



Tukwila Middle Housing

Planning Commission April 27, 2023

Agenda

- Introductions
- Tukwila Middle Housing Project
- Middle housing reform in the PNW
- Approach
- Discussion and next steps

Project Team

MAKERS

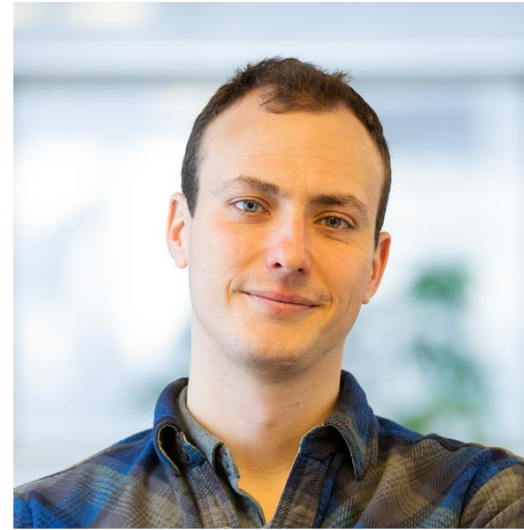
- Ian Crozier
- Julie Bassuk
- Markus Johnson

Neighborhood Workshop

- Neil Heller

City Staff

- Neil Tabor
- Nancy Eklund



Ian



Julie



Markus



Neil H.



Tukwila Middle Housing Project

Project Timeline

Feb 2023

June 2023

December 2024



- Engagement efforts
- Racially disparate impacts & outcomes
- Code recommendations: middle housing

MAKERS role:

- Housing Element
- Land Use Element
- Climate change & equity
- GIS mapping
- Code recommendations: high-density housing

Middle Housing Commerce Grant

“for actions relating to adopting ordinances that would authorize middle housing types on at least **30 percent of lots currently zoned as single family residential**.

For the purposes of this grant program, "middle housing types" include duplexes, triplexes, fourplexes, five-plexes, six-plexes, townhouses, courtyard apartments, cottage housing, and stacked flats.

Middle Housing Project Goals

- Engage and resource diverse community; establish equity-driven engagement framework for Comprehensive Plan
- Analyze potential racially disparate impacts of status quo and proposed policies
- Increase flexibility for Tukwila neighborhoods to adapt as conditions change while protecting affordability, increasing housing variety, and supporting residents' needs

Middle Housing Review



Most middle housing types are allowed on ~4% of residential lots in Tukwila.

Middle Housing Review

ADUs



Duplexes/ Triplexes



Fourplexes



Cottage Clusters



Townhouses



Courtyard apartments



Small apartments (5-10 units)



Why Allow Middle Housing?

- **Affordability.** Middle housing is cheaper per unit than new detached housing.
- **Variety.** Housing options of different sizes and arrangements support a diverse population and evolving family structures.
- **Sustainability.** Shared-wall homes are more energy efficient. Higher densities facilitate transit, walking, and biking
- **Homeownership.** Middle housing creates more opportunities for homeownership. Greater flexibility for homeowners also unlocks opportunities to age in place, gain rental income, and benefit from rising land value.

Flavors of Middle Housing

	Multiplex (2+ units)	Townhouses	Cottage Cluster	Backyard Infill
				
Pro	<ul style="list-style-type: none"> • Straightforward code revisions • Best for trees and open space • Shared entry/few units supports social trust • Energy efficient 	<ul style="list-style-type: none"> • Ownership oriented • Popular with builders • Energy efficient • Help to activate streets 	<ul style="list-style-type: none"> • Ownership oriented • High quality open space • Encourages social trust and interaction 	<ul style="list-style-type: none"> • Preserves existing structures • Allows homeowners to access land value without relocating • Ownership oriented • Straightforward code revisions
Con	<ul style="list-style-type: none"> • Building code imposes higher construction costs for 3+ units 	<ul style="list-style-type: none"> • Inefficient layout (stairs, hallways, narrow rooms) • Hard to fit on narrow lots • Replaces existing house 	<ul style="list-style-type: none"> • Requires large site • Not energy efficient (detached units) 	<ul style="list-style-type: none"> • Inefficient layout • Flag lots make for "messier" urban form

Engagement Approach

- Online interactive platform
- Community-based organizations and liaisons
- Public meetings
- Interviews with experts

More
↑
INFLUENCE
↓
Less

PRIORITIZE

Marginalized and under-resourced communities (and/or organizations that serve them)

Requires significant collaboration or plan may not meet community needs. Focus on empowering these voices.

- Low-income residents
- Residents who rent
- Residents of diverse races, ethnicities, and cultural backgrounds
- Limited English language speakers
- Immigrant communities
- Future Tukwila residents

COLLABORATE

Influencers

Requires significant collaboration or plan adoption and implementation could stall.

- Major property owners
- Developers
- Homeowners in the study area
- Planning Commission

MONITOR FOR CHANGE

Concerned stakeholders or bystanders

Inform and consult to confirm baseline conditions and community interests and values.

- Citywide residents

LEVERAGE

Potential advocates

Inform and consult as needed to build and maintain advocates.

- Nearby homeowners
- Housing advocates
- Non-profit community organizations
- Tukwila Chamber of Commerce
- Philanthropic groups (such as rotary, lions club, etc)
- Tukwila School District

Less

INFLUENCE

More

Online interactive platform

- Social Pinpoint
- Landing page for updates, information, and links
- Brief housing survey
- Ideas Wall for community discussion
- Visit: [to be updated with link](#)



Middle Housing Reform in the PNW

Kirkland Cottages

- Cottages, duplexes, and triplexes allowed at 2x density of underlying zone
- Cottages capped at 1,700 sf per unit
- Reduced parking for smaller units



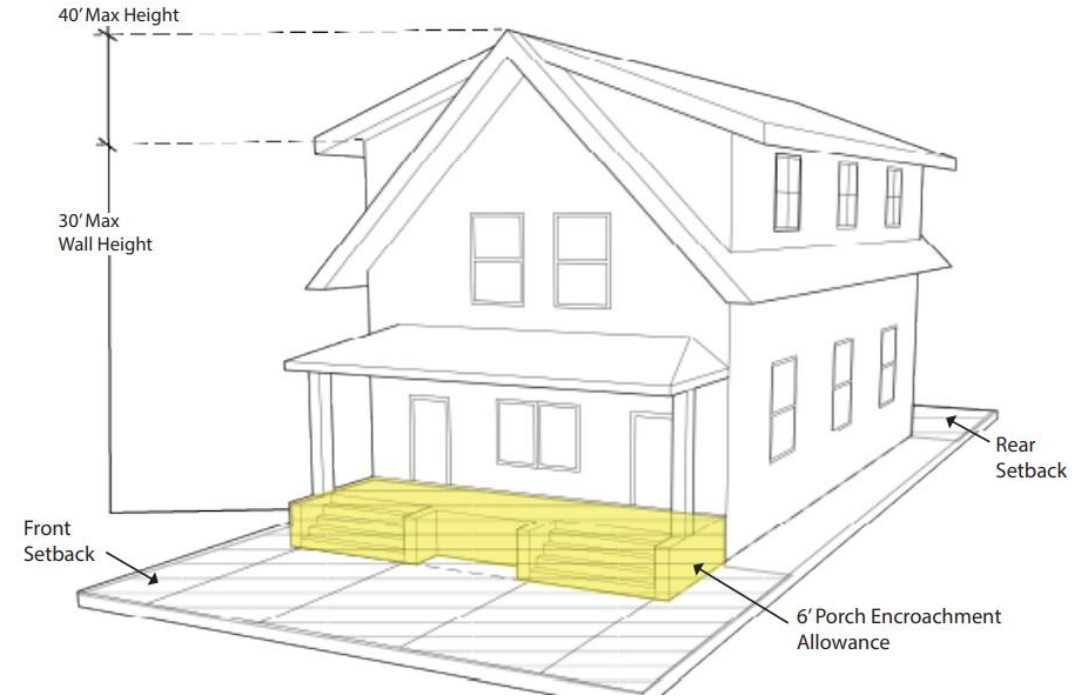
Burien ADUs

- Allows up to two ADUs per lot (at most one detached)
- No parking requirement for ADUs within ¼ mile of transit
- No owner-occupancy requirement



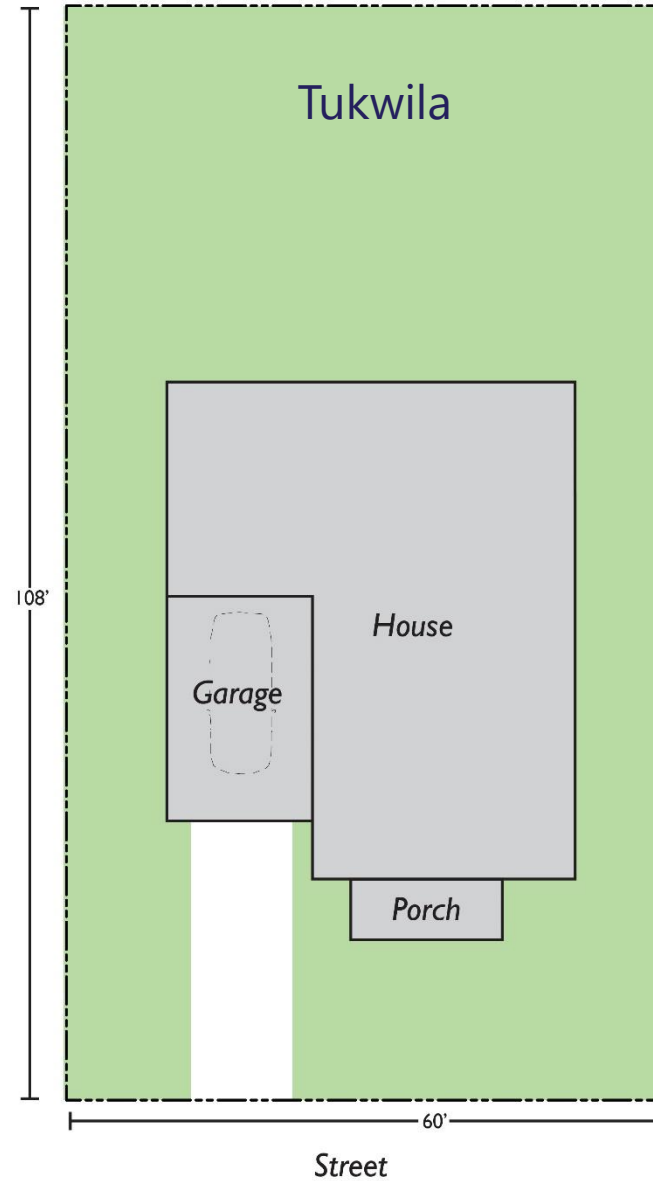
Spokane

- Building Opportunity and Choices for All (“BOCA”) interim ordinance passed in 2022
- Townhouses, duplexes, triplexes, and quadplexes allowed in single-family zones
- Includes basic design standards

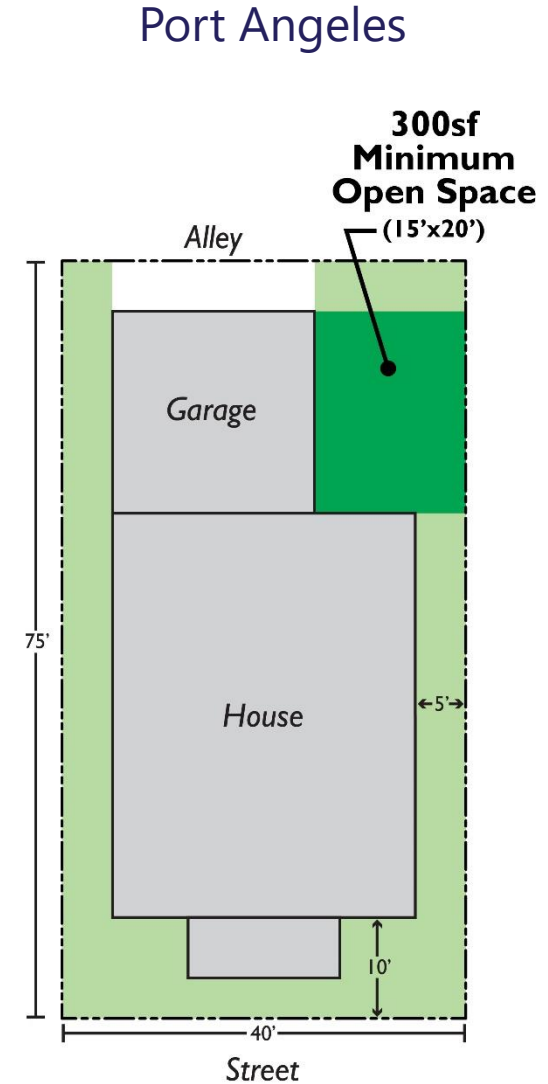


Port Angeles

- Small-lot detached house allowed on 3000 sf lots with special provisions
- Minimum usable open space requirement: at least 15' square and 10% of lot area



6,500 SF Lot



3,000 SF Lot

300 SF usable open space required



Approach

Local Conditions

Zoning code

- LDR zone
- ADU regulations

Typical lot characteristics

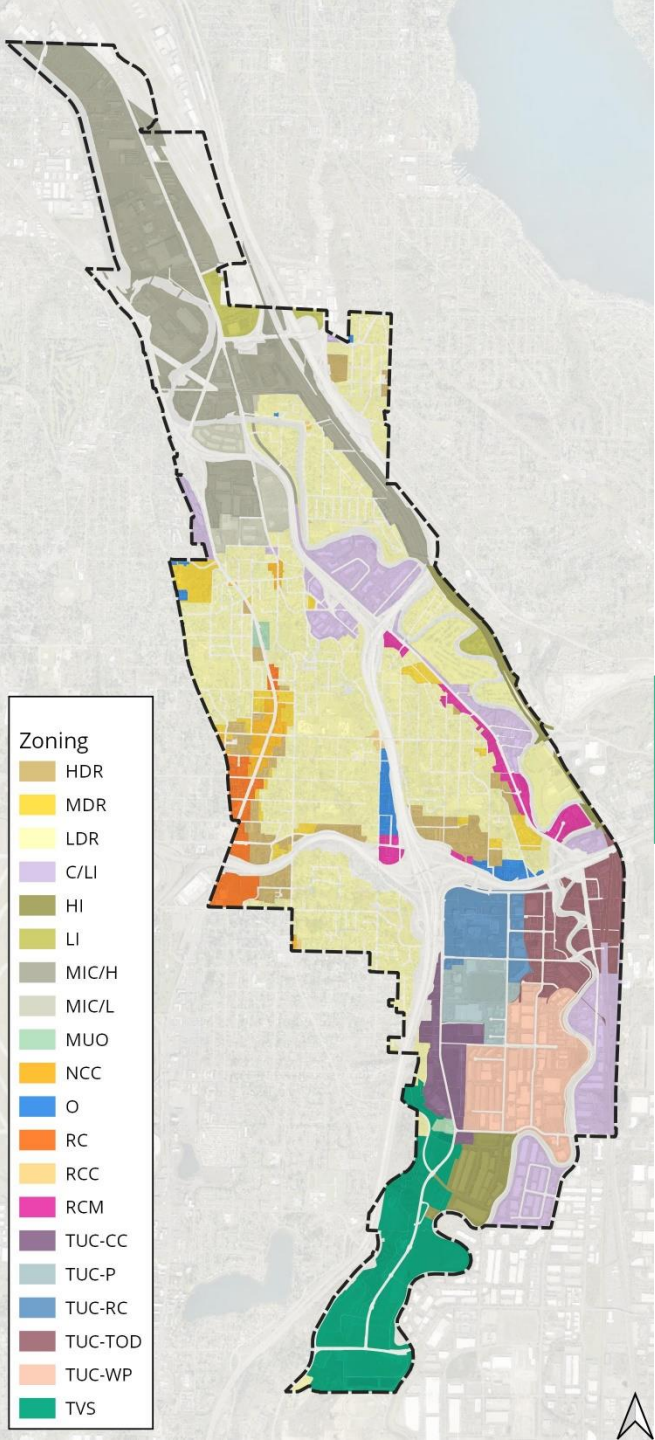
- Lot size, dimensions, development
- Likely redevelopment outcomes under current and revised rules



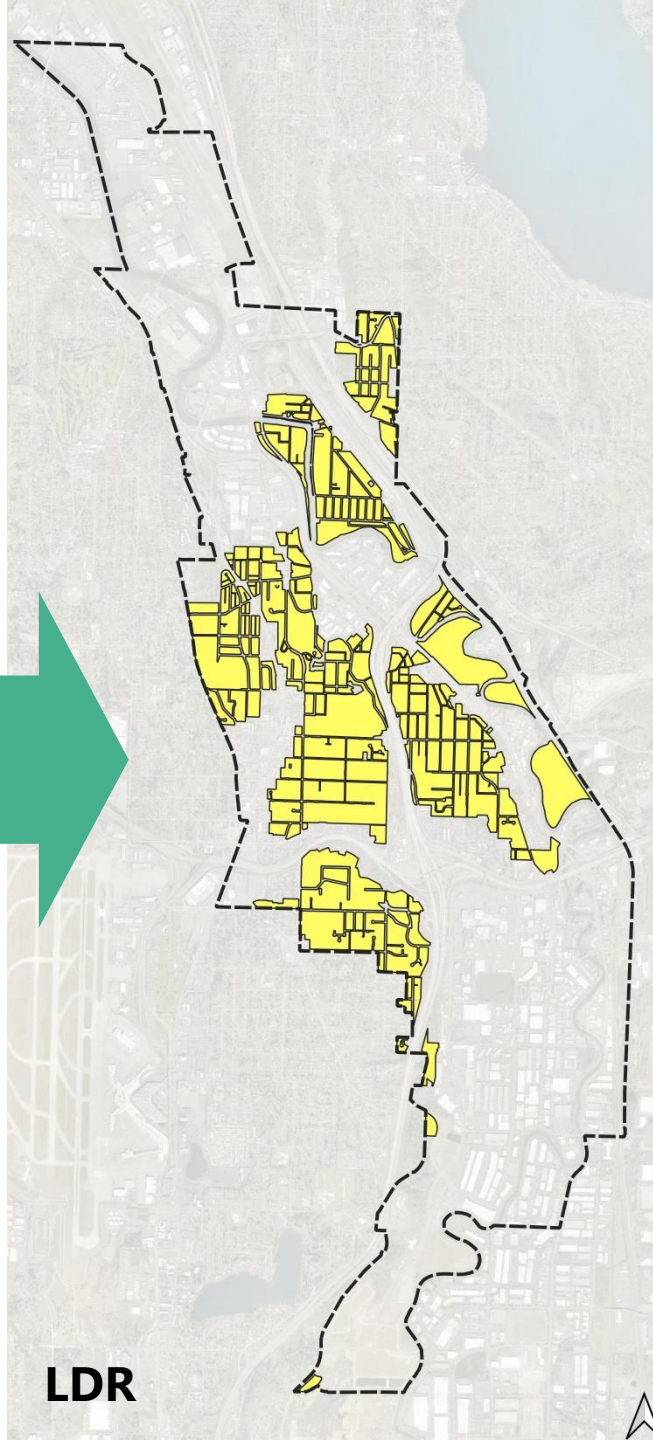
Low Density Residential (LDR) Zone

Minimum lot size:	6500 sf
Building types:	Detached house
Height:	30 ft
Parking:	2 per dwelling unit, plus 1 per bedroom above 3
Coverage:	35%
ADUs:	Requires owner occupancy

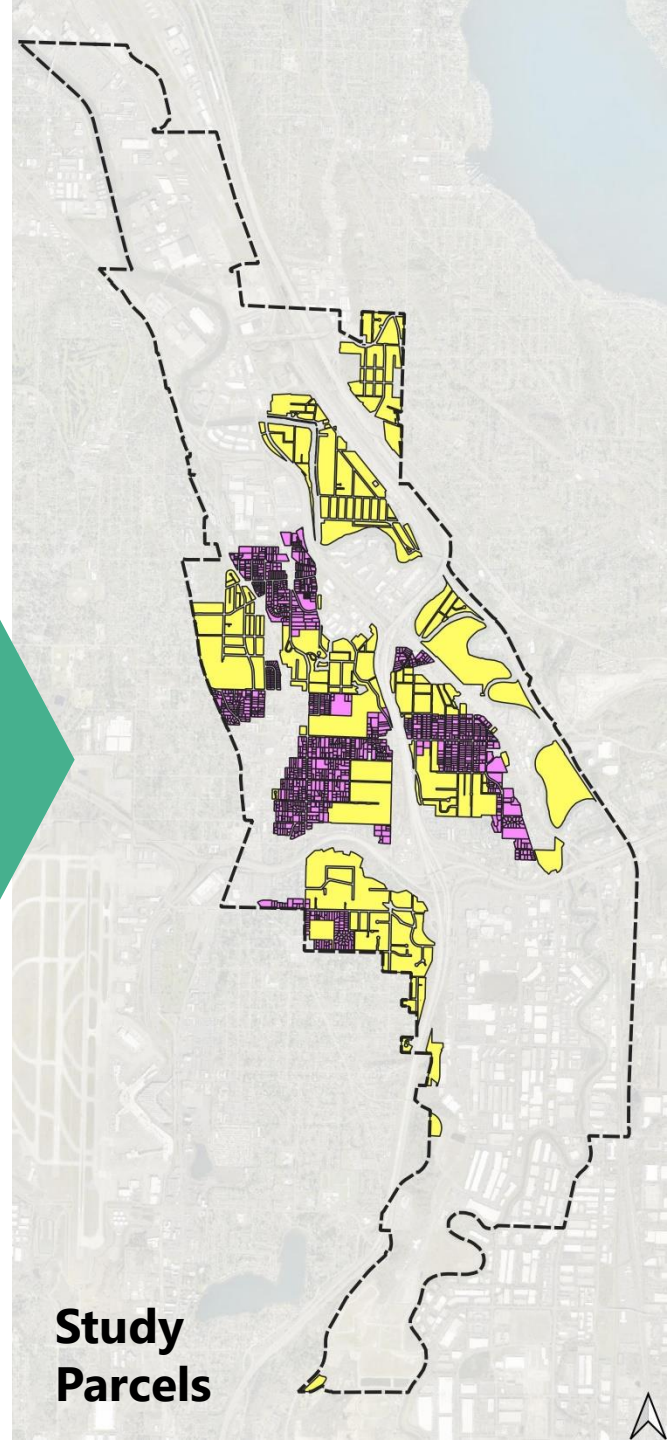
Study Parcels



LDR

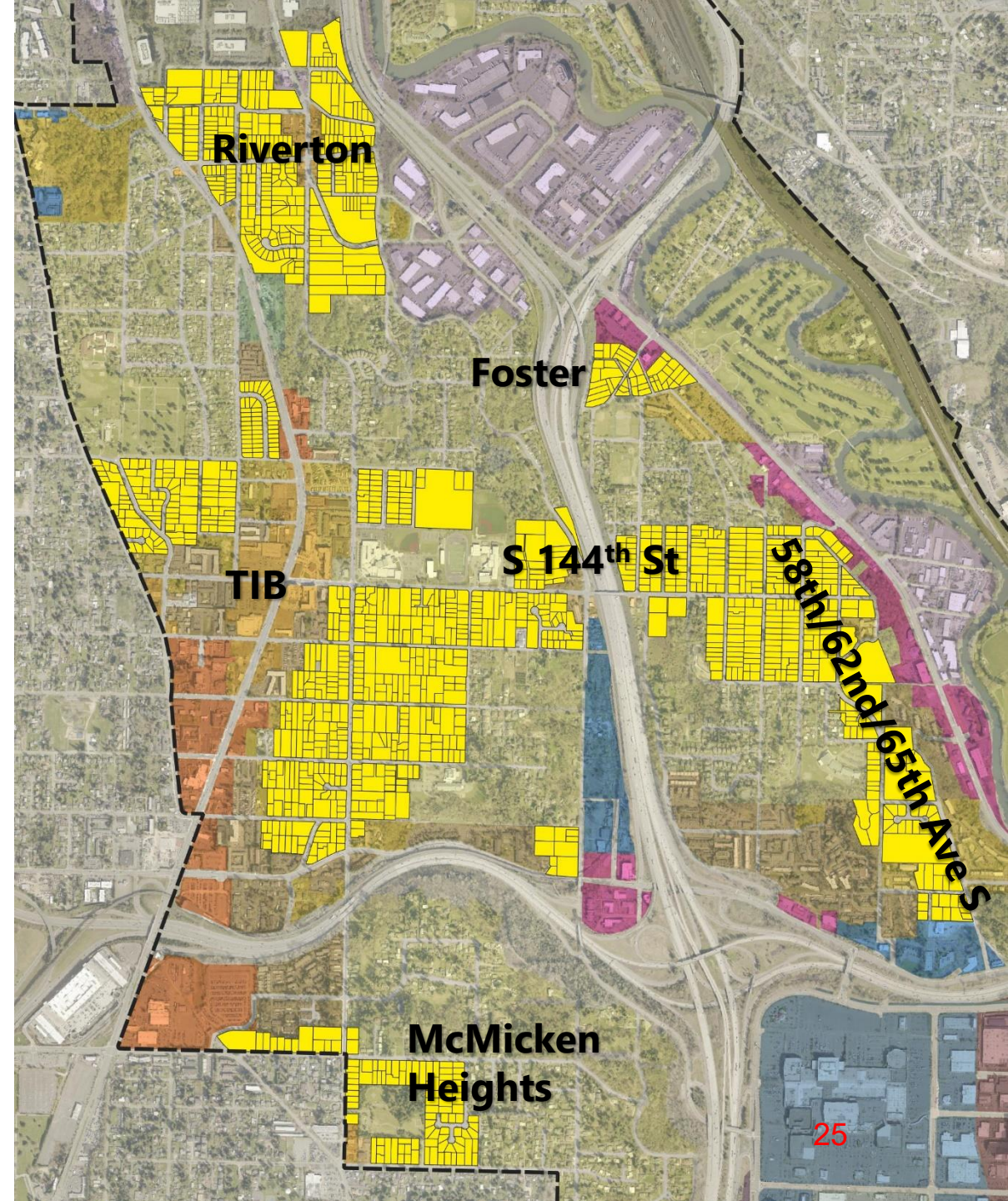


Study
Parcels



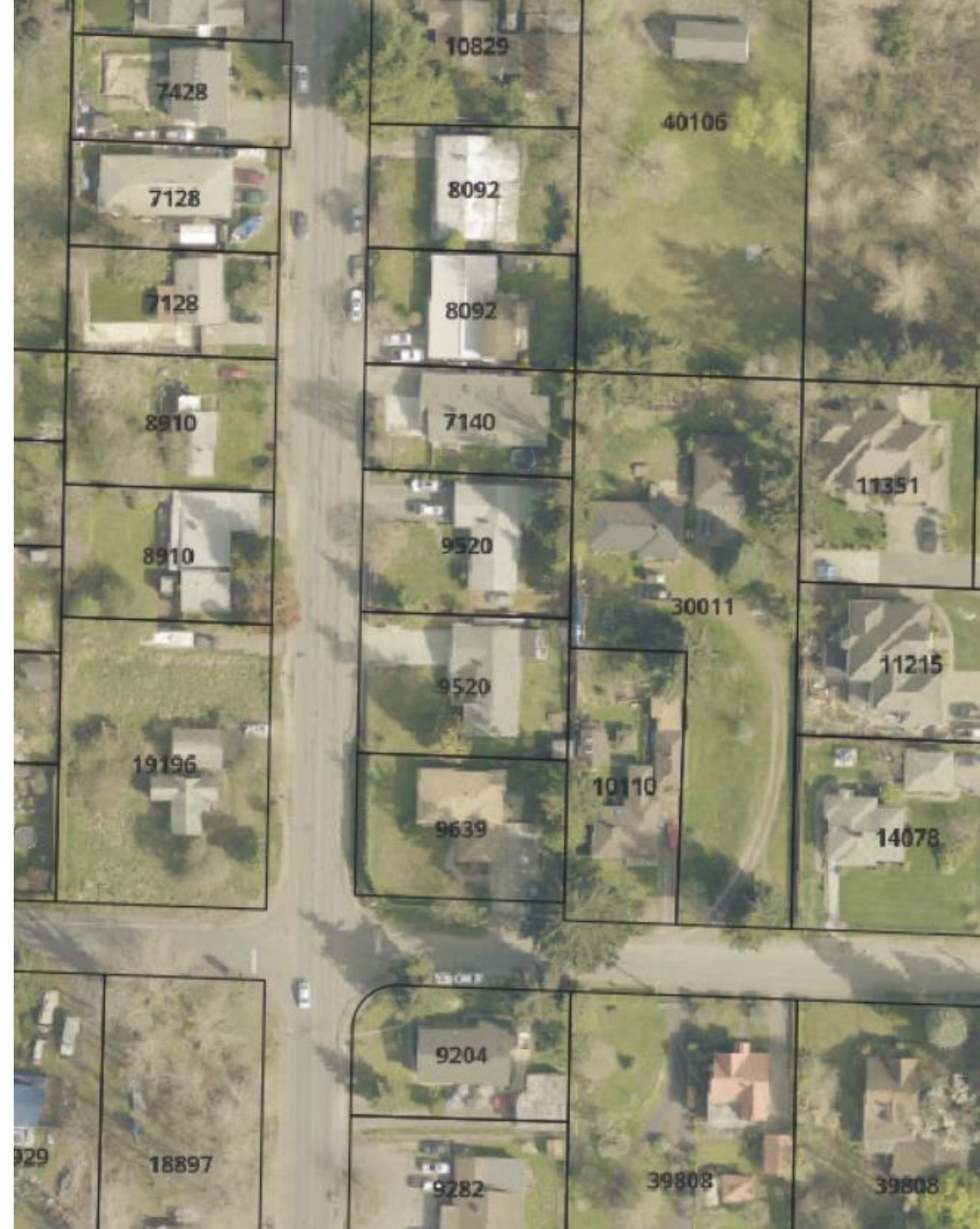
Study Parcels

- 1,380 parcels
- 35% of LDR parcels
- Includes areas near
 - Tukwila International Boulevard
 - McMicken Heights Safeway
 - S 144th St
 - 58th/62nd/65th Ave S
 - Riverton
 - Foster/Interurban



Typical Lots

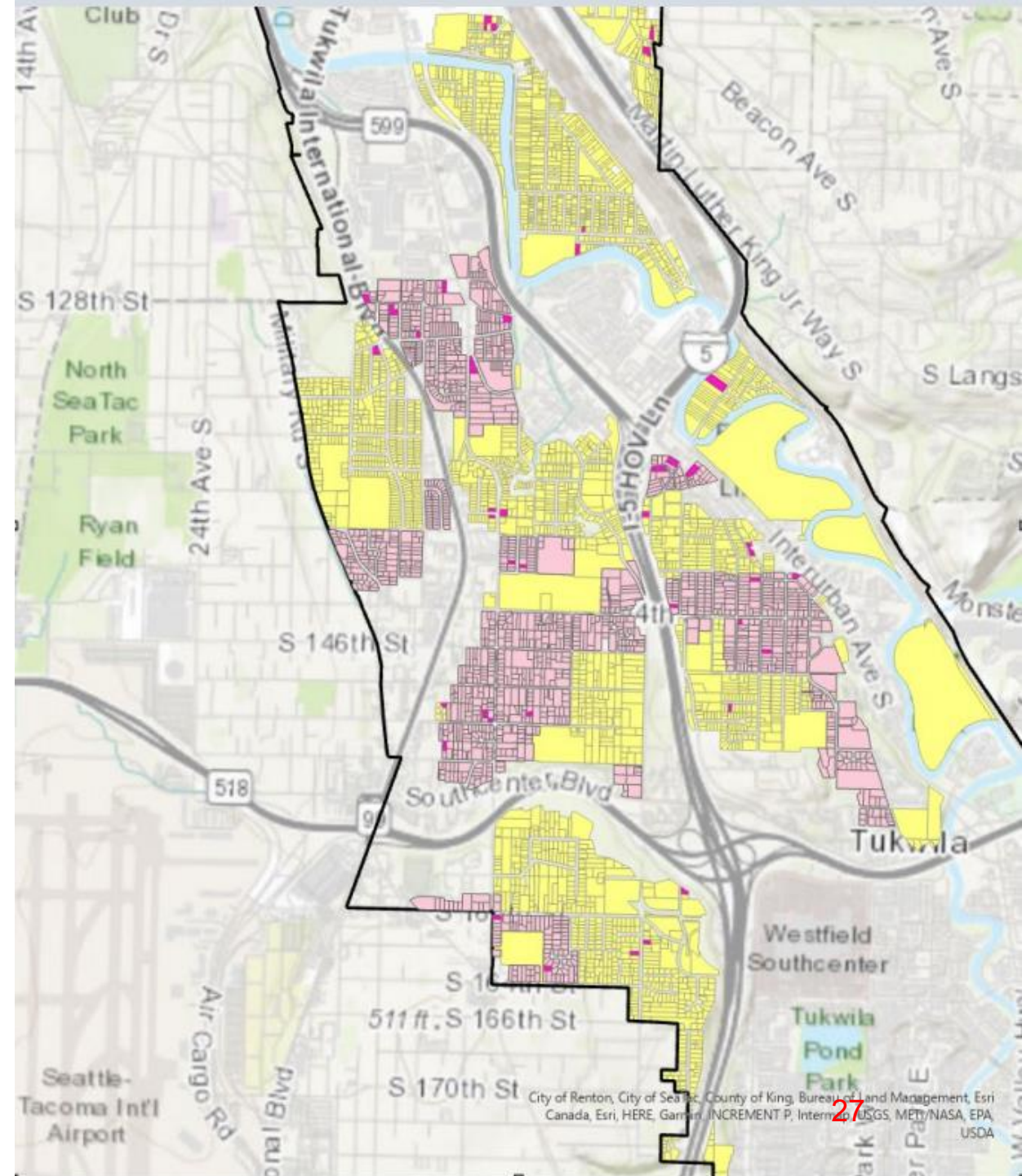
- Most lots developed before **1960**
- Median home size: **1,580 sf**
- Median lot size: **9,800 sf**
- **21%** are smaller than current minimum lot size
- **60%** cannot be developed further except for ADU
- **30%** can be split under current rules



Existing Middle Housing

Nonconforming homes currently in LDR zone:

- 35 duplexes
- 6 triplexes
- 3 fourplexes
- 2 six-plex apartments



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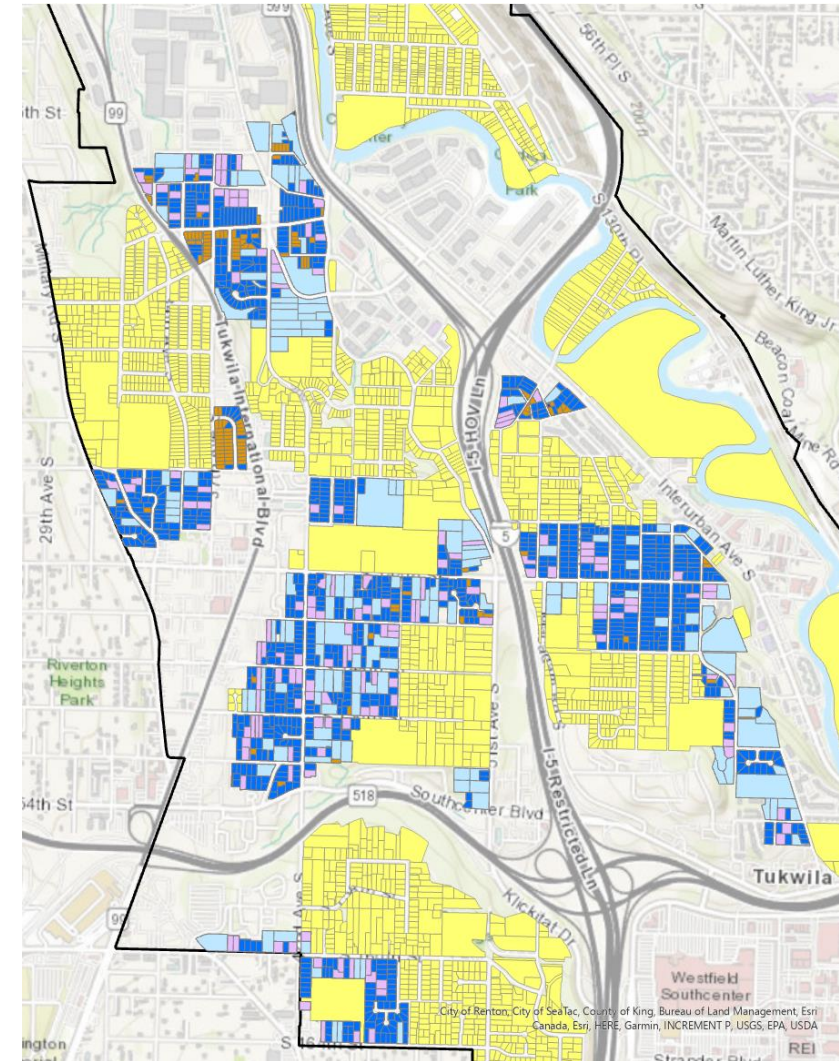
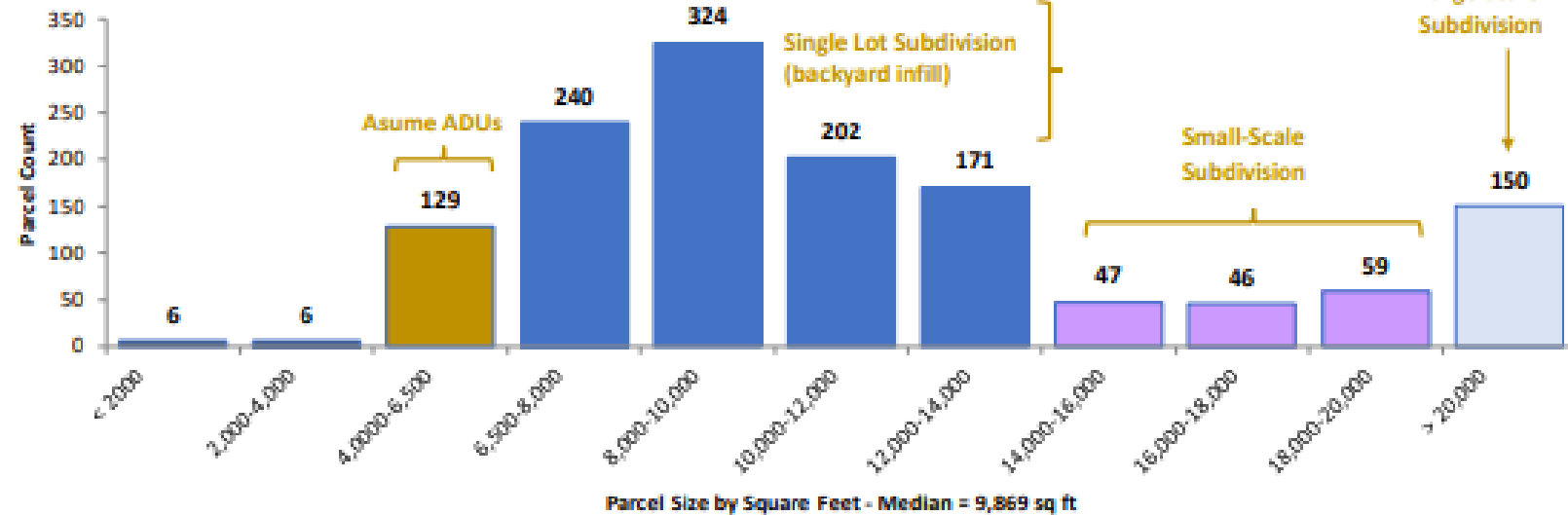
Potential code changes

Two types of code changes under consideration for analysis and code revision recommendations:

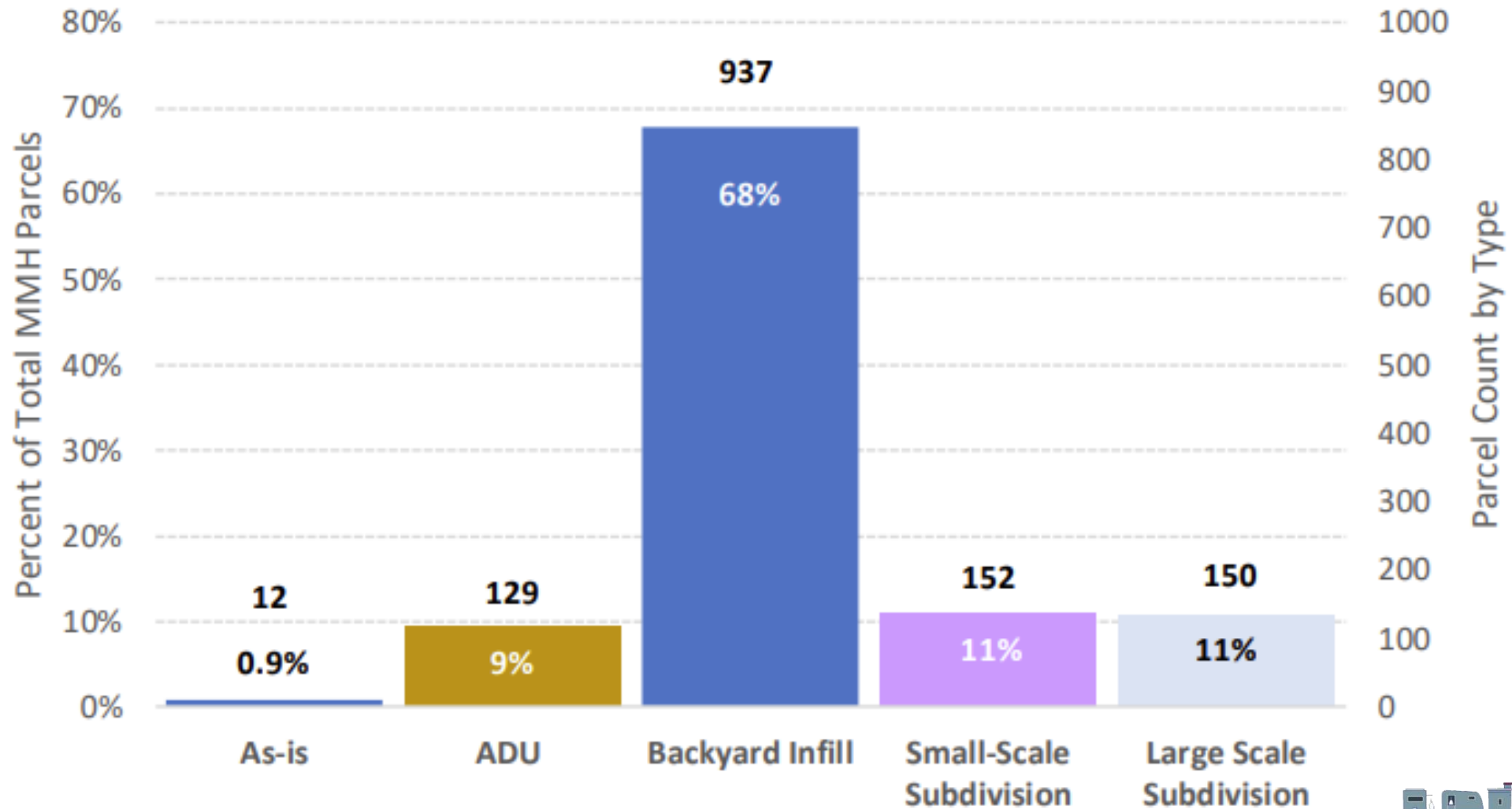
1. Tweak LDR citywide to increase flexibility
 - Minimum lot size
 - ADU rules
 - Subdivision process
2. Allow denser middle housing types on a subset of LDR lots
 - Building types (fourplex, etc)
 - Parking requirements
 - Density
 - Lot dimensions

Study Parcel Development Potential

MMH Parcels Analysis (1,380 parcels; 35% of LDR parcels)



Study Parcel Development Potential





Discussion and Next Steps

Discussion

What values should drive this work?

What outcomes should we strive for?

What examples from other cities should we look to?

What are your priorities for community engagement?

Next Steps

- Promote Social Pinpoint site and housing survey
- Work with CBOs to plan public meeting in May
- Planning Commission meeting in June on zoning recommendations
- Work with City to complete racially disparate impacts analysis

An aerial photograph of a residential neighborhood, showing a dense cluster of houses with dark roofs and green trees. The image is semi-transparent, serving as a background for the text.

Thank You!