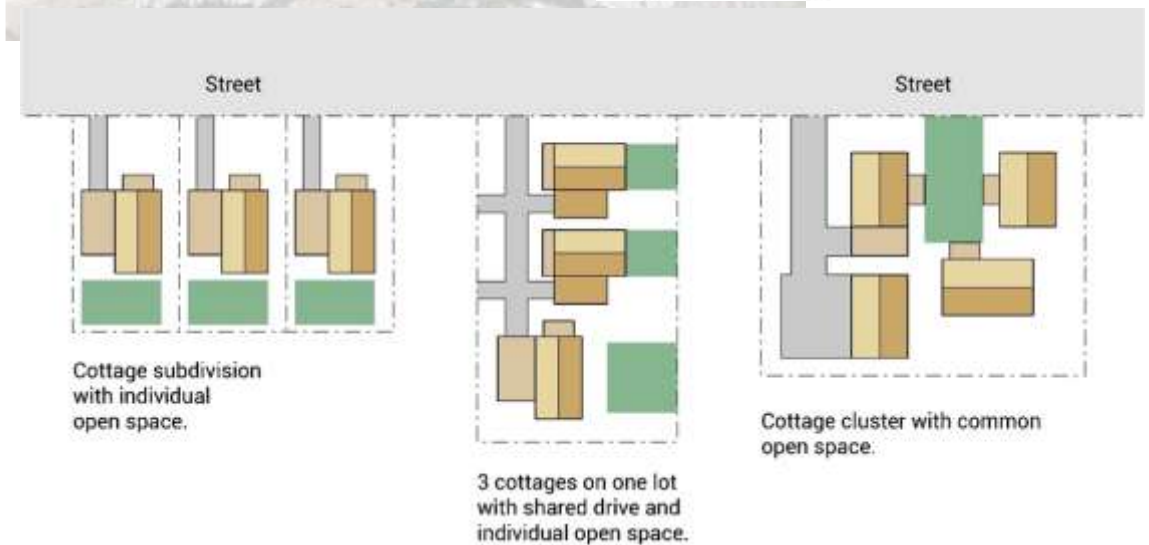
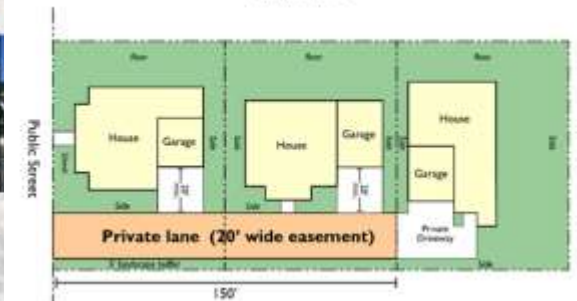
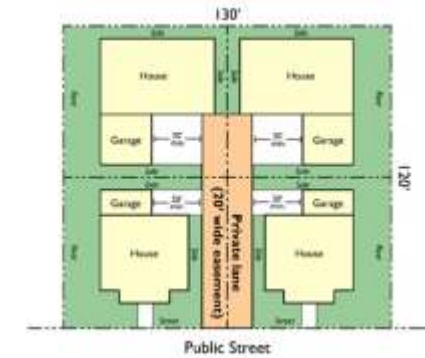
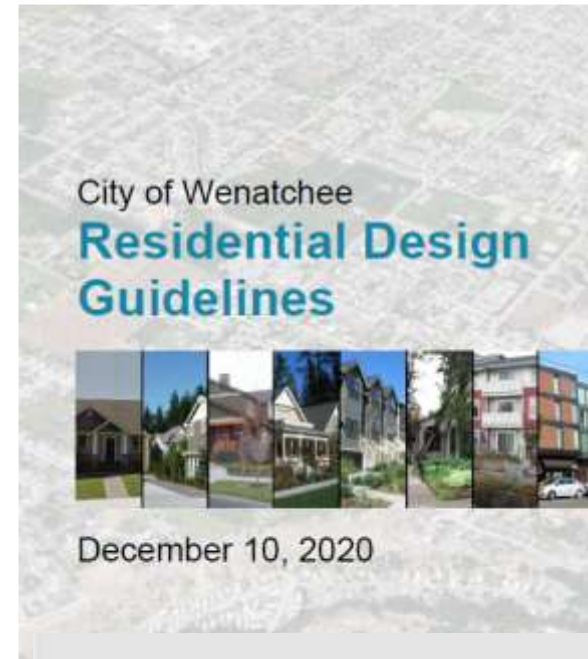
- **90.3%** wanted a wider variety of housing options including townhomes and plex units
- **78.38%** didn't believe the housing market will correct itself
- The primary responsibility to fix the issue: Housing industry (**33.29%**) & Government agencies (**29.65%**)
- **65.58%** responded that new "in-fill" housing should reflect the character of existing neighborhoods or districts and their housing stock.

Code update process

- First open house on July 18, 2018 – 1 year after plan amendment adoption
- 15 public meetings and open houses – targeting the general public, developers, engineers, architects, business owners, elected and appointed officials
- Extensive media coverage and interest
- November 7, 2019 City Council adopted

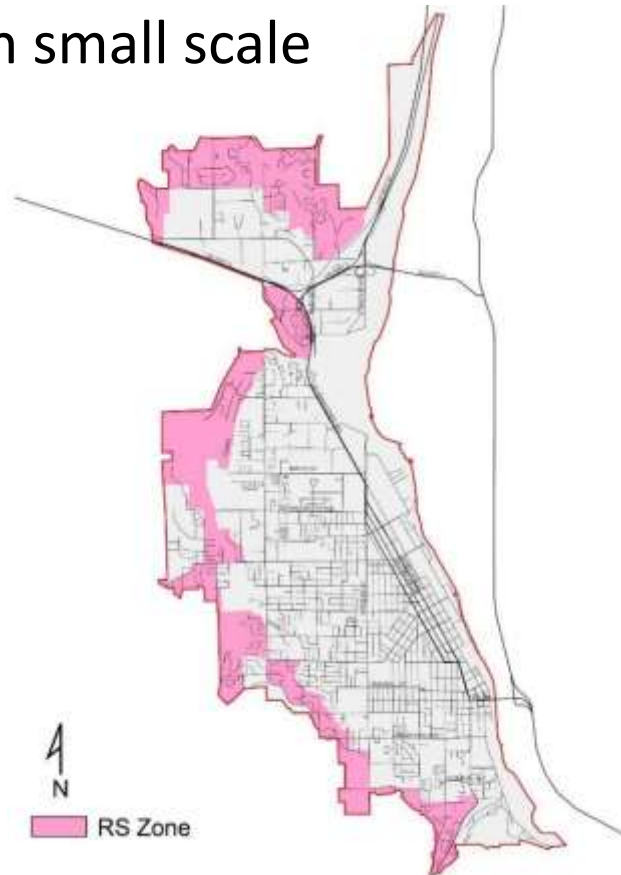
Update Focus







- Missing middle housing options in all zones
- Open space to help blend new housing with existing neighborhoods
- Residential design guidelines to help blend infill/higher density housing with existing neighborhoods
- Character areas to help with compatibility of new and existing development



Zone: RESIDENTIAL SINGLE FAMILY - RS

- 6 du/acre
- Add flexibility to account for difficult site conditions and creative site development (cottages, etc.)
- Maintain small scale

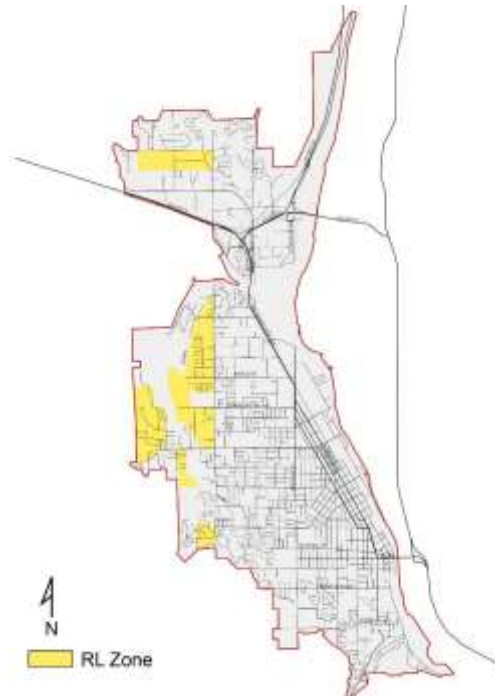








HOUSING TYPE	ALLOWED		Legend:
	CURRENT	PROPOSED	
 Single Family	●	●	● Permitted
 Accessory Dwelling Unit (ADU)	●	●	○ Permitted in Limited Extent
 Cottage Housing	●	●	○ No Symbol: Not Allowed
 Duplex		○	
 Townhouse			
 Apartment (Multifamily)			



Zone: RESIDENTIAL LOW - RL

- 8 du/acre
- Reduced minimum lot size
- Reduced minimum front yard setback
- Duplexes, triplexes, 4-plexes, townhouses and bungalow courts allowed in certain cases

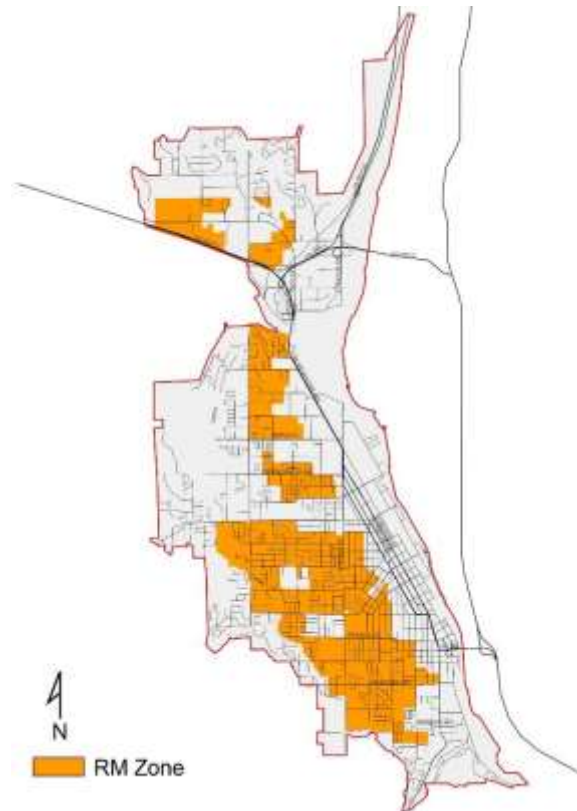







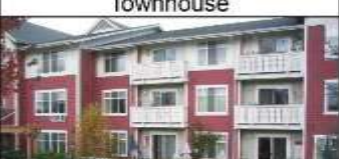
HOUSING TYPE	ALLOWED		Legend:
	CURRENT	PROPOSED	
 Single Family	●	●	● Permitted
 Accessory Dwelling Unit (ADU)	●	●	
 Cottage Housing	●	●	
 Duplex		○	○ Permitted in Limited Extent
 Townhouse		○	
 Apartment (Multifamily)			No Symbol: Not Allowed

Additional annotations in the table: A red arrow points to the 'Up to 4 attached units' symbol in the Duplex row, and another red arrow points to the 'Up to 4 attached units' symbol in the Townhouse row.

Zone: RESIDENTIAL MODERATE - RM

- 20 du/acre
- To encourage quality infill that enhances Wenatchee's traditional neighborhoods.
- To increase housing options with different housing types – especially townhomes, cottage housing, bungalow courts, etc.



HOUSING TYPE	ALLOWED		Legend:
	CURRENT	PROPOSED	
 Single Family	●	●	● Permitted
 Accessory Dwelling Unit (ADU)	●	●	○ Permitted in Limited Extent
 Cottage Housing	●	●	○ Permitted in Limited Extent
 Duplex		●	No Symbol: Not Allowed
 Townhouse		●	No Symbol: Not Allowed
 Apartment (Multifamily)		○	No Symbol: Not Allowed

TYPICAL CHARACTER AREA ARCHITECTURAL ELEMENTS



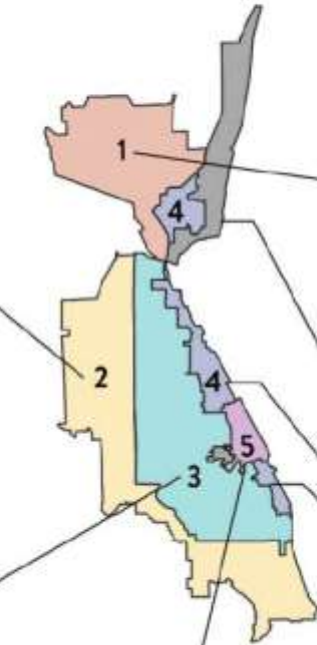
PERIMETER RESIDENTIAL NEIGHBORHOODS

- Wide street frontage
- Multiple gables
- Small entry nook
- Mixture of vertical & picture windows
- Multiple facade materials



CORE RESIDENTIAL NEIGHBORHOODS

- Usable porches
- Simple roofs
- Vertical windows with details
- Traditional materials



SUNNYSLOPE

- Pitched roof
- Usable porch
- Vertical windows
- Traditional materials



GREATER DOWNTOWN

- Mix of window types
- Enhanced entry & window details
- Ornamental building details
- Traditional & decorative materials
- Accentuated entry



NWBD, SWBD & OLD STATION

- Wide mix of building types
- Building details most important

Character Areas

Character Giving Architectural Elements

	Core Residential Neighborhoods	Perimeter Residential Neighborhoods	Sunnyslope	North and South Wenatchee Business Districts	Greater Downtown District	Waterfront
Narrow (less than 12') or no garage	●					
Multiple gables	●	●				
Horizontal building form (building wider than tall)		●	●			
Pitched roof	●	●	●			
Porch large enough for resting	●		●			
Picture windows		●	●	●	●	●
Vertical windows	●	●	●	●	●	●
Window and door details	●	●		●	●	●
Ornamental materials or details				●	●	●
Traditional building materials (brick, wood siding, wood shingles)	●	●	●	●	●	●
Wildland/Urban Interface non-flammable building materials		●	●			
Accentuated entry in a large building				●	●	●
Modulation of large façades	●	●				●
Other (as approved by the Director)*	●	●	●	●	●	●
Number of characteristics a project must include	4	4	2	3	3	3

* The applicant may propose other architectural design measures (for one of the minimum required elements). These may be features that are common in nearby residences (by providing a rationale with illustrative photos of nearby lots to the City) or may be other design

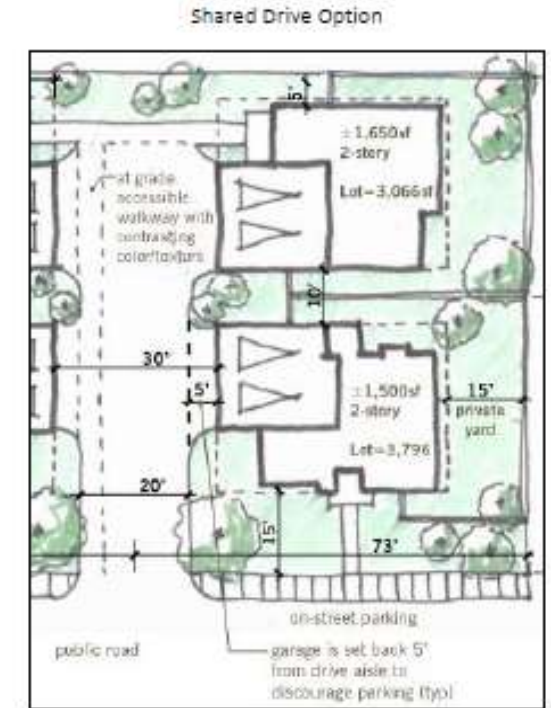
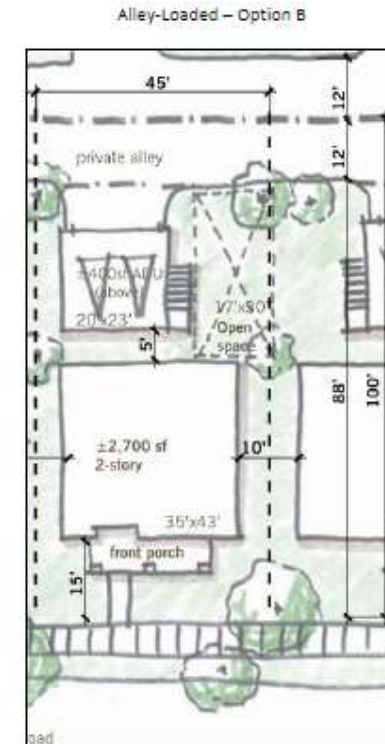
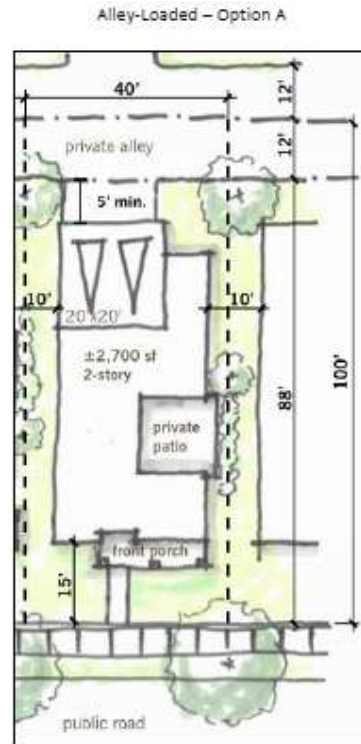
2020 Development agreement

Maximum units: 450

Phase 1: 125 lots recorded

Housing types: single-family development with clustered, alley loaded, townhomes, and traditional single-family

Lots – as small as 3,500 sqft



2020 - Townhome project
near the Community
College.

12 units on 0.94 ac
~13 DU/AC.



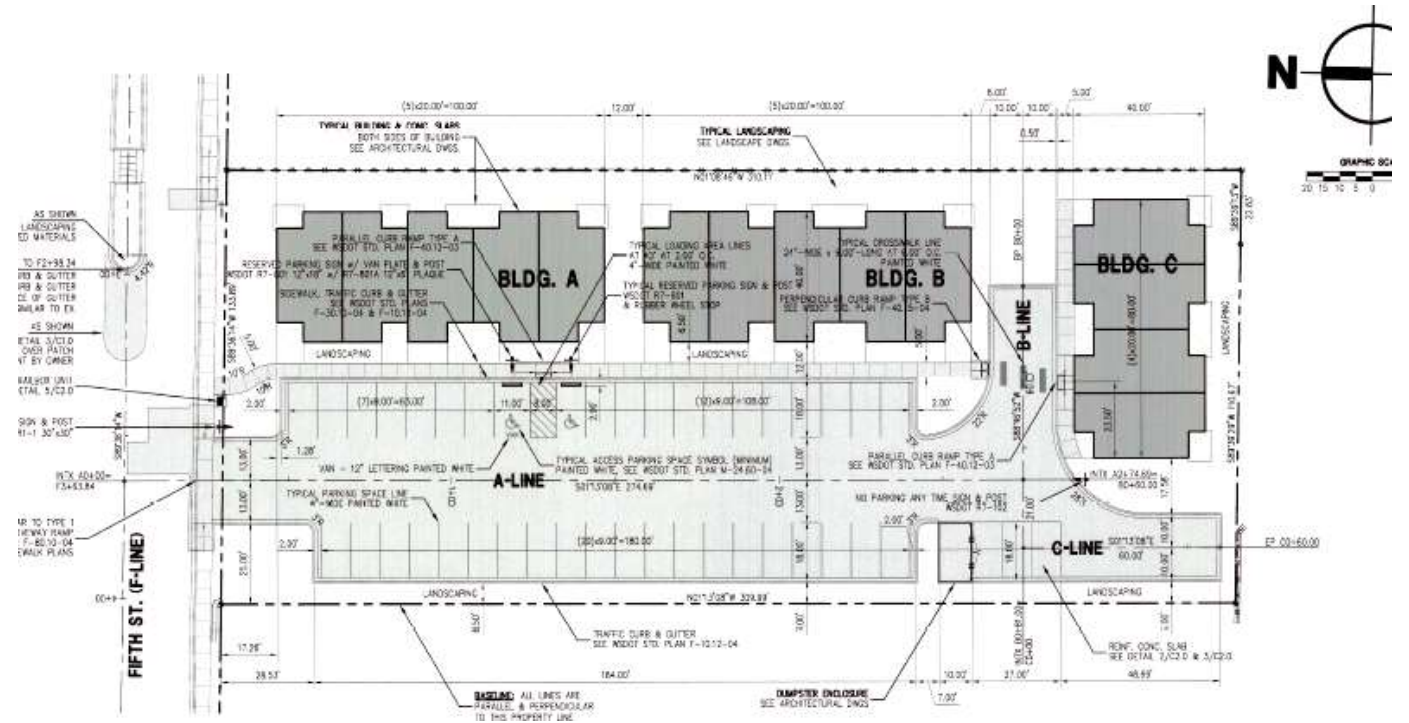
NORTH (FRONT) ELEVATION -
1/4" = 1'-0"



2020 Apts
Site 7.83 Ac
Units: 454
Density: ~58
Phase 1 under
construction



2021 Townhome
 Site: 0.92 Acres
 Units: 14 Unit
 Density: ~15
 du/ac



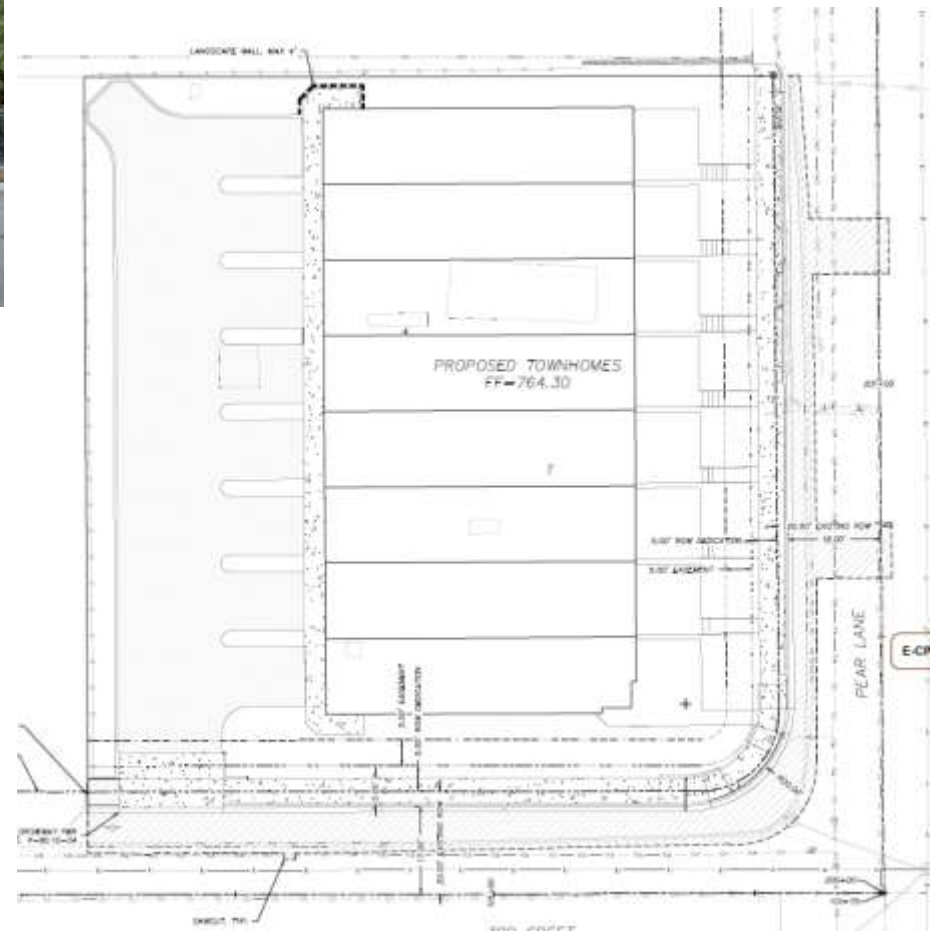


2022 Townhome

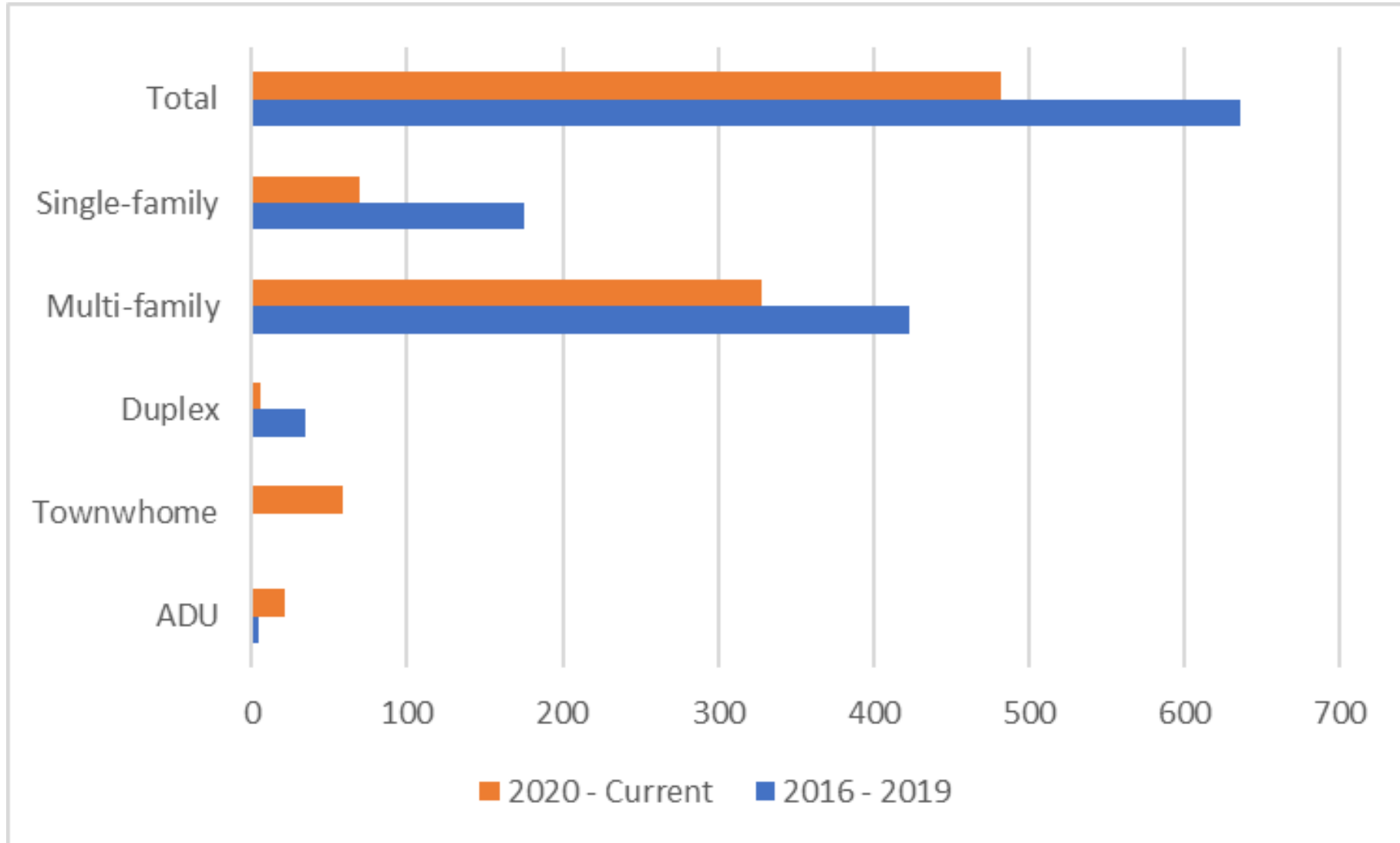
Site: 0.39 Acres

Unit: 9

Density: ~23 du/ac



Building permits issued before and after MMH update



Our Valley, Our Future Regional Housing Survey (Results Summer 2022)

- The primary responsibility to fix the issue: Housing industry & Government agencies
- **87.5%** wanted a wider variety of housing options including townhomes and plex units (down from 90%)
- **54.5%** didn't believe the housing market will correct itself (down from 65%)
- **47.0%** - Additional housing subsidies for low and moderate-income residents
- **36.0%** - Multi-family housing in areas previously reserved for single family housing
- **46.4%** - More non-traditional housing (ADUs, container homes, tiny homes, etc.)
- **43.4%** - More single-family homes on smaller lots
- **40.2%** - A requirement that developers to build a certain percentage of affordable housing units as part of an overall development

Lessons learned

- Quality pre-application meeting and follow-up conversations are vital
- Clear expectations/standards in code – we continue to refine the code
- Design review with options for developer has been positive
- Internal coordination with our public works and building/fire divisions even more important than ever!

Opportunities

- Community needs pro-active incentives to encourage affordable housing
 - Multi-Family Tax Exemption
 - Work with low income housing providers to find positive and proactive solutions
 - Pre-approved plans for ADU and cottage housing
- Need information materials such as checklists and visual handouts to help educate public on housing options

Thank you!



Middle Housing



Housing Supply, Shortage, Affordability

A few middle housing clarifications:

- Not specifically targeted for low income (<80% AMI) households .
- Anticipate most will be for middle income households, at market rates.
 - In Olympia, market rents still around 100% AMI; median sales prices higher
- Greatly increases housing options in many areas of the city.
- Help slow price increases (sale or rent) by increasing supply. (*Currently less than a 3% rental vacancy rate in Olympia*).

The 'Middle Housing' Opportunity

- A more sustainable city:
 - *Can grow without expanding into farm and forest lands*
 - *Has more walkable neighborhoods*
 - *Increases the viability of small-scale neighborhood businesses*
 - *Supports transit & climate change response goals*
- Provide income to current homeowners to allow them to remain in neighborhoods
- Housing types that match our community:
 - *70% of Olympia households are 2 or fewer people*
 - *But about 2/3 of Olympia's residential units are single-family detached houses*

The Opportunity and The Challenge

The Challenge:

Perceived localized impacts

vs.

City-wide benefit

Olympia Comprehensive Plan Support

Low-Density Neighborhoods

“This designation provides for ***low-density residential development, primarily single-family detached housing and low-rise multi-family housing***, in densities ranging from twelve units per acre to one unit per five acres depending on environmental sensitivity of the area....”

“Supportive land uses and ***other types of housing, including accessory dwelling units, townhomes and small apartment buildings, may be permitted.***”

(Abbreviated version, emphasis added)



Olympia's Missing Middle Approach

Current Regulations NOT Changing:

Infill Design Review

- Neighborhood scale & character
- Building orientation and entries
- ADU building design and entries
- Site design for cottage housing

Permitted heights, setbacks, lot coverages

Zoning district density limits

Stormwater, infrastructure, tree protection,
most other development regulations



Olympia's Middle Housing Approach

ADUs

Cottages

Courtyard Apartments

Duplexes

Manufactured Homes

Single Room Occupancies

Tiny Houses

Townhouses

Triplexes & Fourplexes

Impact Fees & Hookup Fees



2018 Missing Middle Housing Ordinance

Olympia City Council adopted December 2018

Olympians for Smart Development and Livable Neighborhoods v. City of Olympia

- **GMHB Final Decision and Invalidation Order:**
 - July 10, 2019
- **Thurston County Superior Court Reversal:**
 - May 31, 2022



2020 Housing Options Ordinance (RCW 36.70A.600)

Accessory Dwelling Units (ADUs)

- *Authorize accessory dwelling units in one or more zoning districts in which they are currently prohibited;*
- *Remove minimum residential parking requirements related to accessory dwelling units;*
- *Remove owner occupancy requirements related to accessory dwelling units;*
- *Adopt new square footage requirements for accessory dwelling units that are less restrictive than existing requirements;*

Duplexes on Corner Lots

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

Duplexes, Triplexes, or Courtyard Apartments

Allow at least one duplex, triplex, quadplex, sixplex, stacked flat, townhouse, 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.

2020 Housing Options Ordinance

- ✔ **ADUs** – Increase size to 850 sq. ft.
- ✔ **Duplexes on Corner Lots**
- ✔ **Duplexes** – Allow in R-4, R 4-8, and R 6-12
- ✔ **Triplexes** – Allow in R 4-8 and R 6-12, Limit to 2-stories, Require 5 Parking Spaces
- ✔ **Fourplexes** – Allow in R 4-8 and R 6-12
- ✔ **Sixplexes** – Allow in R 6-12 zone
- ✔ **Courtyard Apartments** – Define, Allow in R 6-12, Limit to 2-stories, Shared Open Space and Private Open Space Required
- ✔ **Consistency** – Require Annual Review to Maintain Consistency between Comprehensive Plan and Development Regulation

Olympia ADU Permits

of ADU Permits + % of Total City Building Permits 1/2019 – 8/2022

Dwelling Units by Permit Type & Issued Date

Permit Type	2017	2018	2019	2020	2021	2022	Currently Pending /In Review	Grand Total
ACCESSORY DWELLING UNIT (ADU)			10 6.1%	6 5.0%	7 9.0%	18 8.2%	4 6.0%	45 4.6%
DUPLEX		2 1.0%	2 1.2%	2 1.7%	18 23.1%			24 2.4%
MULTI-FAMILY 3-4	15 25.0%	33 17.1%	12 7.3%					60 6.1%
MULTI-FAMILY 5+	27 45.0%	158 81.9%	137 83.5%	110 91.7%	52 66.7%	200 91.3%	143 93.2%	827 84.1%
TOWNHOUSE	18 30.0%		3 1.8%	2 1.7%	1 1.3%	1 0.5%	2 0.8%	27 2.7%
Grand Total	60	193	164	120	78	219	149	983

*Permitting data as of 8/31/22

** Commercial Mixed Use does include several permits that were filed under the incorrect permit type (i.e. Commercial Building), these units were manually corrected to the appropriate permit type.

Thank You!



olympiawa.gov

Leonard Bauer, FAICP, Director
Community Planning & Development Department
lbauer@ci.olympia.wa.us

MRSC - Making “Missing Middle” Housing Work in Washington State

City of Bellingham



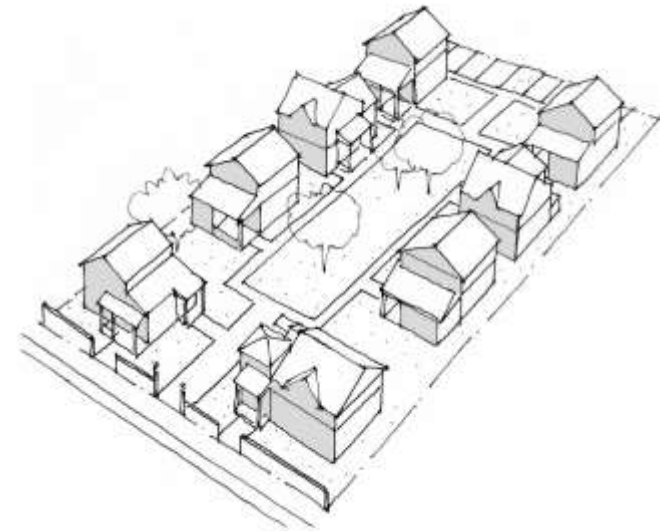
Chris Behee GISP
Long Range Planning Manager
City of Bellingham
Planning & Community Development



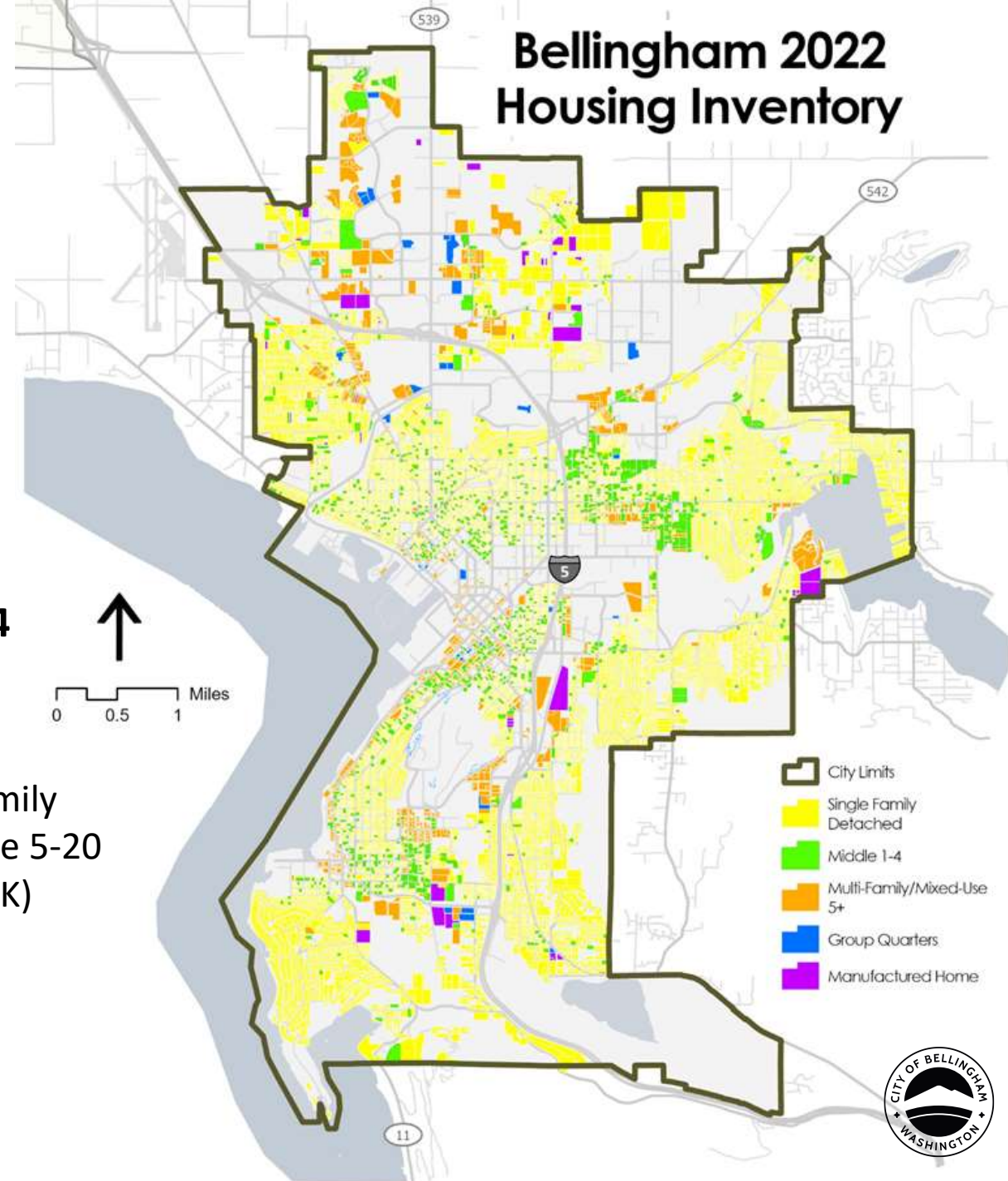
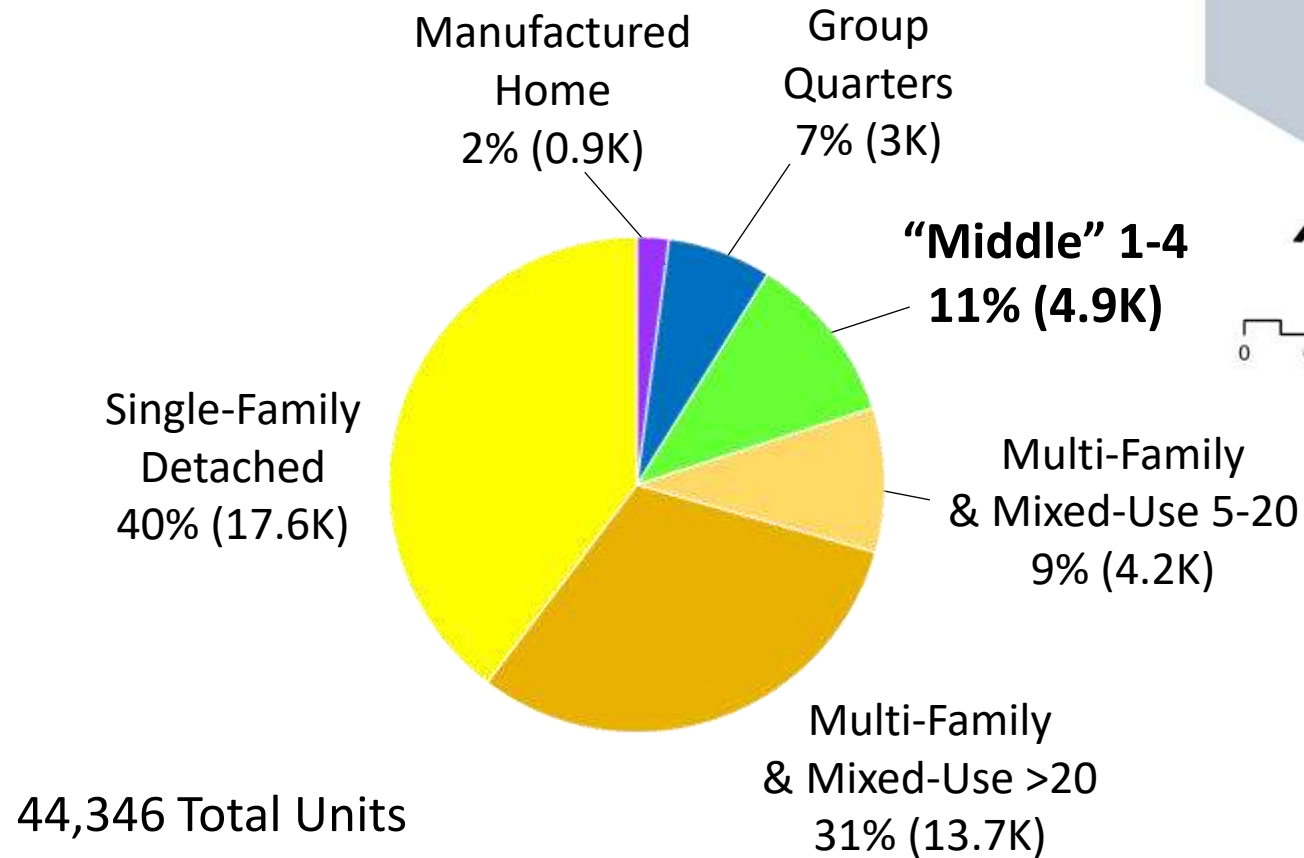


Outline (10 min)

- “Middle” housing context for Bellingham
- 2009 Infill Toolkit (ITK) Regulations
- Implementation and successes
- The 2021 ITK Update
- What we’ve learned



Bellingham context



Bellingham Context

In many neighborhoods “middle” housing types are pre-WW2 vintage.



Setting the Stage...

2004

“Community Forum on Growth Management”

2006

“Bellingham Planning Academy” – birth of ideas that would become the Infill Toolkit regulations

Comprehensive Plan Growth Strategies

1. **Neighborhood Infill**
2. Urban Villages
3. Greenfield Development



Spatial Growth Strategy: Focused growth

Spatial Growth Strategy: Current patterns

Bellingham, Whatcom County and the WTA are working together to define a spatial growth management strategy.

How do you think Bellingham should deal with 31,000 new residents? The State has forecast that Whatcom County will grow by more than 65,000 people over the next 20 years. Almost half of those will probably choose to locate within Bellingham.

What do you think is the best strategy? Should the city expand into adjacent agricultural areas to house the new residents? Or should the city become more dense, constructing new housing within its current city limits?

Where?

The Community Forum on Growth Management seeks to involve Bellingham residents in the decision. We will make presentations to neighborhood associations throughout the summer. A design charette in September, open to the public, will allow participants to try out various solutions.

If you're interested in this process and want to learn more, call us at 647-5235 or visit our drop in center at 120 E Holly. The drop in center is open Monday, Wednesday and Friday from noon to 6:00.

Neighborhood Center with "Pedestrian Share"
Urban center

Development of the ITK Regs

2009

Bellingham's 2009 Infill Toolkit Regulations covered a range of styles in the lower 2/3 of the "missing middle" housing category.



Adoption of the ITK Regs

2009

The ITK Regulations initially included nine housing forms (<https://bellingham.municipal.codes/20.28>)

Townhouse

A home in a row of attached homes. Intended to include the best amenities of a single family home in a denser alternative.



- Min FAR of 0.75 (Min Green Factor Score of 0.6 required)
- architecturally compatible design required when within established neighborhoods

Green Factor Scoring system of landscaping and low-impact development techniques.

Small Lot

Allows for affordable, detached single family development at greater density than typical single family zones



- Lot sizes: 3,001 to 5,000 sq ft
- Max Floor Area Ratio (FAR) of 0.35
- 800 sq ft max per floor
- Min 60% Open Space required

Smaller Lot

Allows for affordable, detached single family development at greater density than typical single family zones



- Lot sizes: 1,800 to 3,000 sq ft
- Max FAR of 0.4
- 600 sq ft max per floor
- Min 60% Open Space required

Cottages

Smaller detached single family homes clustered around shared open space



- 1,000 sq ft max per unit
- Max FAR of 0.4
- 600 sq ft max per floor
- Min 60% Open Space required
- 1 parking space per unit

Garden Courtyard

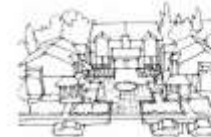
6 to 8 dwelling units (separate or attached) arranged around a common garden courtyard



- 2,000 sq ft max per unit
- Max FAR of 0.6 (or 0.75 with Green Factor)
- each unit has a main entrance on the courtyard
- Green Factor: Zoning system of landscaping and low-impact development techniques.

Shared Courtyard

4 to 6 dwelling units (separate or attached) arranged around a common driveway/courtyard



- 2,000 sq ft max per unit
- Max FAR of 0.5 (or 0.7 with Green Factor)
- each unit has a main entrance on the courtyard
- Green Factor: Zoning system of landscaping and low-impact development techniques.

Duplex/Triplex

A building containing 2 or 3 dwelling units on a single lot



- 1,000 sq ft max per unit
- Max FAR of 0.5
- Min 75 sq ft private open space per unit
- Min 40% Open Space required
- 1 parking space per unit

Carriage House

An accessory dwelling unit located above a detached parking garage and subordinate to a single-family dwelling unit on the same lot



- 800 sq ft max per unit or 40% of primary structure (whichever is less)
- Max FAR of 0.5
- owner occupancy required (primary or accessory)
- design must be architecturally consistent with primary residence

Detached accessory dwelling unit (DADU)

A small dwelling unit subordinate to, and detached from a single-family dwelling unit on the same lot



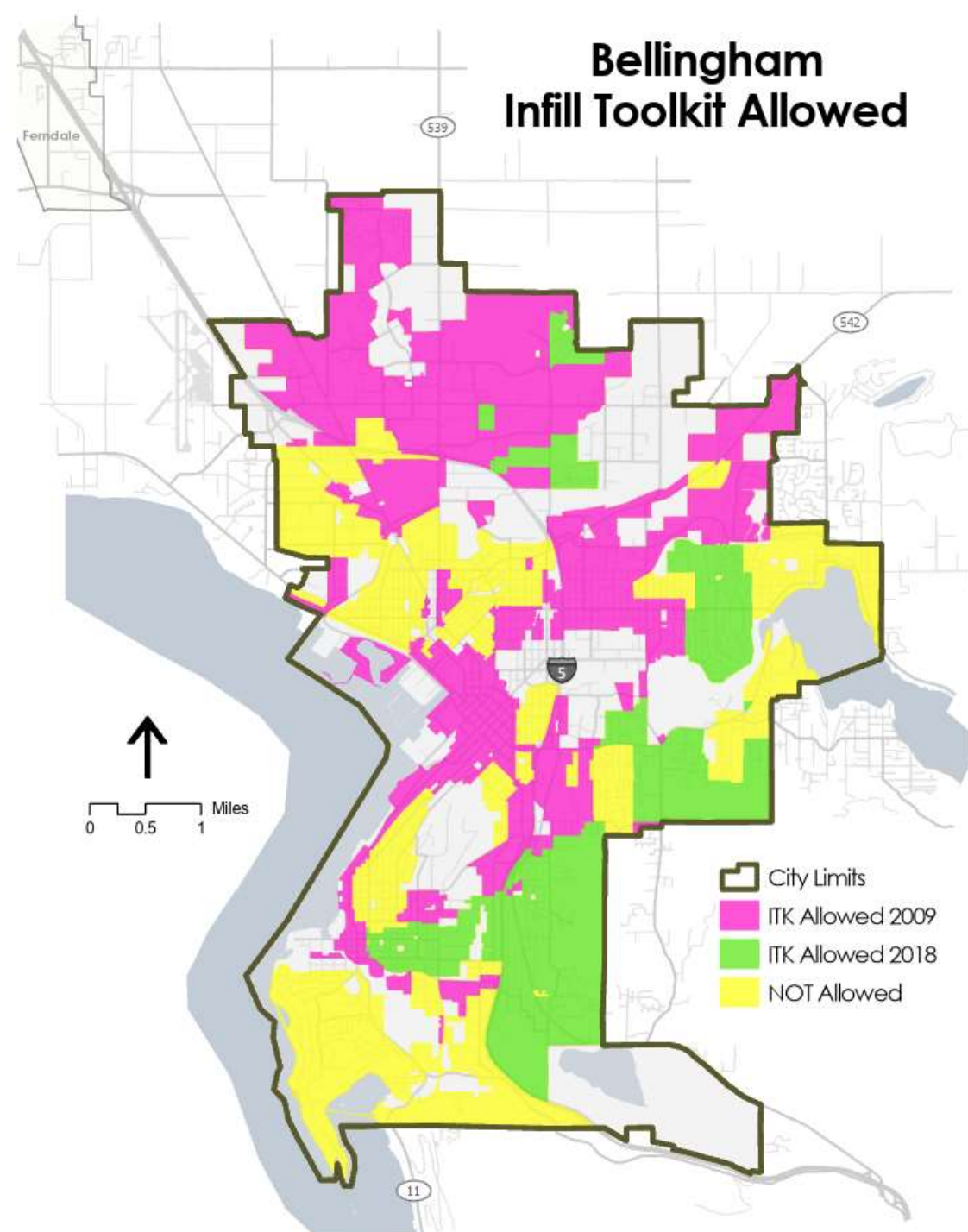
- 800 sq ft max per unit or 40% of primary structure (whichever is less)
- Max FAR of 0.5
- owner occupancy required (primary or accessory)
- design must be architecturally consistent with primary residence



Adoption of the ITK Regs

2009

- Originally envisioned for all residential zones
- Neighborhood uncertainty around new forms
- Ultimately approved for use in multi-family, and urban village areas, and recently-annexed single-family mixed-use zones
- Expanded in 2018 subdivision code update to include single-family cluster zones



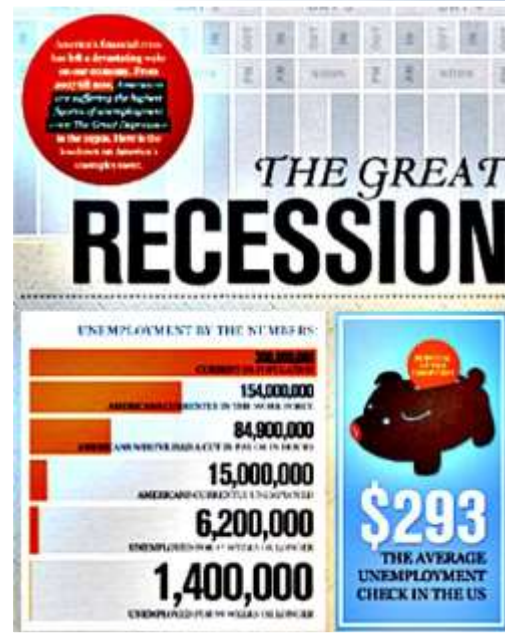
Implementation

...a slow start

2009 to 2015

Several contributing factors:

- The Great Recession
- Local builders were unfamiliar with the new housing forms
- Banks were reluctant to finance projects diverging from tried-and-true types for the Bellingham market



Implementation

...being pro-active

2009 to 2015

- Partnered with Sustainable Connections
- Targeted outreach to local builders
- Tours of successful infill projects in Vancouver BC and Portland OR



...2015 first successful ITK project
Peabody St Townhomes



2400 Peabody St
Former Parking Lot
7 Townhomes on fee lots
Plus 6 ADUs



Photo Courtesy: RJ Group





Peabody St Townhomes

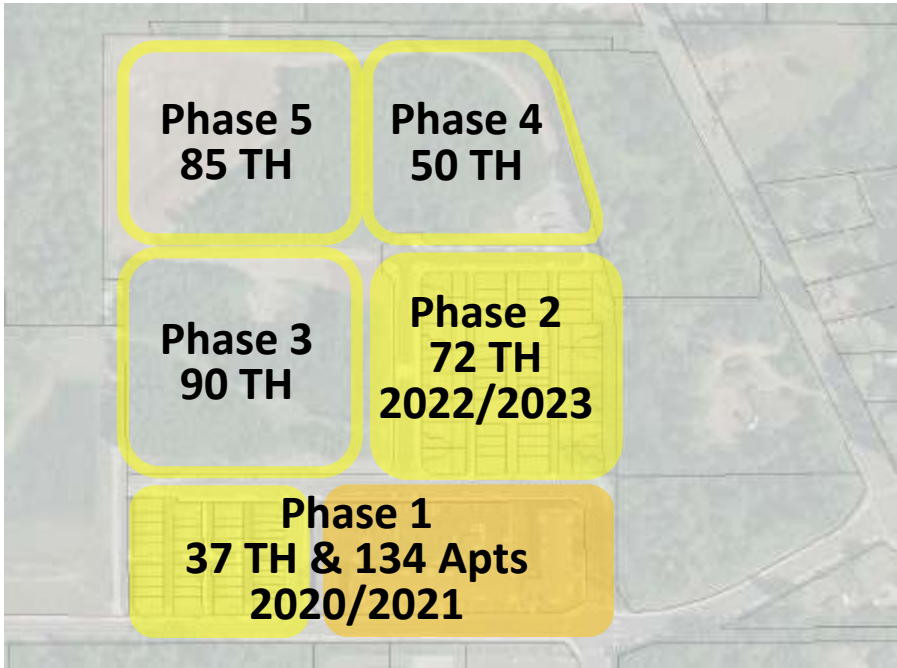


Peabody Townhomes

All ITK housing types have a FAR, but the addition of an accessory dwelling unit (ADU) to any ITK housing type is exempt from FAR.

These two front-loaded ADUs in the Peabody Project are examples.





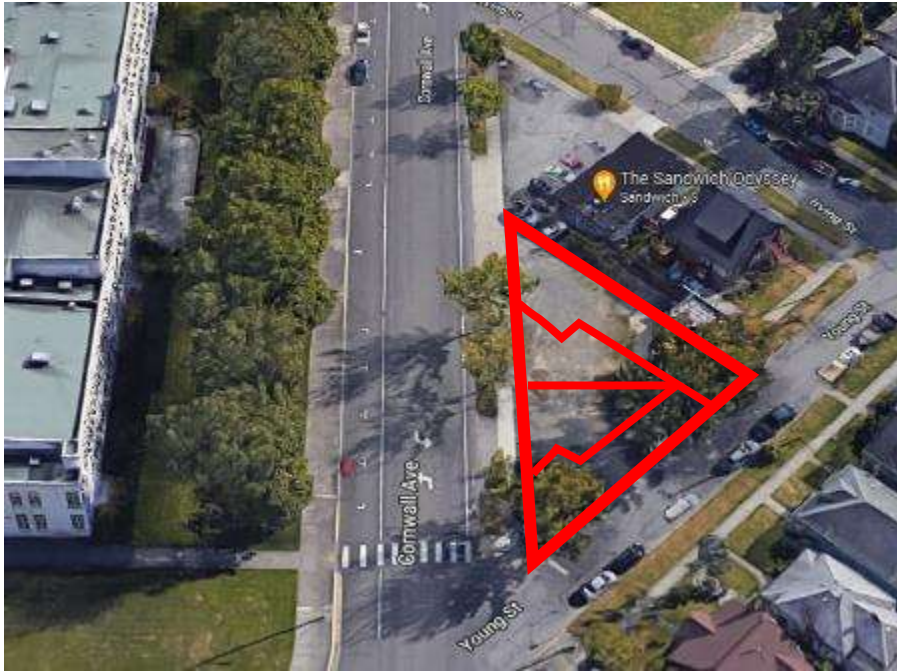
Aurora Court Plat

Greenfield development with 35 developable acres out of 70 total.

134 Apartments

334 Townhomes on fee lots





2011-2034 Cornwall Ave
Vacant lot (former business)

4 Townhomes on fee lots





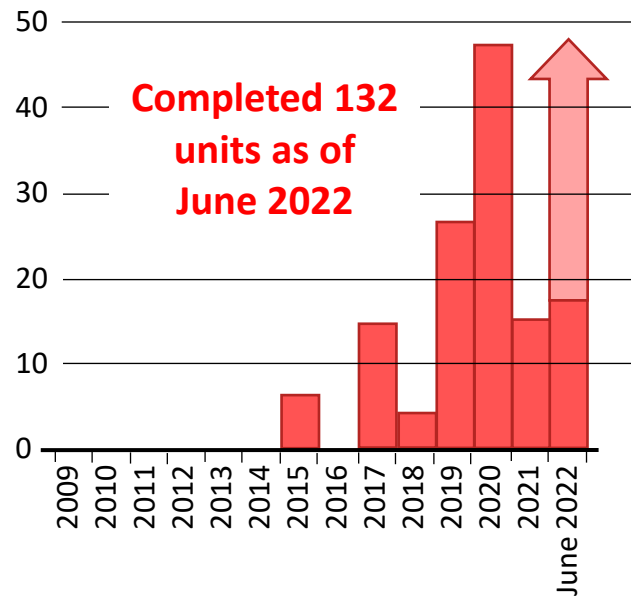
Texas and Queen Streets
Former single-family home and
adjacent vacant lot

6 cottages on fee lots



Infill Toolkit Projects

Over 750 Total Units (June 2022)



66% are Townhomes
85% are on fee lots



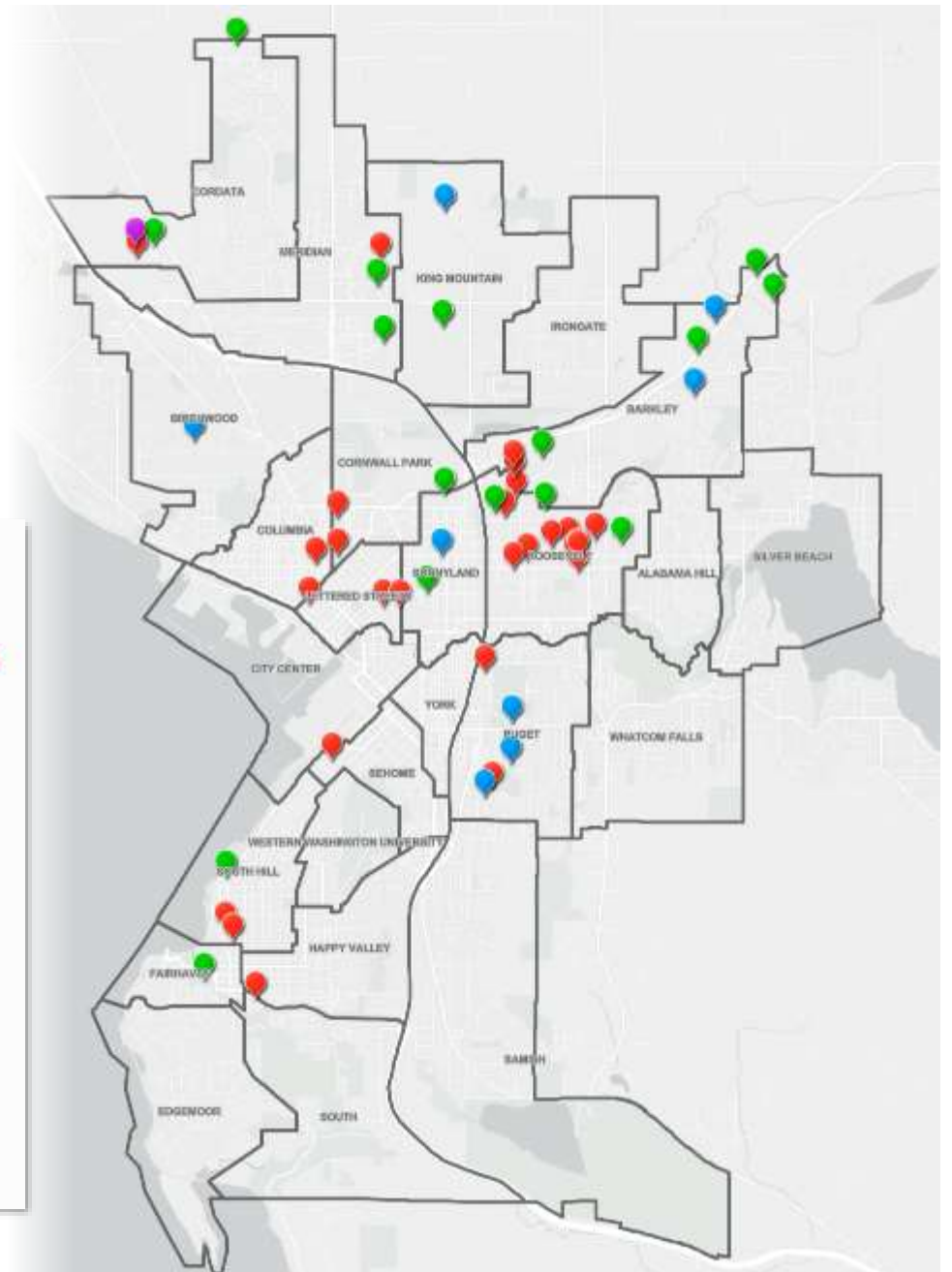
(as of June 2022)

Completed - 132 Units

Approved Units - 310 Units

Preliminary Approval - 197 Units

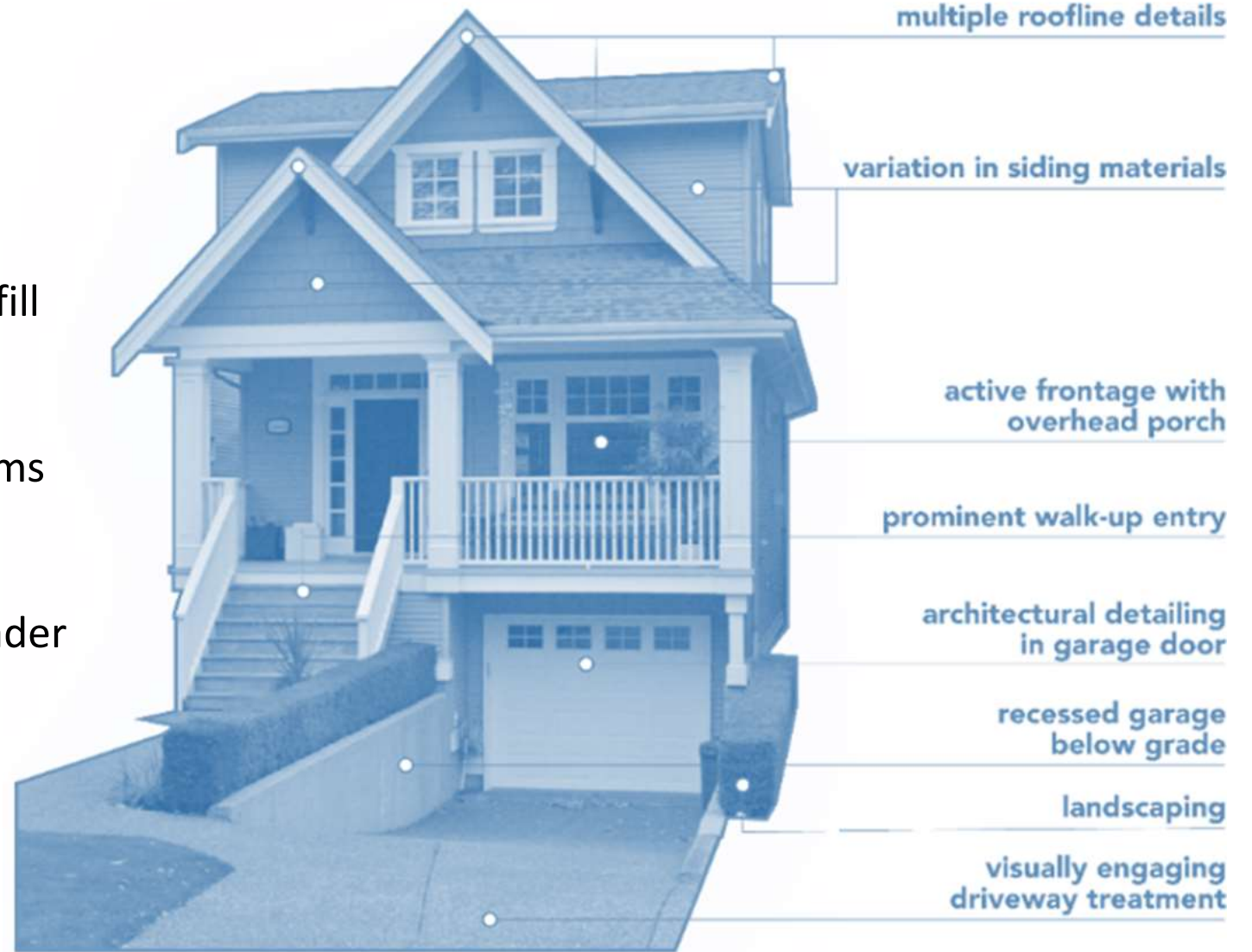
In Application - 152 Units



2021 Toolkit Update

What drove need for update?

- Need for flexibility on challenging infill sites
- Need for clarity on design intent
- Need to encourage use of all ITK forms
- Developer interest in mixed housing projects (Multi-family and ITK)
- Anticipated increase in use and broader application



2021 Toolkit Update

Pedestrian Oriented Development (POD)

Clarification of the purpose and goal statements around POD helped better define project design expectations.

For example, emphasis on porches, generous windows, and landscaping.

This



Not This



2021 Toolkit Update

Pedestrian Oriented Development (POD)

Clarification of the purpose and goal statements around POD helped better define project design expectations.

For example, minimizing driveway/sidewalk conflicts by orienting to a street with vehicular alley access.

This



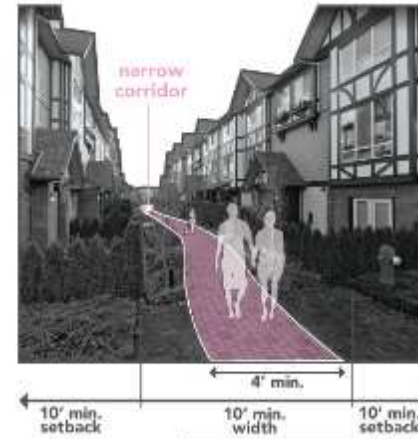
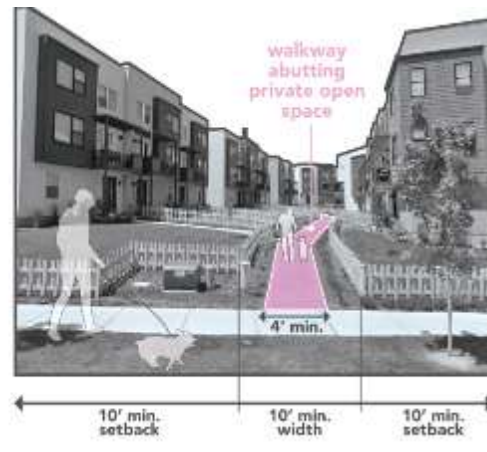
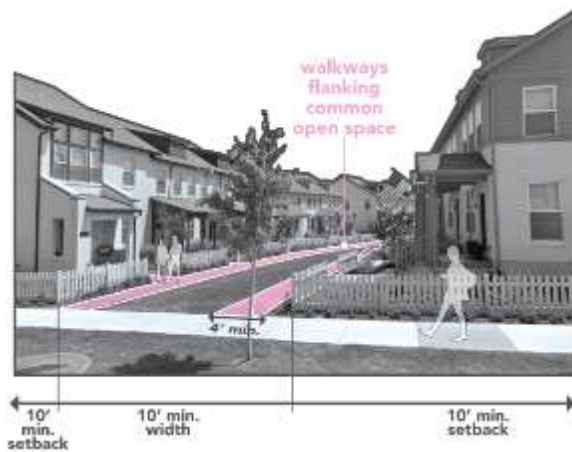
Not This



2021 Toolkit Update

Pedestrian Oriented Development (POD)

And changes to the code from requiring units front on a street or lane to allowing them to front on common pedestrian corridors.



2021 Toolkit Update

Minimizing Garages and Driveways

Also, design strategies to minimize dominance in pedestrian areas of garages and driveways.



2021 Toolkit Update

Minimizing Alley Conflicts

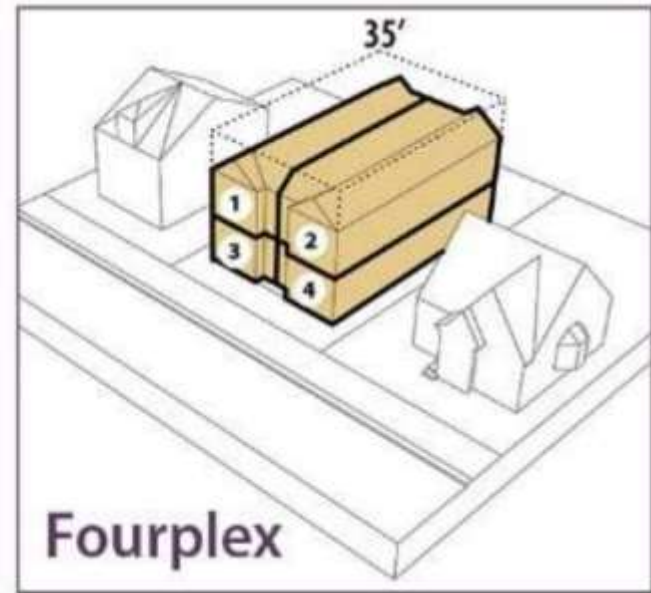
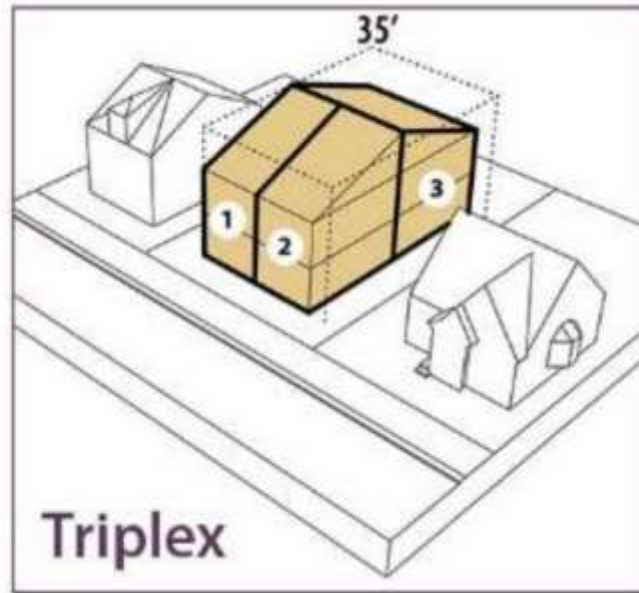
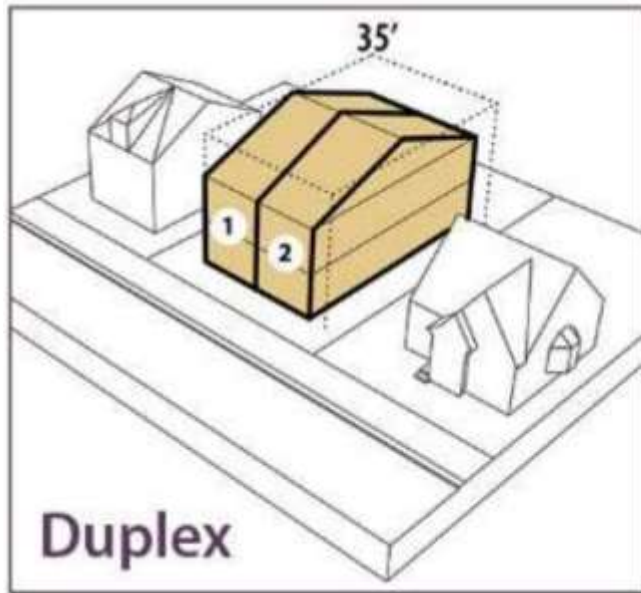
And minimizing maneuvering conflicts with parked vehicles in alleys.



2021 Toolkit Update

Housing Types

Allowing fourplexes to create flexibility and opportunity in how the same building envelope can accommodate 2, 3, or 4 housing units.



2021 Toolkit Update

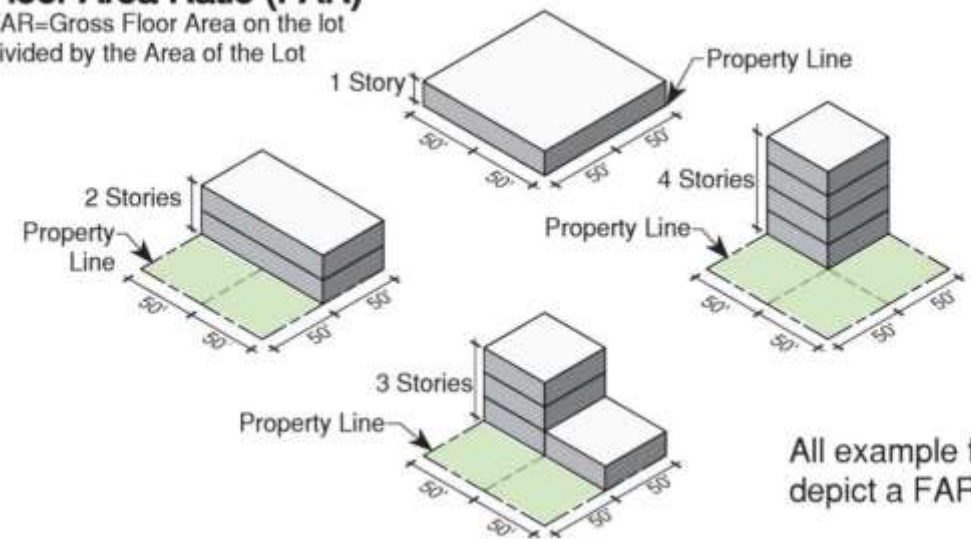
Green Factor Landscaping and FARs.

Standardizing landscaping and FAR requirements across most housing types. And allowing flexibility in FARs between infill in established neighborhoods and greenfield projects.



Floor Area Ratio (FAR)

FAR=Gross Floor Area on the lot divided by the Area of the Lot



2021 Toolkit Update

Process Changes

Smaller projects with 1-4 units were changed from a Type II to a Type I review process.

- Eliminate need for noticing, pre-application conference, and neighborhood meeting.
- Small projects requiring a cluster sub-division are elevated to Type III process.



What have we learned?

The importance of clear **intent and purpose** statements in development code.

Build-in **flexibility** and have departure processes to allow effective application on challenging infill lots and in greenfield areas.

Administrative flexibility is a powerful tool to achieve better design. But you **need well-informed and qualified staff** to administer and ensure consistency.

Infill Toolkit housing has generally not equated to affordable housing.



cbehee@cob.org
(360)778-8346





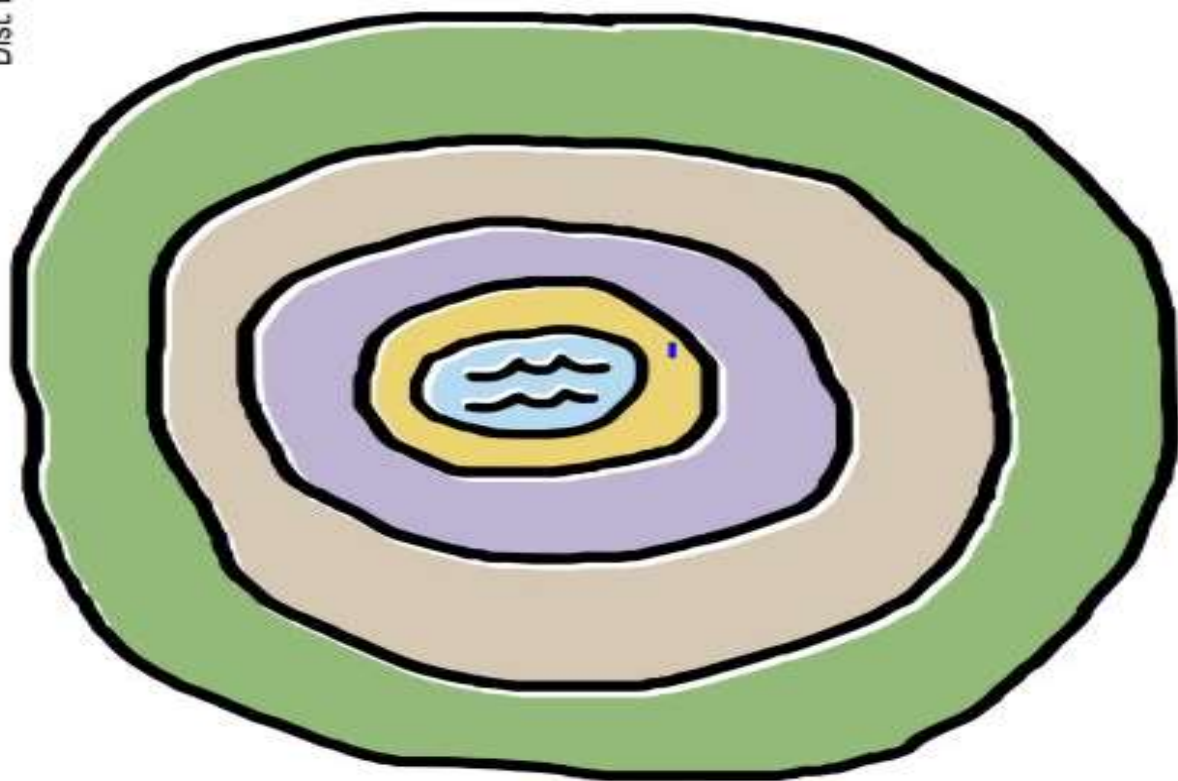
Missing Middle Housing in Kirkland, WA

Adam Weinstein

Planning and Building Director, City of Kirkland

Dist. by Universal Uclick

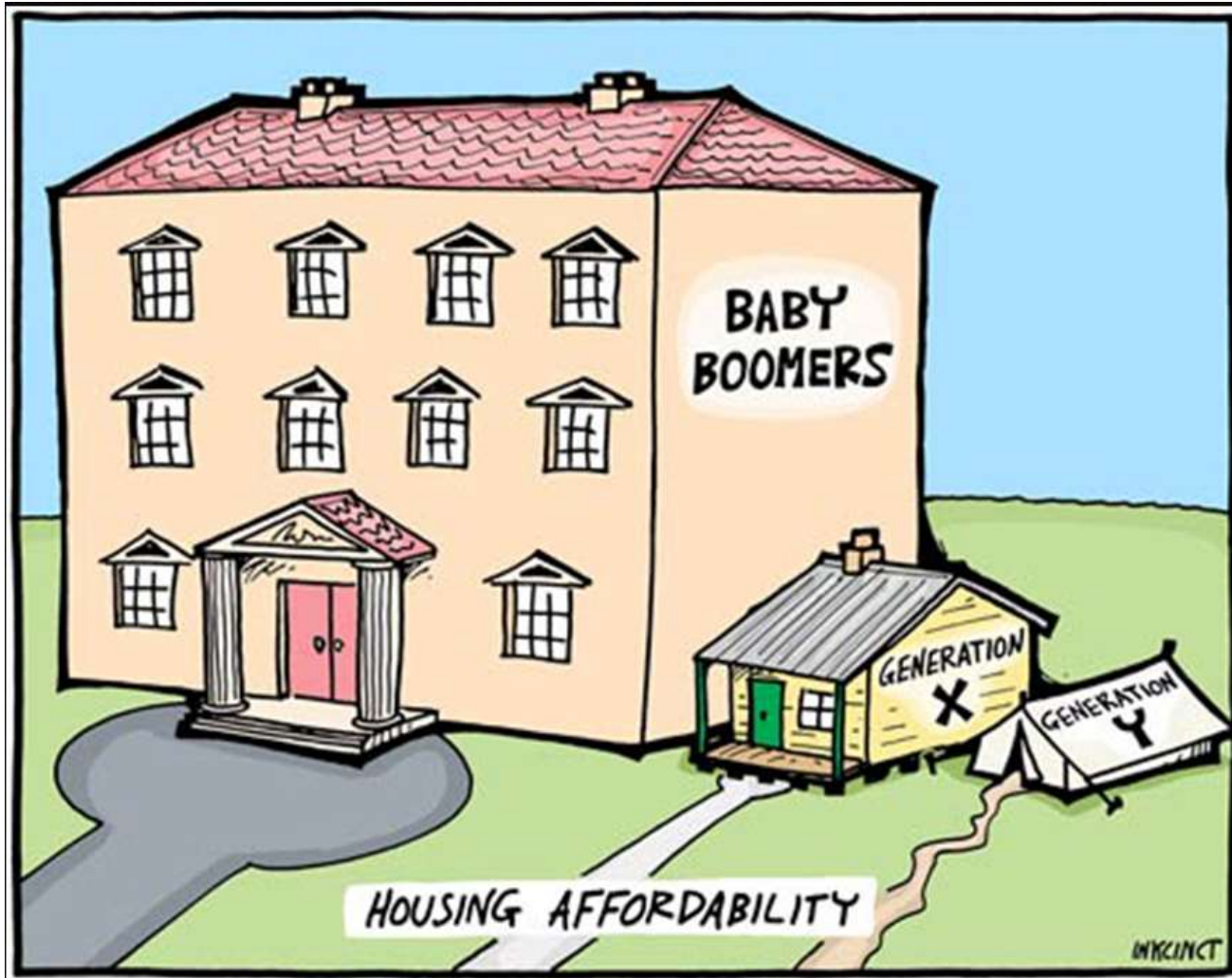
simplified city map



© John Atkinson, Wrong Hands

- people with money
- people with less money
- people with tractors
- bears

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"All the News That's Fit to Print"

The New York Times

VOL. CLXXII . . No. 59,557 © 2022 The New York Times Company SUNDAY, SEPTEMBER 25, 2022

PHOTOGRAPHS VIA LIBRARY OF CONGRESS

Looking for a Starter House? Good Luck.

By EMILY BADGER

Few Build Small Homes and Existing Ones Are Costly

As recently as the 1990s, when Jason Nagel started off, the home-building industry was still constructing what real-estate ads would brightly call the "starter home." In the Denver area, he sold newly built two-story houses with three bedrooms in 1,400 square feet or less. The price: \$99,000 to \$125,000, or about \$200,000 in today's dollars. That house would be in tremendous demand today. But few builders construct anything like it anymore. And you likely have a hard time finding one today, either. They go for half a million dollars.

The disappearance of such affordable homes is central to the American housing crisis. The nation has a deepening shortage of housing. But, more specifically, there isn't enough of this housing: small, no-frills homes that would give a family hope for the future.

The affordable end of the market has been squeezed from every side. Land costs have risen steeply in booming parts of the country. Construction materials and government fees have become more expensive. And communities nationwide are far more prescriptive today than decades ago about what housing should look like and how big it must be. Some ban vinyl siding. Others require two-car garages. Nearly all make it difficult to build the kind of home that could sell for \$200,000 today.

"It's just become where you can't get

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Affordability. Diversity. Character: The Future of Housing in Kirkland

What do we mean by Housing Affordability?

Housing Affordability: Is when resident pays no more than 30% of their income for housing costs, including utilities.

Income Restricted affordable housing refers to housing for which renters or buyers must meet specific income guidelines to be able to live in the unit. Generally defined as a percent of median family income. Targeted to those with very low, low and moderate incomes.

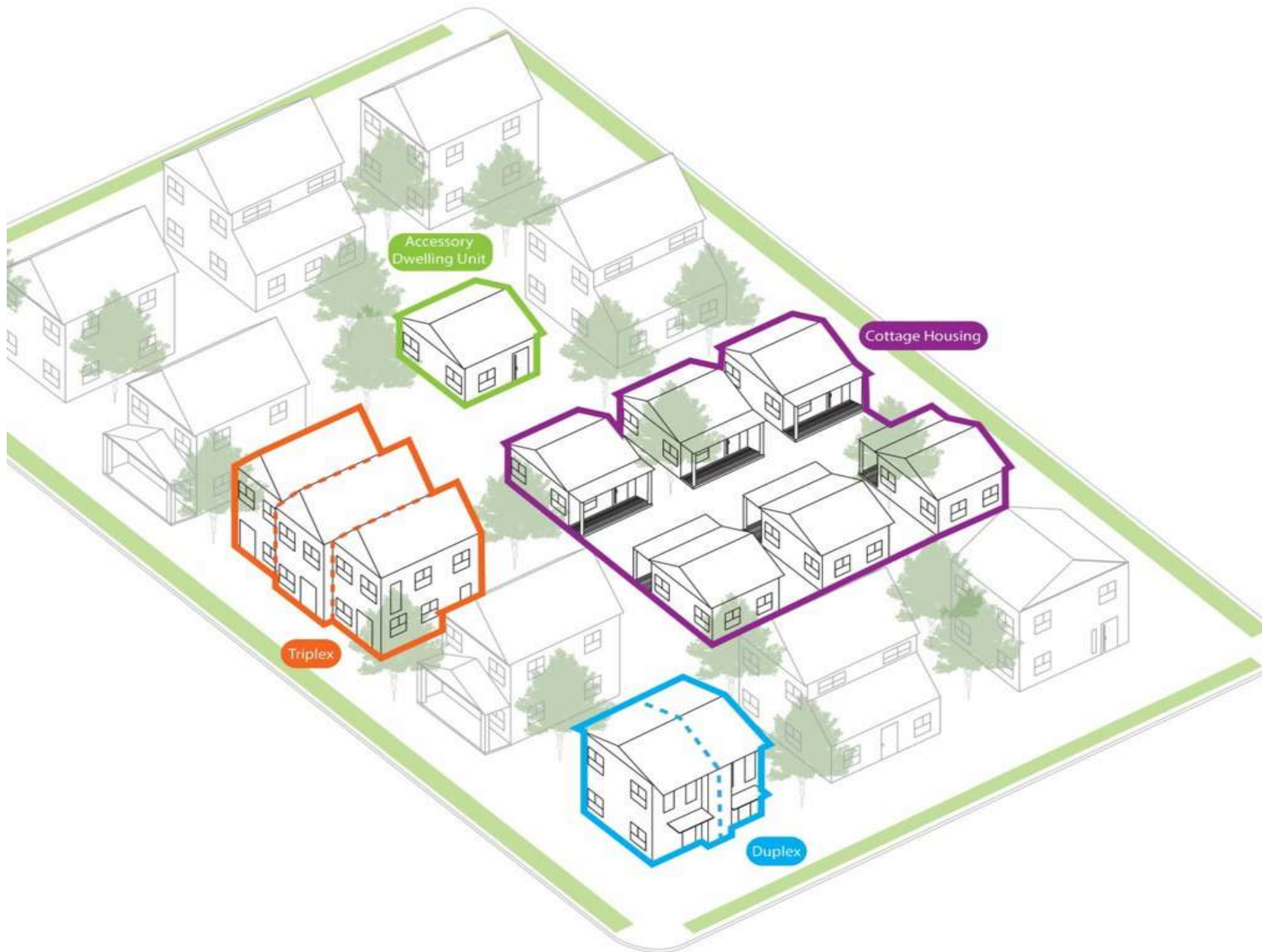
Affordable Rent	 \$733	 \$1,222	 \$1,955	 \$2,201 Average Kirkland rent	 \$2,444
* Annual Income	\$29,322 (very low income)	\$48,870 (low income)	\$78,192 (moderate income)	Needs an income of \$87,820	\$97,740 (median income)
Affordable Price		 \$177,022	 \$304,026	IN KIRKLAND: Average Price of Condo: \$374,000 Average Price of SF House: \$948,000	 \$388,695

* For a Household Family of 3

City of Kirkland Housing Strategy Plan (2018)



Kirkland. The city should explore ways to promote ADUs, condominiums, co-housing, cottages, and other smaller forms of housing and allow the market to respond to contemporary housing demands, along with design standards to maintain or improve neighborhood vitality. Regulations allowing such housing must balance providing some level of flexibility with having sufficiently clear provisions to ensure that the intended outcomes of smaller and less expensive housing will be achieved. For example, some areas may allow

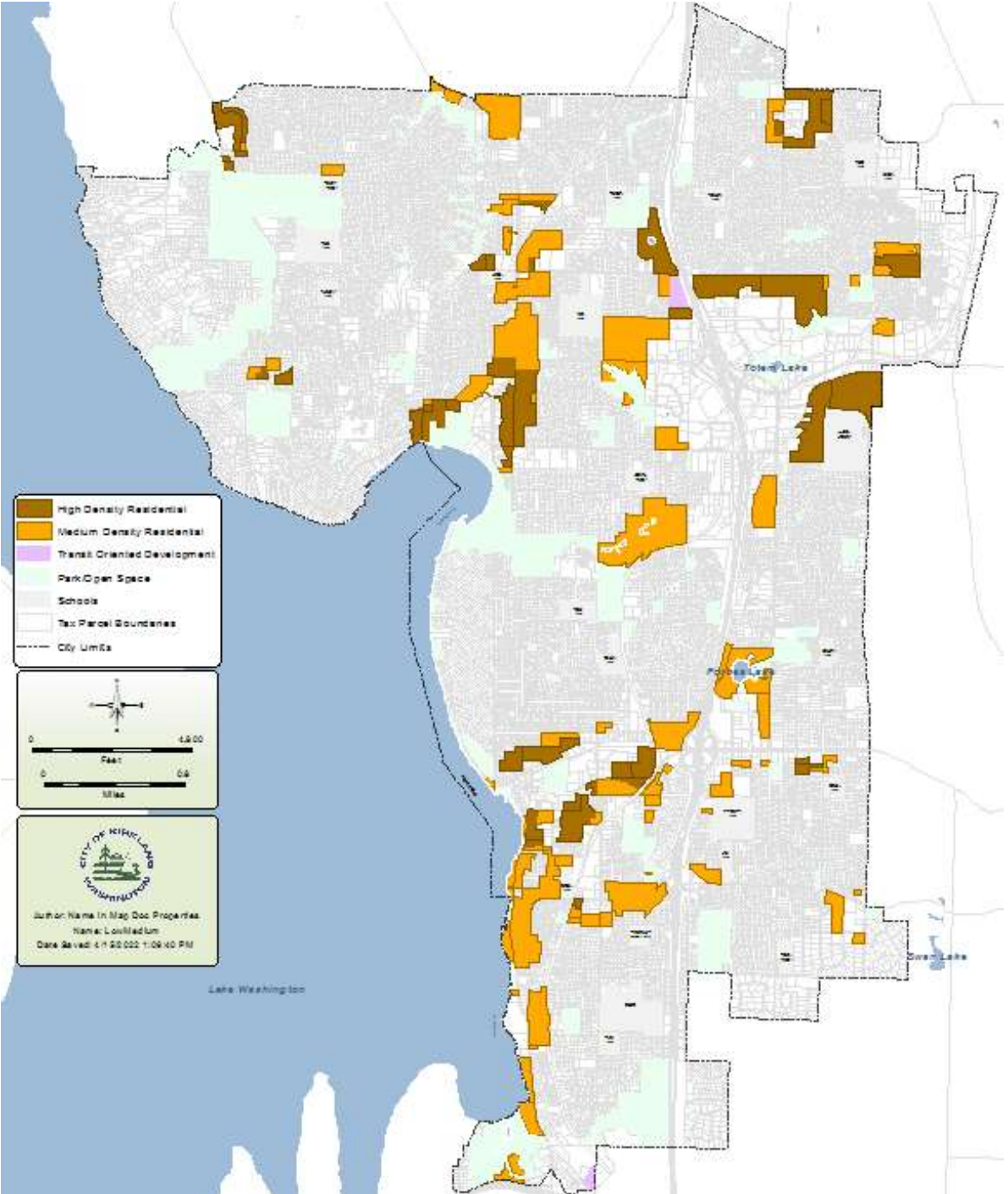


Duplex, Triplex, Cottage Regulations

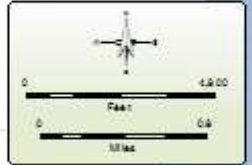
<i>Topic</i>	<i>Old</i>	<i>New</i>
Allowed Zones	Only in certain low-density residential zones	All low-density residential zones
Maximum Unit Size	1,000 square feet/unit	Limit based on allowed floor area ratio (FAR)
Density	2x underlying density	NO CHANGE
Development Size	4 cottages	2 cottages
Review Process	Planning Director/Appealable to Hearing Examiner	Building permit
Required Parking	2 parking spaces/unit over 1,000 square feet	1 parking space/unit for housing within ½ mile of frequent transit service
Setbacks	Front: 20 feet Other: 10 feet	Same as single-family

Duplex, Triplex, Cottage Regulations

<i>Topic</i>	<i>Old</i>	<i>New</i>
Location	Proximity restrictions (1-9 units separated by 500 feet; 20-24 units separated by 1,500 feet)	Eliminate location requirements
Height	25 feet (RS Zone) 27 feet (RSA and RSX Zones)	Same as single-family
ADUs	Not allowed	Attached ADUs allowed within building envelope
Design Guidelines	Somewhat vague: “maintain the traditional character of detached single-family dwelling units”	Projects must include at least 5 specific design elements, e.g., façade modulation; dominant entry feature facing street; high quality materials; recessed garage; second story step-back
Minimum Density (medium- and high-density residential zones)	Properties can be developed at any density under the maximum	New projects must develop at between 80%-100% of the maximum



- High Density Residential
- Medium Density Residential
- Transit Oriented Development
- Park/Open Space
- Schools
- Tax Parcel Boundaries
- City Limits




Author: Name In Map Doc Properties
Name: Location
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Lake Washington

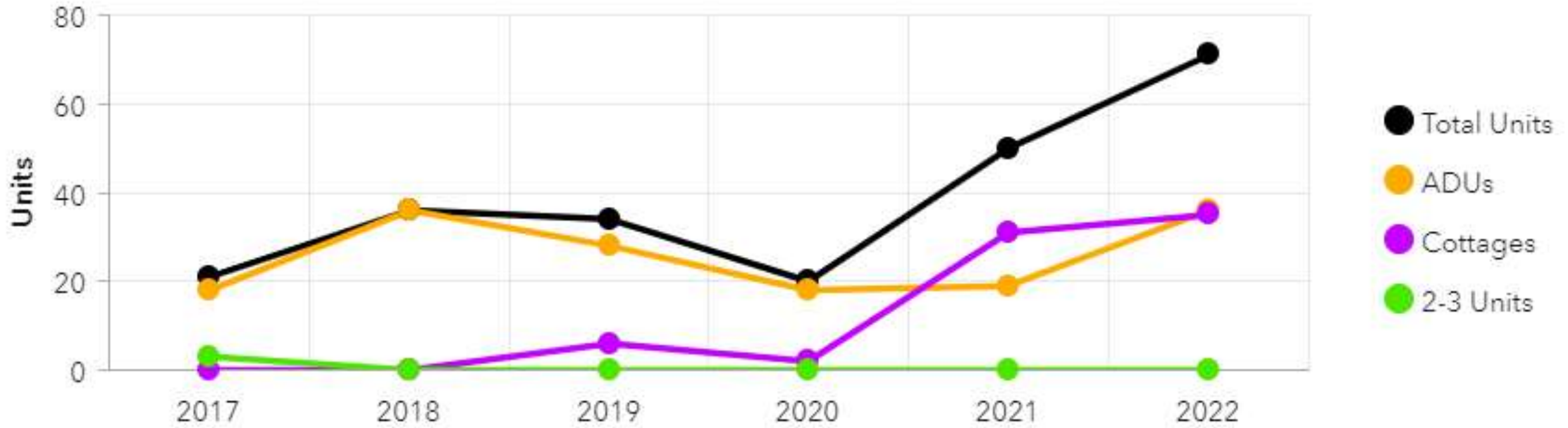
Toler Lake

Stevens Lake

ADU Regulations

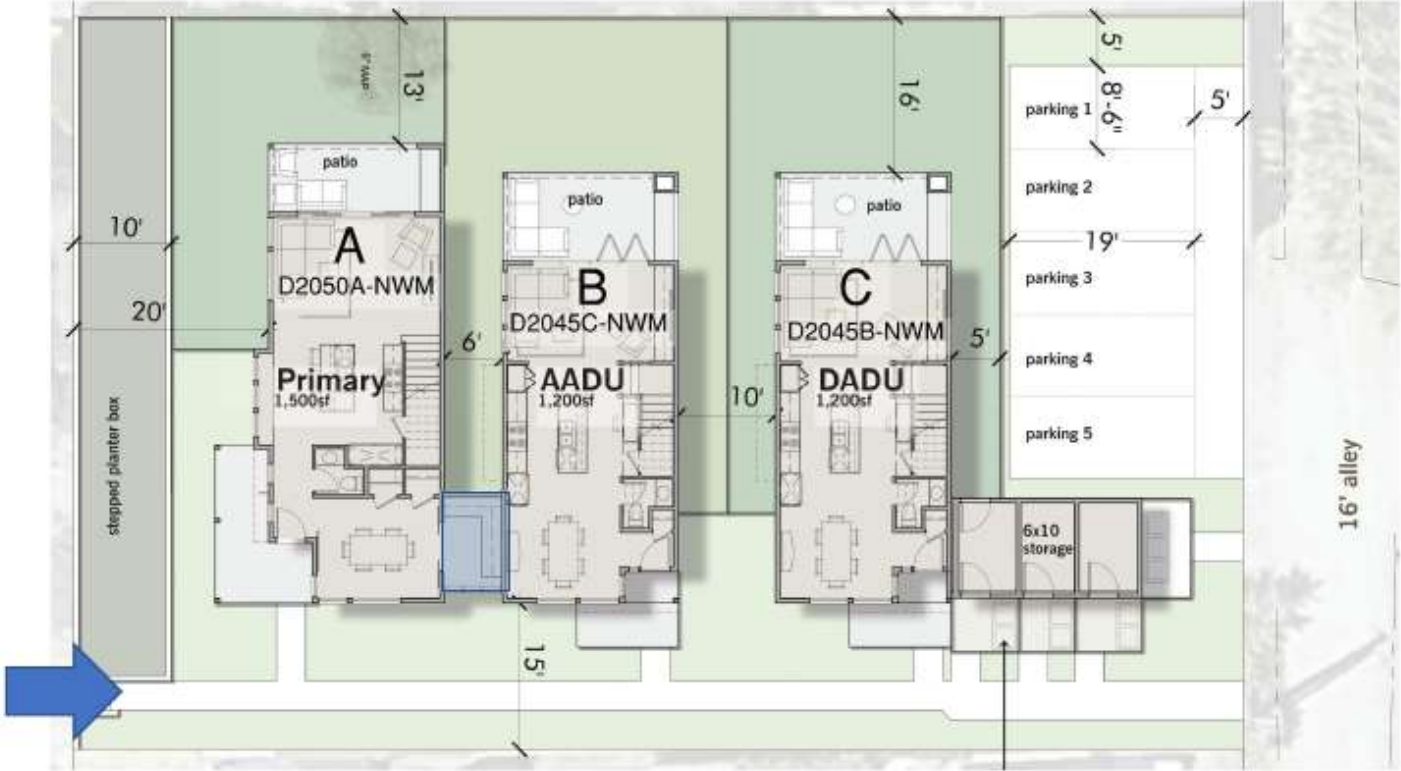
Regulation		Old	New
Number		One	Allow two (detached or attached)
Owner Occupancy		Required (either unit)	Eliminate requirement
Parking		One off-street space	Eliminate requirement for one ADU, require one space for a second ADU, with provisions for exemptions
Size/Scale	Attached ADU	≤40% of primary residence and ADU combined	No size restriction
	Detached ADU (DADU)	≤40% of primary residence and ADU combined, <i>and</i> ≤800 square feet	1,200 square feet
Entrance		ADU entrance must appear secondary	No change
Height		Maximum height in zone but not more than 15' above primary residence	No change
Number of unrelated people		≤5	One ADU: ≤8 Two ADUs: ≤12
Separate ownership		Not permitted	Allowed for DADU (as condo, not subdivision of land)

Issued Missing Middle Housing Permits (2017-22)

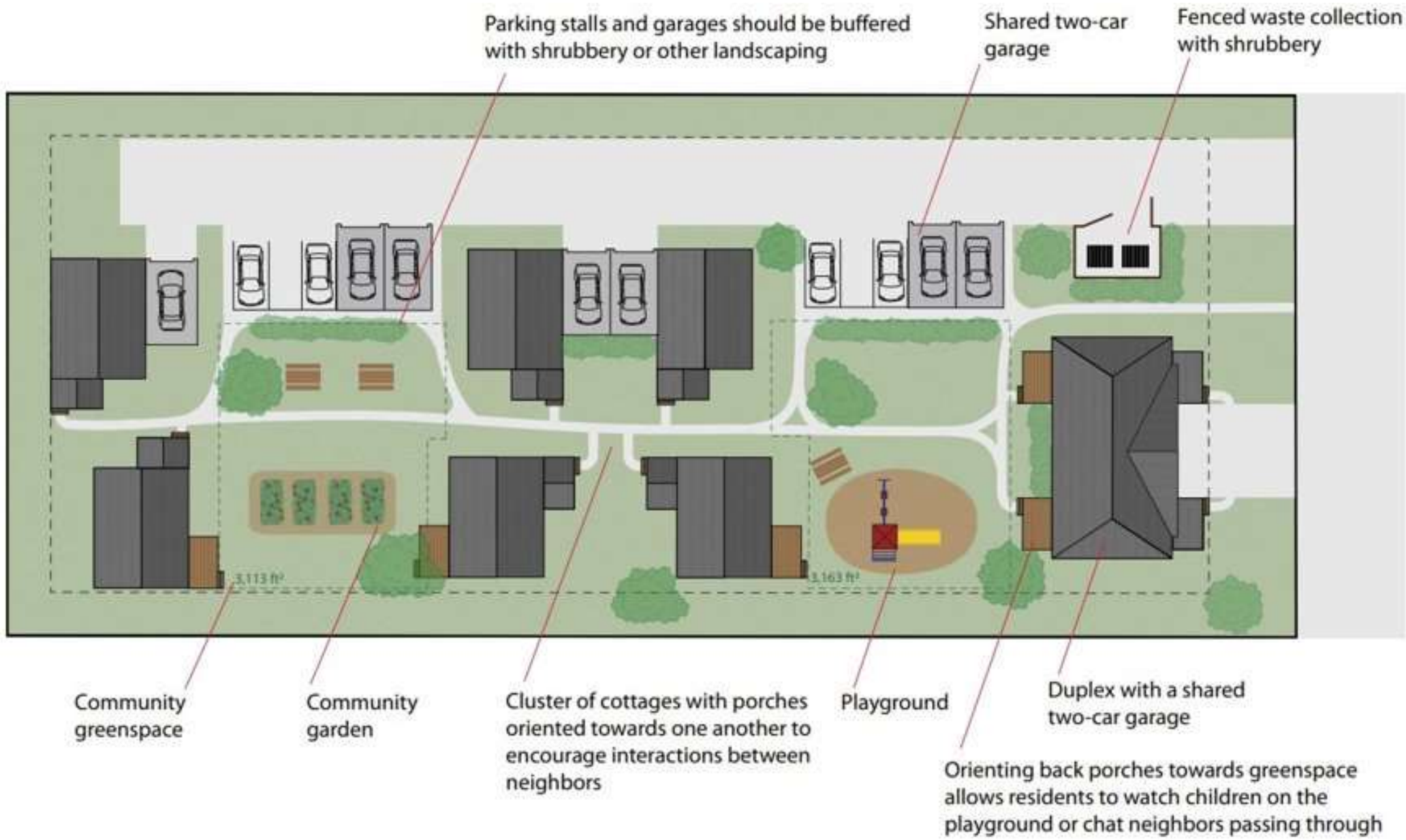


OUR KIRKLAND PLAN LIBRARY

Cottages, Duplexes, DADUs and AADUs – House, AADU and DADU Configuration



Plan 20K Primary-AADU-DADU









7317

7319

URBAN



eco-FLYER
Take a photo!



\$1,485,000



7317 124TH AVE NE, KIRKLAND, WA 98033 | 3 BEDROOMS | 2.5 BATHS | 1,453 SQ. FT. HOME | MLS #1988278

SAGE LOT 4

The Eastside's premier builder takes architecturally-inspired design to new heights with this eye-popping, luxury residence.

- Chef's kitchen with high-end appliances including a built-in fridge, induction cooktop, range, and washer/dryer (quantity subject to change)
- Outdoor living area with built-in BBQ, fire pit, and covered back yard (subject to change) for \$10,000, and priced at \$50,000
- Master suite offers large walk-in closet, spa-like bath with high ceilings, double vanities, soaking tub, and shower with built-in seat
- Laundry room with custom cabinetry, washer/dryer, and quartz countertop with utility sink
- Garage features a 50' x 20' area, 240-watt circuit for electric car charging, and a 400 sq. ft. "open-air" area with built-in storage
- Beautiful main level features the large open-plan living area, dining area, and a 400 sq. ft. "open-air" area with built-in storage
- Great location! Close to schools, parks, and shopping. Just off the new I-520 and I-90 interchange.



MAIN LEVEL



UPPER LEVEL



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Stunning luxury home in Kirkland's Rose Hill neighborhood. Built by Merit Homes in 2021 with ease of living and entertainment in mind. Chef's kitchen features Thermador appliances, wine cooler, and massive waterfall island. Enjoy indoor-outdoor living with LaCantina glass doors that open the great room to a covered patio with a built-in natural gas grill, fire pit, and overhead speakers. Home office and primary style bedroom with ensuite on main level. Beautiful modern staircase. The primary suite boasts an impressive spa like bathroom complete with heated tile floors and towel rack. You'll love the walk-in closet! Amazing entertainment room features a wet bar and beverage cooler. Beautifully maintained park-like property.

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Takeaways from Kirkland's Experience

- A couple years spent on City-wide policy; missing middle code amendments accomplished in about 1 year
- A pro-housing Council (regardless of political orientation) really helps
- Missing middle as “overlay district”; “single-family” districts retained
- Lots of interest in cottages; increasing interest in ADUs, including for-sale ADUs, and limited (but maybe growing) interest in duplexes and triplexes
- This is not “affordable” housing, and new units come with high price tags
- One small piece of housing strategy; needs to be part of a larger mix of policies/regulations

Questions

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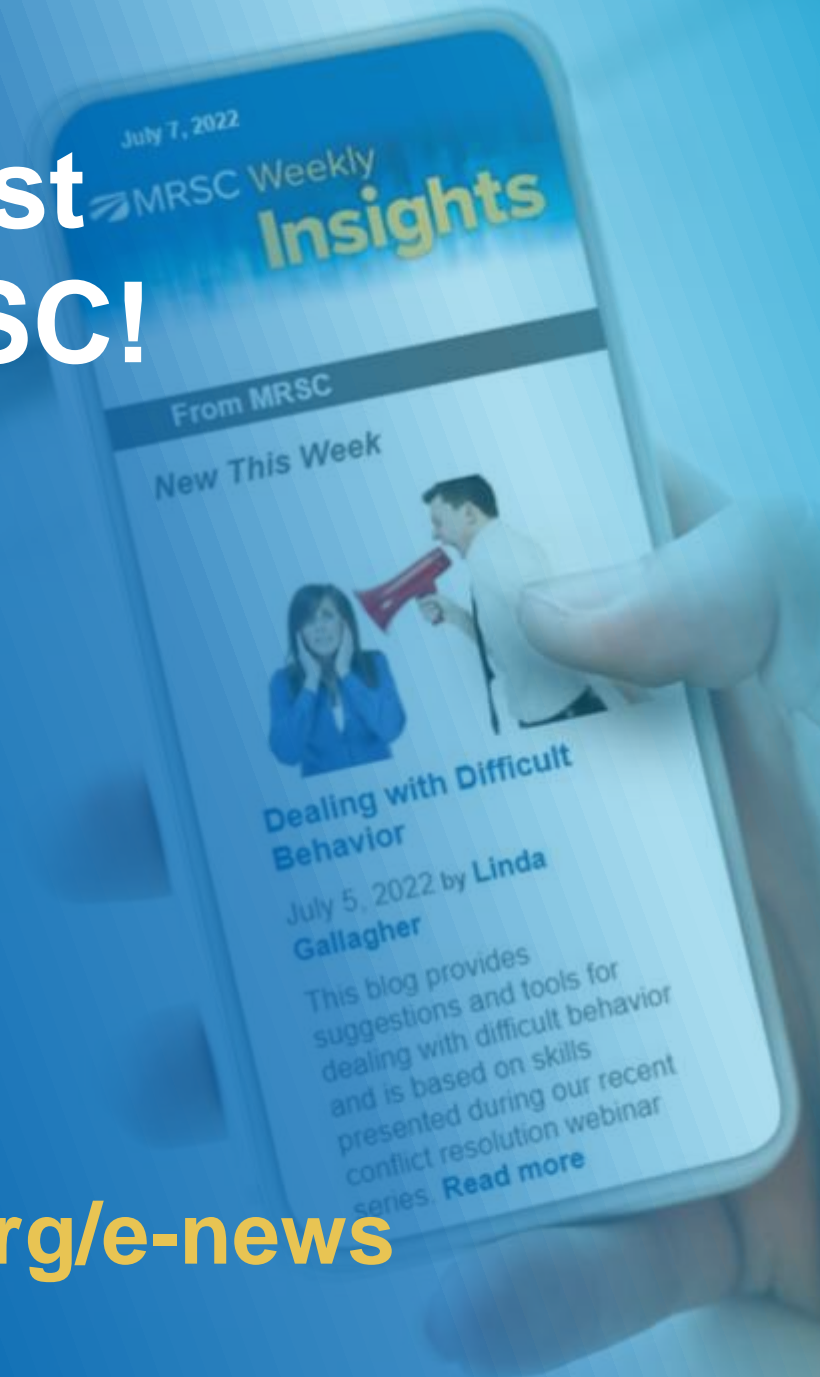
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