



CITY OF TUKWILA PLANNING COMMISSION (PC) AGENDA JULY 27, 2023 - 6:30 PM

To Participate in the Virtual Meeting at 6:30 pm:

By Phone: Dial [+1 253-292-9750](tel:+12532929750), Access 779 253 241#

Online: To join this meeting virtually please click on Planning Commission on the 7/27/23 calendar date on the events page located at <https://www.tukwilawa.gov/events/>

Join in-person at: 6200 Southcenter Blvd, Council Chambers, Tukwila, WA. 98188

For Technical Support during the meeting, you may call 1-206-433-7155

	<u>Start time</u>
I. Call to Order	6:30
II. Roll Call	6:32
III. Amendment of the Agenda (if necessary)	6:34
IV. Adopt - 6/22/23 PC Minutes	6:37
V. Public Comment (acknowledge whether any written comments were received)	6:40
VI. Unfinished Business	6:45
• Middle Housing Recommendations – An update on Middle Housing project with suggested recommendations for code updates.	
VII. New Business (none)	8:15
VIII. Director’s Report	8:15
IX. Adjournment	8:30

Reminder: Staff is available to address Planning Commissioner questions regarding packets anytime – we encourage Commissioners to call or email staff **by noon on the Tuesday before** the Commission meeting date. Please call or email Commission Secretary Wynetta Bivens, at 206-431-3654 or Wynetta.Bivens@TukwilaWA.gov to be connected with the appropriate staff member. Thank you!



**CITY OF TUKWILA
PLANNING COMMISSION (PC)
MINUTES**

Date: June 22, 2023
Time: 6:30 PM
Location: Hybrid Meeting - via Microsoft Teams / public, in-person attendance, Council Chambers, 6200 Southcenter Blvd, Tukwila, WA 98188

Call to Order

Chair Sidhu called the meeting to order at 6:35 p.m.

Roll Call

The PC Secretary took roll call.

Present: Chair Apneet Sidhu, Vice Chair Sharon Mann, Commissioners Louise Strander, Dennis Martinez, Alexandria Teague, and Martin Probst

Staff: Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); Long Range Planning Manager Nancy Eklund, AICP, DCD; Senior Planner Neil Tabor, AICP, DCD, Senior Program Manager Cyndy Knighton, Transportation, Public Works (PW), Economic Development Administrator Derek Speck and PC Secretary Wynetta Bivens

Approval of Minutes

(Initial discussion focused on an item that was added to the agenda at the request of City Administration and was not available at the time that agendas were emailed or mailed out to Commissioners. The planned presentation was mailed to commissioners on 5/25/23.)

Vice Chair Mann moved to amend the 5/25/23 minutes pertaining to the first item under New Business on the updated agenda, a presentation regarding the Puget Sound Regional Fire Authority (PSRFA) given by Mayor Ekberg and Fire Chief Brian Carson. Ms. Mann stated that the presentation of this agenda item was political in nature and that the discussion should not be included in the minutes, in the same way the general public comments provided by an audience member who also spoke were not included. She moved to strike everything pertaining to the PSRFA presentation. Commissioner Stander seconded the motion. The PC voted, Commissioner Sidhu abstained from voting due to being absent, Commissioner Teague abstained from voting because she joined the meeting after the presentation, and Commissioner Probst opposed. The motion carried as amended with three in favor.

Written General Public Comments

No submittals.

Unfinished Business

None

New Business

1) Transportation Element Update

Cyndy Knighton, Senior Program Manager, Transportation, PW, began the presentation to update the PC on the Transportation Element. She explained that the Transportation Element is the document in the Comprehensive Plan (Comp Plan) that helps guide transportation for the next 20 years. She noted that an extensive update was adopted in 2005 which established current baselines for such things as level of service standards for roadway intersections and road compacity. This new update will provide a more complete look at transportation, including the local road safety plan, and will determine where to focus funding (i.e., on safety, etc.). They will be considering the following goals: Equity, Safety, Connectivity, Adaptability and Climate Justice in developing the Plan.

Public Works (and their consultants) have established draft transportation element goals and are looking at existing conditions. They will then look at where they are going from there and anticipate future conditions. This analysis will require them to start working on the policy and performance metrics to address future transportation needs for residents, businesses, and visitors, etc. The Transportation Plan will be modified throughout the year, and guided by required fiscal restraints. They will develop a draft plan (of projects and programs), and then present it to the PC, and then to the City Council to be adopted.

Tinotenda Jonga, Transportation Consultant, Fehr and Peer, presented information on existing conditions and identified needs for the transportation element. Based on the needs the consultant identified, and those identified during community outreach, the Plan will consider the land use of the 12 distinct neighborhoods; as well as the transportation facilities available for various modes of travel: pedestrian, bicycle, transit, auto, and freight facilities, were identified.

Emily Alice Allhart, AICP, Transportation Consultant, Fehr and Peer, presented the feedback received at outreach events held in Spring 2023, as well as from the online survey and webmap. She said that a lot of the public feedback confirmed or reiterated the goals and priorities identified previously by City staff. She also provided a summary of the interactions with the in-person events and focus groups. She stated, in response to a PC inquiry, that translation was provided in multiple languages.

Ms. Knighton concluded the presentation with an overview of the schedule, with next steps to be completed in order to have the Transportation Element adopted by the deadline, December 2024. They will be circling back to the communities from whom they've heard comment earlier. She noted that they would be focusing on getting a draft plan to the PC at the Feb 22, 2024, meeting. They plan to present the draft element to the Council for adoption in Spring 2024.

2) Economic Development

Derek Speck, Economic Development Administrator, gave the presentation. He provided some background information, which stated that, for many years, there was no economic Development plan/strategy. In 2022, the Council provided funding to develop an "Economic Development

Strategy”. The strategy was originally scheduled to be completed by the end of 2022, but that did not occur. To integrate into the Comprehensive Plan, the Economic Development Strategy will be shaped into an economic development plan/element. The Strategy and the Economic Development Element will be essentially the one document. He will get feedback from the Council PCD committee, then integrate those comments, and bring back a draft to the Planning Commission in Fall 2023.

The Economic Element of the Comp Plan will be updated. A PC member asked when the last Economic Development Plan was completed; discussion transpired and other questions were addressed. Mr. Speck provided a summary on various outreach engagements and the results, some of which he said they contracted with community groups to administer. He said nothing stood out from the input received; there was a lot of different interest stated, such as quality of life, equity, gathering place, property crime and services to help people. He said there is a disconnect because some services requested are already in place, such as education, training, etc. He would like to put more resources towards informing residents of what is currently available. He said he did not hear comments or request for more casinos, or more revenue generators. He noted that the consultant is creating topics for some focus groups, which they anticipate completing invitations by mid-July. He asked the consultants to conduct interviews with some key stakeholders, such as some of the very large property holders.

3) Tukwila Middle Housing

Neil Tabor, Senior Planner, DCD, AICP, presented on updating the Middle Housing Project, for which the City has a grant from the Washington Department of Commerce. He explained the connection to the update of the housing element of the Comp Plan and how it allows the City to analyze upcoming legislative requirements, and also informs a better view of the current market and the subsequent code changes that would support viable middle housing products. Staff will offer further briefings on racially disparate impacts (RDI) that have occurred from past practices, as well as from existing code, and how the City can better address those impacts going forward. He gave an overview of the project timeline, engagement updates, feasibility analysis, and racially disparate impacts evaluation.

Work on the Middle Housing will end this summer. The consultant, MAKERS, will continue to refine several elements of their housing work in the next few months. Discussion occurred regarding the various categories of unit types, financing goals, and key themes, such as a summary of realistic opportunities for homeownership occurring when housing is available at a range of prices. In particular, the discussion was focused on how certain recommendations would meet the market and the outcomes of sensitivity testing, and limit impacts to communities at risk of displacement. MAKERS will conduct feasibility analysis on middle housing types, incorporating input from the Tukwila Community received to date. Examples were shown of one- to four-unit housing types, and the baseline requirements set by the State Legislature was discussed. He also noted some focus on home ownership options to consider. Also noted was the need for market calibration, and a summary of how much the housing market has changed in recent years.

The question was raised as to whether or not there has been any follow up outreach with some of the developers of townhomes recently regarding their process and were there any stumbling blocks to development. A suggestion was made to invite developers to a PC meeting since PC will be making

some decisions on such projects. Staff noted that several developers had been interviewed as a part of the grant.

Updates were provided on the engagement processes, online platform, racially disparate impacts, affordability, impacts to renters of color, white renters, and cost burden renters, or renters who spend more than 30% of their income on housing costs.

Next steps and discussion transpired on the following three questions:

- What is important to learn from sensitivity testing?
- What areas of zoning codes seem most promising to update?
- What outcomes should be strived for?

Following are some of the PC feedback and questions:

- The missing piece is the middle housing- we need to find ways to help and to add more housing.
- Cluster LDR housing - look at tester housing and the code to allow more.
- Have more Cottage style housing for affordability.
- Nice new townhomes that are organized, have parking, and are clean, are acceptable.
- The question was raised, when someone builds a small house in the back of their property would it be reviewed by the Police Department for crime prevention and inquiry was made on Fire Department access?

4) **Public Outreach Plan**

Nancy Eklund, AICP, Long Range Planning Manager, DCD gave the presentation. Staff is conducting an outreach program that is equitable and inclusive process and obtain feedback from those who currently live, work, play, worship, etc., in Tukwila, and those that aren't here today, but would like to be in the future. Staff are making a concerted effort to reach specific community based organizations that may have not participated in Comp planning activities in the past. Ultimately, we want to make Tukwila attractive to all existing and future community segments. As such, staff are holding meetings with a lot of different segments of the community: students, religious organizations, community groups, city boards and commissions, etc. They are reaching out by tabling at Parks and Recreation activities, etc., over this summer., and will also be providing specific groups the opportunity to hear more about the Plan. When the Middle Housing grant funding that is funding a lot of the support to Community based organizations for coordinating their input expires, staff will seek other ways to engage with these groups.

The PC members were asked for their thoughts on what specific organizations they thought should be contacted for their input. Ms. Eklund noted staff had presented the draft outreach plan to City Council. She noted that, as feasible, outreach materials will be translated.

The PC suggested the following outreach efforts and groups:

- Hold events with food.
- Hold a summit for businesspeople at local hotels.
- Engage with the Chamber of Commerce.
- Engage with Lam's Seafood and Seafood City.

- Work with Starfire Center on a Saturday or Sunday.

She said reaching out to *all* parts of the community will balance and complement the input received from the business community, and those who are historically more comfortable participating in City planning activities. She said they want to be as broad as they can be in their outreach. The next phase is to work with the community to interpret what was said and then start to develop a draft.

Director's Report:

- Director Gierloff informed the PC that Clifford "Cliff" Cawthon, Advocacy and Policy Manager, Habitat for Humanity Seattle-King & Kittitas Counties extended an invitation to the PC to look at some habitat projects that are middle housing types. She asked the PC if they would be interested in pursuing it and received confirmation of interest so she will look into it and follow up with PC. Staff will try to identify a date that would work for the tour and the PC.
- It was announced that Max Baker and his wife had a baby boy.
- And she addressed a question pertaining to Tukwila South and the interest expressed in a Multifamily Tax Exemption (MFTE) at that site. She mentioned other groups that had also expressed interest in that area.

Director Gierloff asked if the Commission was ready for a motion to adjourn, and Commissioner Martinez seconded that idea; the Commission approved adjourning the meeting.

Submitted by: Wynetta Bivens
PC Secretary



TO: Tukwila Planning Commission
FROM: Nora Gierloff, AICP, DCD Director
BY: Neil Tabor, AICP
DATE: July 27, 2023

SUBJECT: Update on Middle Housing Project with Code Recommendations

ISSUE

Staff and consultants are presenting updates to work being conducted within the Middle Housing Project. The update will include background on survey results, prototyping, and suggested code changes.

BACKGROUND

As a continuation of the Middle Housing work to date, staff has put together a refresher on certain conversations that have occurred to date, with an update of survey feedback received and proposed code amendments. While code amendments meeting the requirements of HB 1110 are not required until 6/1/2025, staff will present preliminary suggestions in order to gather feedback from commissioners for further refinement of a housing code update at a later date.

Housing overview

As noted in discussions and various presentations, Tukwila exists within a region experiencing a severe housing shortage. Projections from the Washington Department of Commerce illustrate the need for 1.27 million new homes by 2044 statewide, while Tukwila's own targets will require 250 new net units of housing to be produced each year from 2023 to 2044. Tukwila has seen very limited housing growth in recent decades, with the exception of a few recent projects, largely within the 55+ affordable subset of housing. In order to meet housing targets and better provide housing opportunities for our community, the development code will need to be revised to better facilitate new development, with consideration for potential impacts to current residents.

Survey feedback

Over the past few months, staff conducted a Middle Housing Survey to gather preferences from the community. Core takeaways from the survey results included the difficulty of affording housing in Tukwila and the broader region, the openness to allowing additional housing types, and the desire for more housing options.

The following tables show responses to questions regarding concerns and items that would alleviate concerns around Middle Housing.

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Prompt: I have concerns about the following items related to Middle Housing (45 responses)

Answer	Times Chosen	Percentage
Height of structures	8	18%
Impacts on privacy of adjacent homes	18	40%
Impacts on on-street parking	26	58%
None of the above	14	31%
Other	12	27%

Prompt: My concerns about Middle Housing would be addressed if (46 responses)

Answer	Times Chosen	Percentage
Building heights were similar to maximum heights for single-family homes	14	30%
Sidewalks and other improvements were constructed with new development	23	50%
Construction and design were high quality	16	35%
The location has good amenities	15	33%
I have no concerns about the impacts of Middle Housing	14	30%
Other	12	26%

Overview of requirements of legislative actions

Two significant housing bills were passed in the 2023 legislative session which will require updates to development standards. The general requirements of these bills are outlined below.

HB 1110

Requires allowance of at least two units per lot on all predominantly residential lots. The graphic below also highlights additional density requirements at the point certain population thresholds are passed.

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Table 1: Basic requirements for cities subject to the middle housing bill in the 2024-2027 periodic update.

	CITY LIMITS: Number of middle housing units that must be allowed per lot within city limits	NEAR A MAJOR TRANSIT STOP: Number of middle housing units per lot that must be allowed within ¼ mile of transit	WITH AFFORDABLE HOUSING: Number of middle housing units that must be allowed within city limits if affordable units provided Sec. 3(2)(a)
TIER ONE: Cities with population of at least 75,000 HB 1110, Sec. 3(1)(b)	4 du/lot on all lots zoned predominantly residential, unless zoning permits higher densities	6 du/ lot within 1/4 mile walking distance of a major transit stop, unless zoning permits higher densities	6 du/lot if 2 are affordable, unless zoning permits higher densities
TIER TWO: Cities with population between 25,000 and 75,000 HB 1110, Sec. 3(1)(a)	2 du/lot on all lots zoned predominantly residential, unless zoning permits higher densities	4 du/lot within 1/4 mile walking distance of a major transit stop, unless zoning permits higher densities	4 du/lot on all lots predominantly residential if one is affordable
TIER THREE: Cities with population under 25,000 that are contiguous with the UGA of the largest city in a county with a population over 275,000 HB 1110, Sec. 3(1)(c)	2 du/lot on all lots zoned predominantly residential, unless zoning permits higher densities		

Requires jurisdictions to allow at least six of nine middle housing types in zones that allow single-family homes. These middle housing types include:

- Duplex
- Stacked Flat
- Triplex
- Fourplex
- Fiveplex
- Sixplex
- Townhomes
- Courtyard Apartment
- Cottage Housing

HB 1337

Requires the allowance of two accessory dwelling units (ADUs), of at least 1,000 square feet each, at 24’ of height, on lots that allow single-family homes. Jurisdictions cannot impose owner occupancy requirements on ADUs, and must allow units to be individually sold.

Staff is currently preparing a code amendment related to Accessory Dwelling Units.

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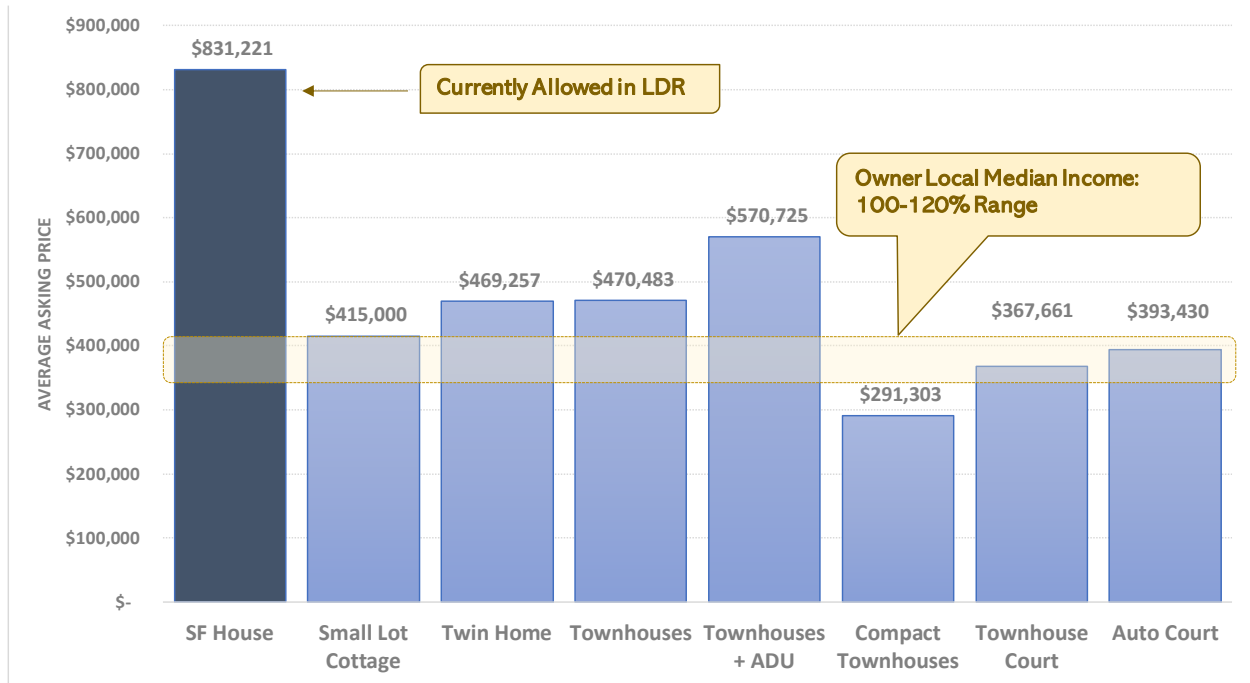
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Prototyping

Staff worked with MAKERS and Neighborhood Workshop to analyze the projected price of existing and potential housing types under modified standards. The graphs below show the projected leasing or sale price of different housing types as they relate to Tukwila's local median income.

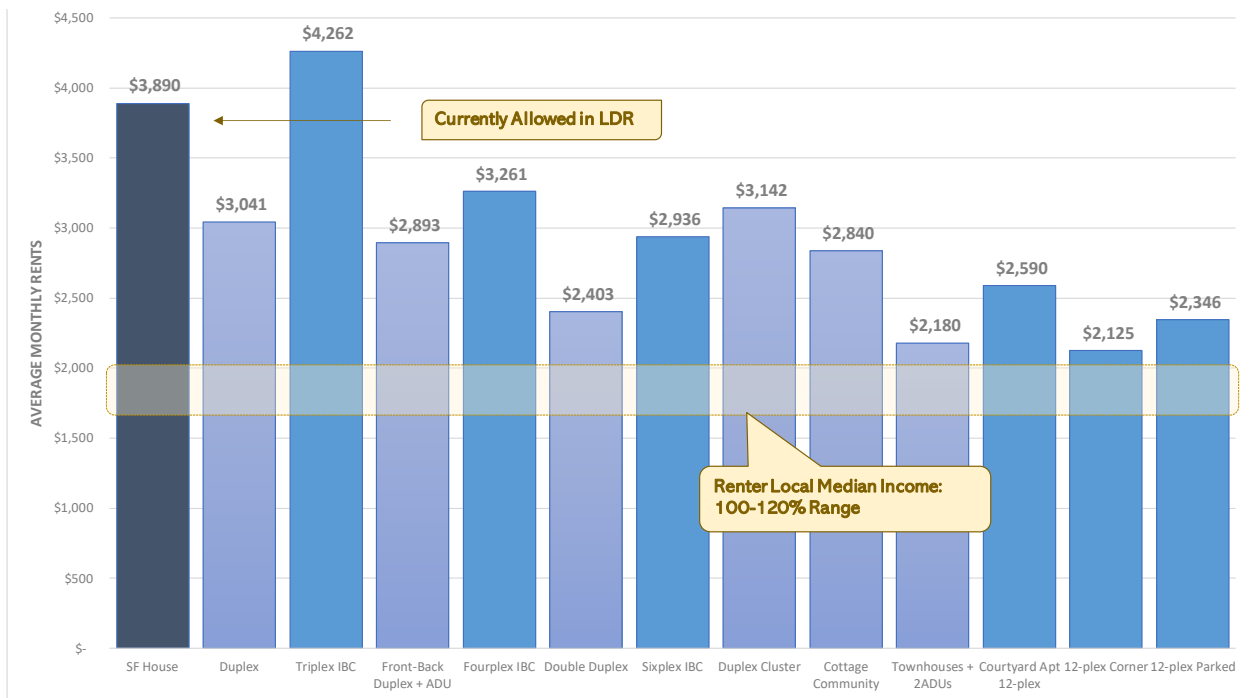
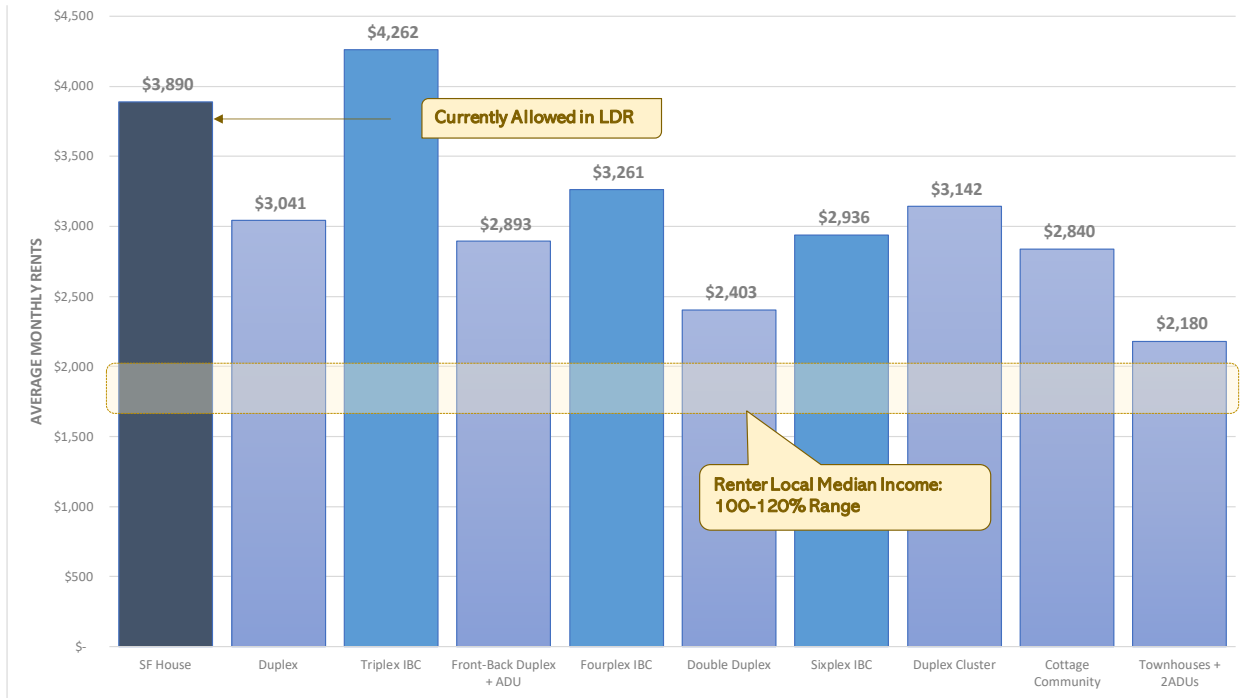


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Historical Residential Code

Staff reviewed past iterations of residential development standards to provide historical context for commissioners. The table below depicts the Low-Density Residential (LDR) zone standards over time. As seen in the table, there has been little to no modification of these standards since at least 1995. This is significant, as the growth of the region and increases in the cost of housing over the last 28 years has greatly increased the effective cost of development and at what price point new development in this zone is feasible.

Staff briefly reviewed the Moderate-Density Residential and High-Density Residential zones from 1995 against the current standards and also found little to no discrepancy.

Low-Density Residential

	1962	1995	Present
Minimum Lot Size	7,200	6,500	6,500
Minimum Width (Average)	50'	50'	50'
Height	35'	30'	30'
Setbacks			
Front	25% of depth, no more than 30'	20'	20'
Second Front	N/A	15'	15'
Side	10% of lot width, no less than 4' no less than 8'	5'	5'
Rear	25% of depth, no more than 30'	10'	10'

Suggested Code Changes

The tables below illustrate general proposed changes to comply with HB 1110 and provide more market opportunities for middle housing production. These changes are intended to provide context for discussion and gather feedback from commissioners for further refinement of an eventual code amendment.

As seen in the tables, MDR and HDR zones are included, and will need further updates to sync with changes in densities and allowances to the LDR zone.

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Zone	<i>LDR (existing)</i>	<i>MDR (existing)</i>	<i>HDR (existing)</i>	LDR (revised)	MDR (revised)	HDR (revised)
Detached house	P	P	P	P	P	TBD
Cottage (small-lot)				P	P	TBD
Duplex		P		P	P	TBD
Triplex		P		P	P	TBD
Fourplex		P		P	P	P
Fiveplex			P	P	P	P
Sixplex			P	P	P	P
Townhouses		(up to four)	P	P	P	P
Courtyard Apts.		(up to four)	P		P	P
7-12plex			P		P	P

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Zone	LDR (existing)	MDR (existing)	HDR (existing)	LDR (revised)	MDR (revised)	HDR (revised)
Minimum lot size	6,500 sf	8,000 sf	9,600 sf	5,000 sf (3,000 sf for cottage)	3,000 sf	TBD
Lot area per unit	N/A	3,000 sf	2,000 sf	1,250 sf	800 sf	N/A
Units per lot	1	N/A	N/A	Up to six	N/A	N/A

Zone	LDR (existing)	MDR (existing)	HDR (existing)	LDR (revised)	MDR (revised)	HDR (revised)
Front Setback	20'	First floor: 15' Second floor: 20' Third floor: 30'	First floor: 15' Second floor: 20' Third floor: 30'	15' (10' for cottage)	10'	TBD
Side Setback	5'	First floor: 15' Second floor: 20' Third floor: 20'	First floor: 15' Second floor: 20' Third floor: 20'	5'	5'	TBD
Rear Setback	10'	First floor: 15' Second floor: 20' Third floor: 20-30'	First floor: 15' Second floor: 20' Third floor: 20-30'	10' (5' for ADUs & Cottages)	5'	TBD

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Zone	<i>LDR (existing)</i>	<i>MDR (existing)</i>	<i>HDR (existing)</i>	LDR (revised)	MDR (revised)	HDR (revised)
Height	30'	30'	45'	35'	35'	TBD
Maximum Lot Coverage	35%	50%	50%	40%	45%	TBD
Parking Requirement	<i>2+ per unit</i>	<i>2+ per unit</i>	<i>2+ per unit</i>	1 per unit	1 per unit	1 per unit (or less)
Landscaping	<i>No requirement</i>	<i>15' front yard</i>	<i>15' front yard</i>	No requirement	TBD	TBD
Design review	<i>No requirement</i>	<i>Required above 2,500 sf</i>	<i>Required above 2,500 sf</i>	No requirement	Required above 5,000 sf	Required above 5,000 sf

ATTACHED

Middle Housing Briefing Presentation



Tukwila Middle Housing

Planning Commission July 27, 2023

Overview

- Housing overview (15 minutes)
- Survey feedback (5 minutes)
- Overview of requirements of legislative actions (5 minutes)
- Prototyping (20 minutes)
- Historical residential code (5 minutes)
- Suggested code changes (10 minutes)
- Discussion (20 minutes)

Project Team

MAKERS

- Ian Crozier
- Julie Bassuk
- Markus Johnson

Neighborhood Workshop

- Neil Heller

City Staff

- Neil Tabor
- Nancy Eklund



Ian



Julie



Markus



Neil H.

Housing Background

- Washington State projects the need for almost 1.27 million new housing units by 2044 (Washington Dept of Commerce)
- The State fell over a quarter million housing units short in production between 2000 and 2015 (Commerce)
- From 2006 to 2018 Tukwila grew by only 130 housing units, the vast majority of recent housing growth (2019-present) has been from 55+ apartments
- Tukwila would need to produce about **250 new net housing units per year** until 2044 to meet its allocated housing target

Housing Background

- Tukwila has approximately 9,356 housing units (KC Parcel Data)
 - 3,580 Single-Family (38%)
 - 5,776 Multi-Unit (62%)
 - **52 units of 2-4 unit buildings (0.6% of total housing stock)**
 - 292 units of 6-20 unit buildings (3.1% of total housing stock)
- **87%** of net land zoned residential only is in LDR (single-family)
 - LDR: 893.14 acres
 - MDR: 39.74 acres
 - HDR: 94.59 acres

Housing Background

- Approximately **43%** of Tukwila Households are owner occupied, while **57%** are renter occupied (ACS 2021 5 yr)
- Approximately **7.8%** of Tukwila housing units are income-restricted at 80% AMI or less (King County)
- **49%** of households have **one vehicle or fewer** (ACS 2021 5 yr)

Housing Cost

- Median single-family home costs in Tukwila have **increased 56%** between January 2018 and January 2023 (Redfin)
- Average rent prices increased 7.8% from 2021-2022 (WCRER)
- Almost 50% of **renters** in Tukwila are considered cost burdened, paying more than 30% of household income toward housing, while more than 23% of those renters are considered severely cost burdened, paying more than 50% of income toward housing (CHAS 15-19)
- Tukwila **homeowners** have considerably lower cost burdened numbers at 25% cost burdened, and 11% severely cost burdened comparatively (CHAS 15-19)

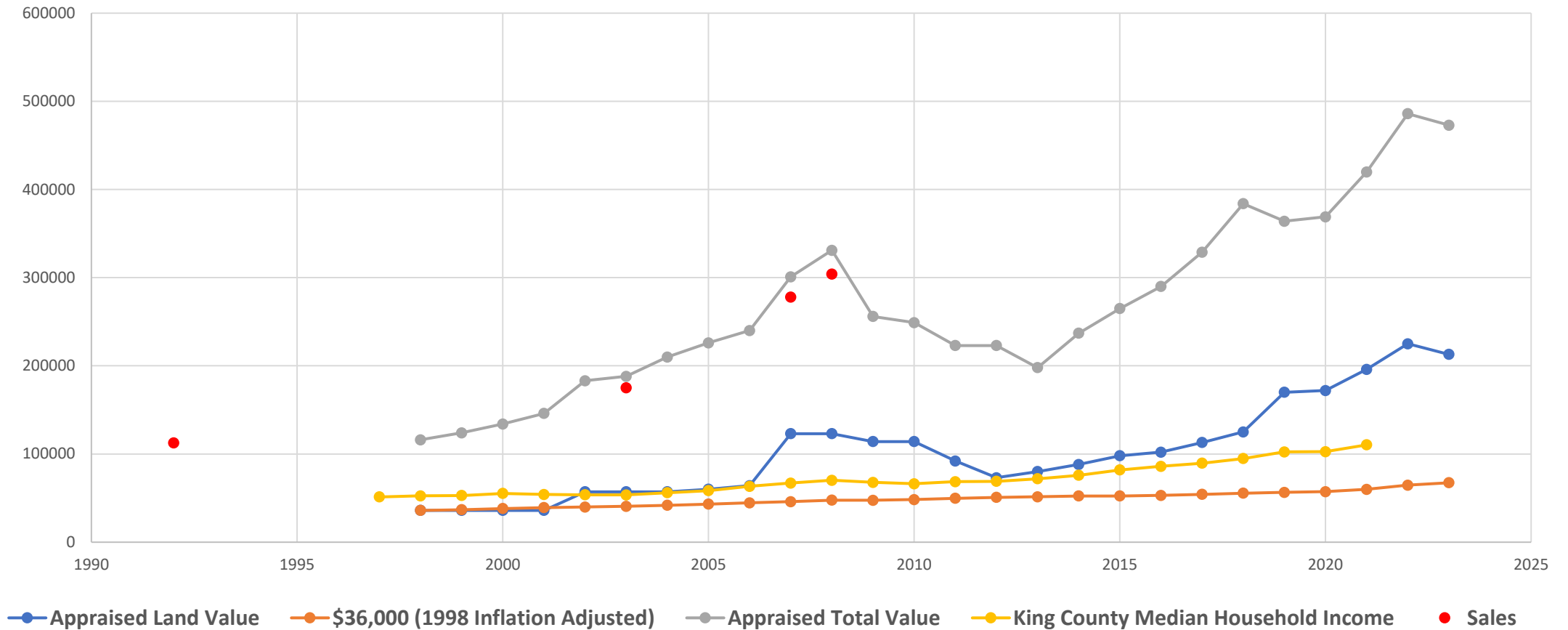
Housing Cost Example

- Single-family home within Tukwila's original city boundary
- 6,960 sqft lot
- 3 bed, 2 bath 1,940 sqft home built in 1936
- No critical area encumbrances
- Minimal home improvements



Housing Cost Example

Single-Family Home Example



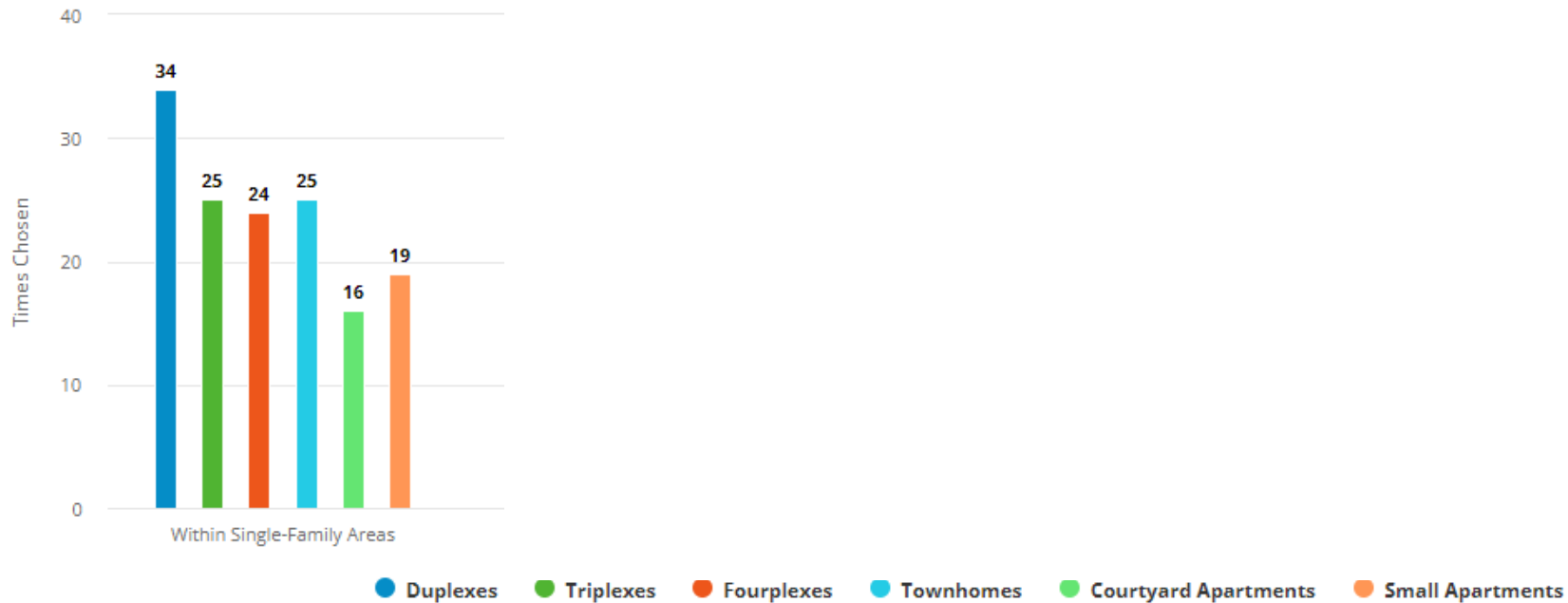
Housing Cost Example

- From 1998 to 2021:
 - Appraised land value increased **444%**
 - Total appraised structure and land value increased **262%**
 - King County Median Household Income only increased **110%**
 - Inflation on \$36,000 (1998 land appraisal) increased **66%** over this period to \$59,846.13, a small portion of the overall increases
 - For a household making the median income in:
 - King County the ratio of home purchase price to annual income increased from:
 - **2.0x** to **3.5x**
 - Tukwila the ratio of home purchase price to annual income increased from:
 - **3.2x** to **5.4x**

Middle Housing Survey Feedback

Please check the box if you believe certain Middle Housing Types (above) SHOULD BE ALLOWED in areas meeting these characteristics (to the left):

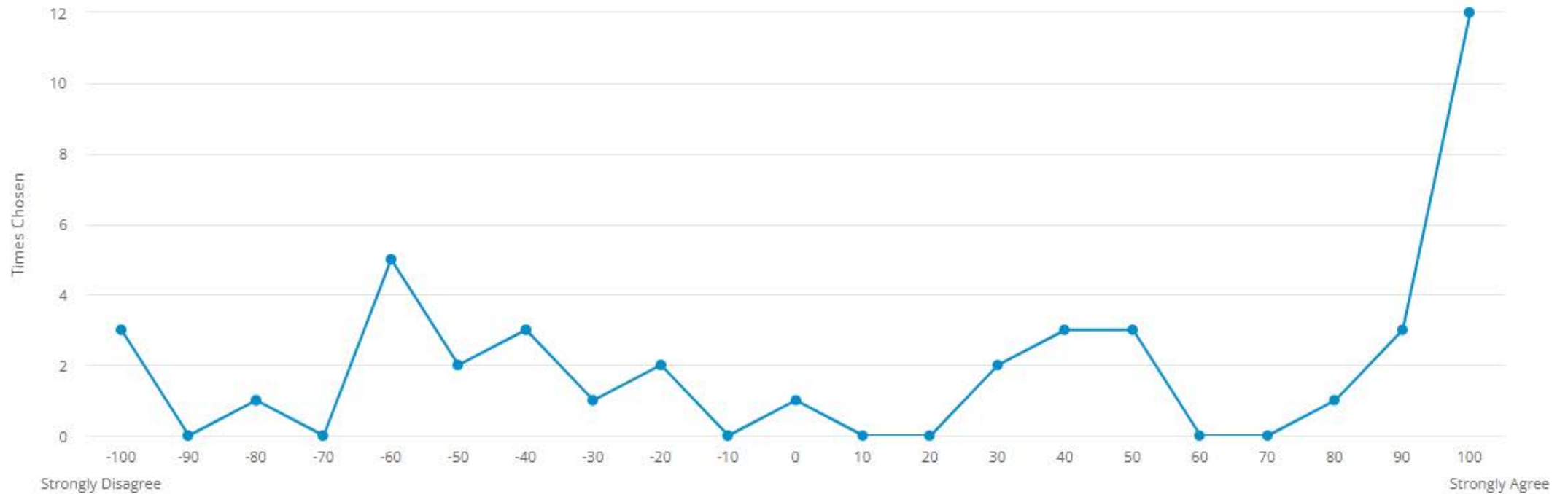
Number of responses: 46



Middle Housing Survey Feedback

The costs of housing are a challenge for my household.

Number of responses: 42



Middle Housing Survey Feedback

I have concerns about the following items relating to Middle Housing:

Number of responses: 45

Answer	Times Chosen	Percentage
Height of structures	8	18%
Impacts on privacy of adjacent homes	18	40%
Impacts on on-street parking	26	58%
None of the above	14	31%
Other	12	27%

Middle Housing Survey Feedback

My concerns about Middle Housing would be addressed if:

Number of responses: 46

Answer	Times Chosen	Percentage
Building heights were similar to maximum heights for single-family homes	14	30%
Sidewalks and other improvements were constructed with new development	23	50%
Construction and design were high quality	16	35%
The location has good amenities	15	33%
I have no concerns about the impacts of Middle Housing	14	30%
Other	12	26%

Middle Housing Survey Feedback

- “No more new housing -Tukwila is too densely populated now as it is. I do NOT support anymore new housing in ANY form.”
- “Restrictive, draconian (sic), paternalistic SFH zoning codes (and parking requirements) are a blight on our region and a disturbing (sic) remnant of segregation and redlining. Missing middle is the most affordable housing configuration (higher density + simpler construction techniques), if only our status-quo-drunk city council has the courage to do make obvious and necessary changes to allow housing abundance.”
- “Can y’all actually make the change”

Middle Housing Survey Feedback (Summary)

- Respondents generally were supportive of a variety of middle housing types
- 30% had no concerns over middle housing to begin with
- Privacy and parking were the primary concerns
- Associated infrastructure improvements, construction quality and structure height relative to single-family allowances were areas for alleviating concerns

State Legislative Requirements – HB 1337

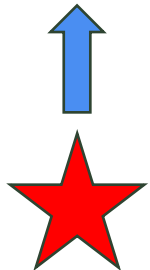
- Jurisdictions must allow:
 - Two ADUs on each lot that allows single-family
 - Up to 1,000 sqft each, attached or detached
 - A height of at least 24'
- Jurisdictions cannot:
 - Require owner occupancy of the principal residence or ADUs
 - Restrict the ADUs from being condominium-ized and sold as separate units
 - Impose certain restrictions on the conversion of existing structures

State Legislative Requirements – HB 1110

Table 1: Basic requirements for cities subject to the middle housing bill in the 2024-2027 periodic update.

	CITY LIMITS: Number of middle housing units that must be allowed per lot within city limits	NEAR A MAJOR TRANSIT STOP: Number of middle housing units per lot that must be allowed within ¼ mile of transit	WITH AFFORDABLE HOUSING: Number of middle housing units that must be allowed within city limits if affordable units provided Sec. 3(2)(a)
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TIER TWO: Cities with population between 25,000 and 75,000 HB 1110, Sec. 3(1)(a)	2 du/lot on all lots zoned predominantly residential, unless zoning permits higher densities	4 du/lot within 1/4 mile walking distance of a major transit stop, unless zoning permits higher densities	4 du/lot on all lots predominantly residential if one is affordable
TIER THREE: Cities with population under 25,000 that are contiguous with the UGA of the largest city in a county with a population over 275,000 HB 1110, Sec. 3(1)(c)	2 du/lot on all lots zoned predominantly residential, unless zoning permits higher densities		

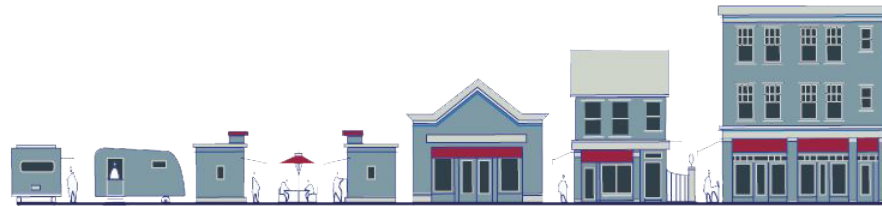


State Legislative Requirements – HB 1110

- Jurisdictions must allow at least 6 of 9 Middle Housing Types, which are:
 - Duplex
 - Stacked Flat
 - Triplex
 - Fourplex
 - Fiveplex
 - Sixplex
 - Townhomes
 - Courtyard Apartment
 - Cottage Housing

Tukwila Low-Density Residential Update

LDR/MDR Prototyping & Sensitivity Testing



Neighborhood Workshop

Prototype Builder (ROI Model): *Quick Building Modeler: Physical & Financial*



Test existing regulations
for financial feasibility



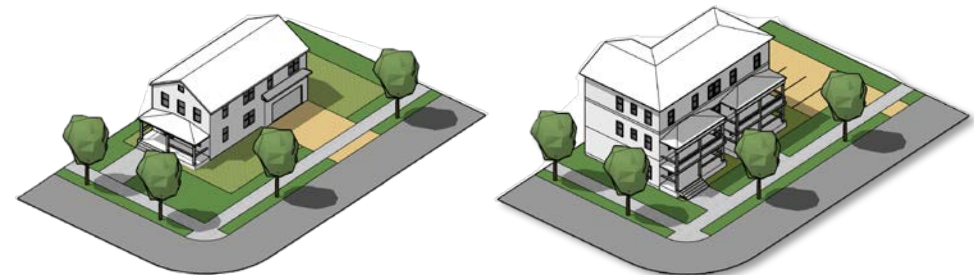
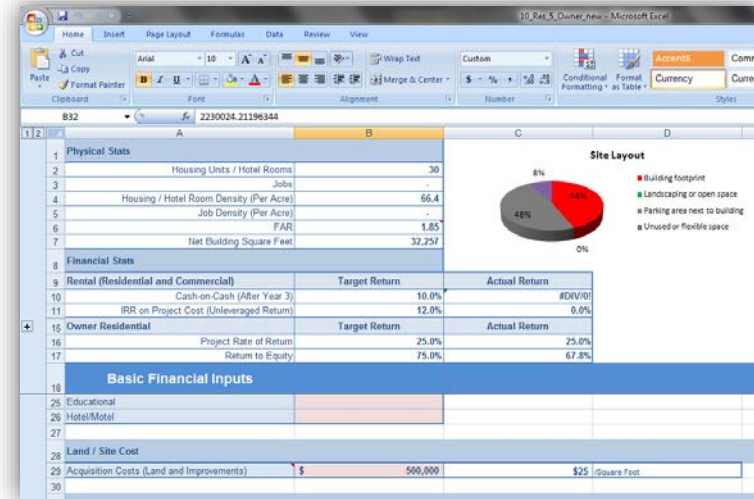
Identify affordability compared to
local incomes



Test impact of new
development regulations or funding
programs



Experiment with sensitivity of
key variables
(setbacks, parking, lot size, etc.)



Existing For-Sale Market



New Construction Comps

Lot Size	# of Beds	# of Baths	Sq Ft	Asking Price	Price PSF	Year Built
17,550	4	4	3,000	\$ 650,000	\$ 217	2023
11,120	5	3	2,488	\$ 875,000	\$ 352	2023

Tukwila, WA Single-Family Asking Price to Square Feet (May 2023)



F Fortune [+ Follow](#)

Housing market inventory is so tight that only 1 of the nation's 100 largest markets saw a home price decline in May

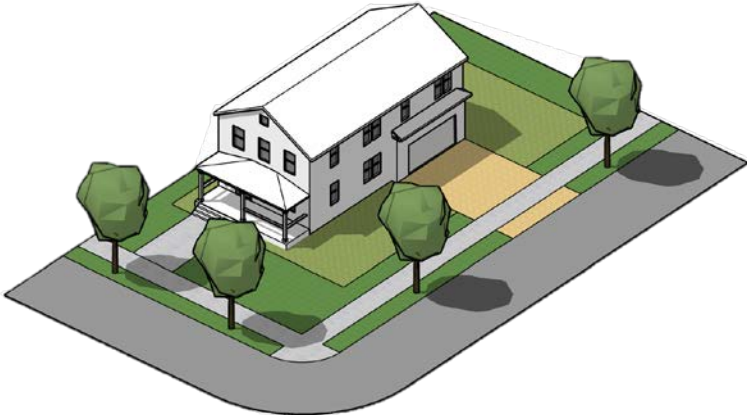
Story by Lance Lambert • 6h ago

Single-Family Sensitivity Testing

Existing LDR Lot Standards

	Existing Standards
Sales Price	\$831,221
% Local Median Income	243%
Unit Size (sf)	2,500
Lot Size (sf)	6,900
Lot Cost (\$25 psf)	\$172,500
Lot Area per Unit	6,900
Lot Coverage	23%
Parking per Unit	2

\$831,221



Lot and unit size are key drivers of home price.

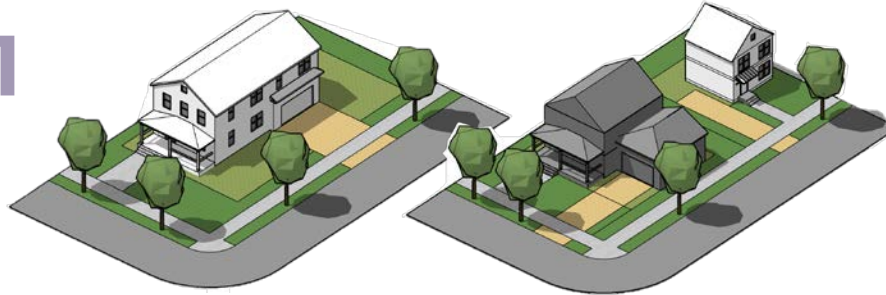


Single-Family Sensitivity Testing

Existing LDR Lot Standards

Modified LDR Lot Standards
(Lot size & parking)

\$831,221



\$391,969

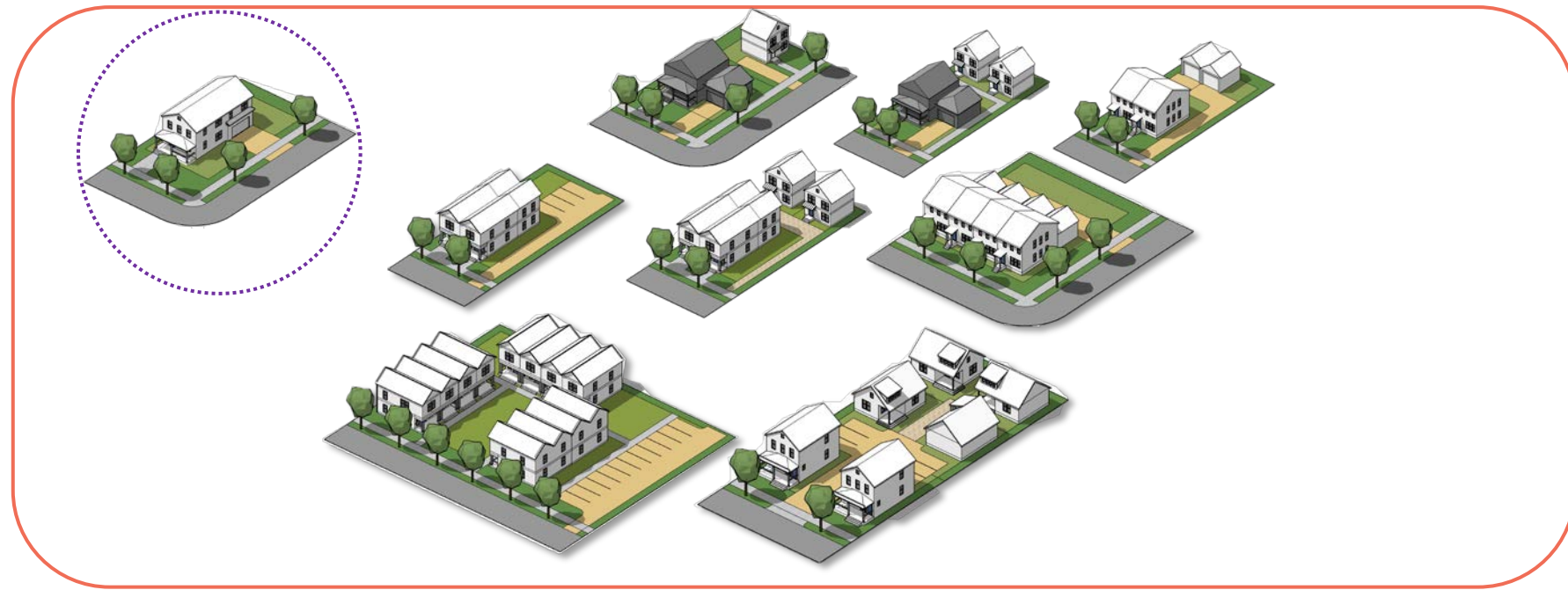
Reduced Minimum Lot Size & Parking Requirements

Reducing standards around minimum lot size supports market choices to consume less land and build smaller.

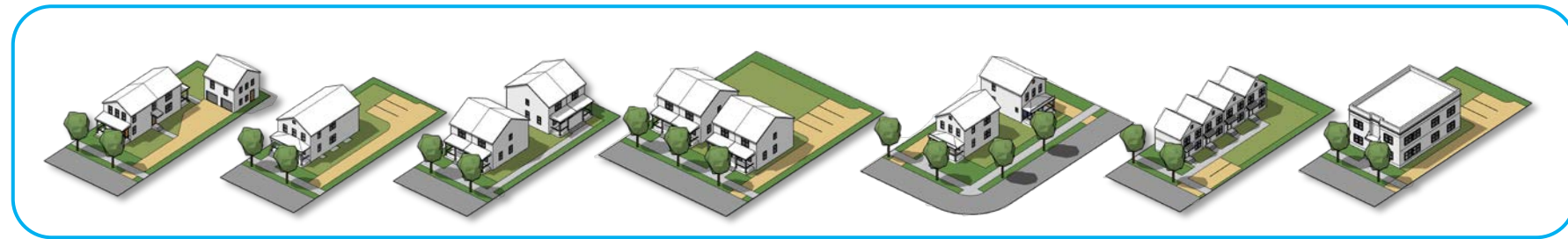
	Existing Standards	Modified Standards	Pct Change
Sales Price	\$831,221	\$391,969	-53%
% Local Median Income	243%	105%	-53%
Unit Size (sf)	2,500	870	-64%
Lot Size (sf)	6,900	2,500	-64%
Lot Cost (\$25 psf)	\$172,500	\$62,500	-50%
Lot Area per Unit	6,900	2,500	-64%
Lot Coverage	23%	18%	-22%
Parking per Unit	2	1	-50%

Prototyping Housing Choice

More Affordable
Homeownership
Types



WA HB-1110
2-4 Unit Houses
(Owner-Occupied)



Neighborhood-
Friendly Rental
Options



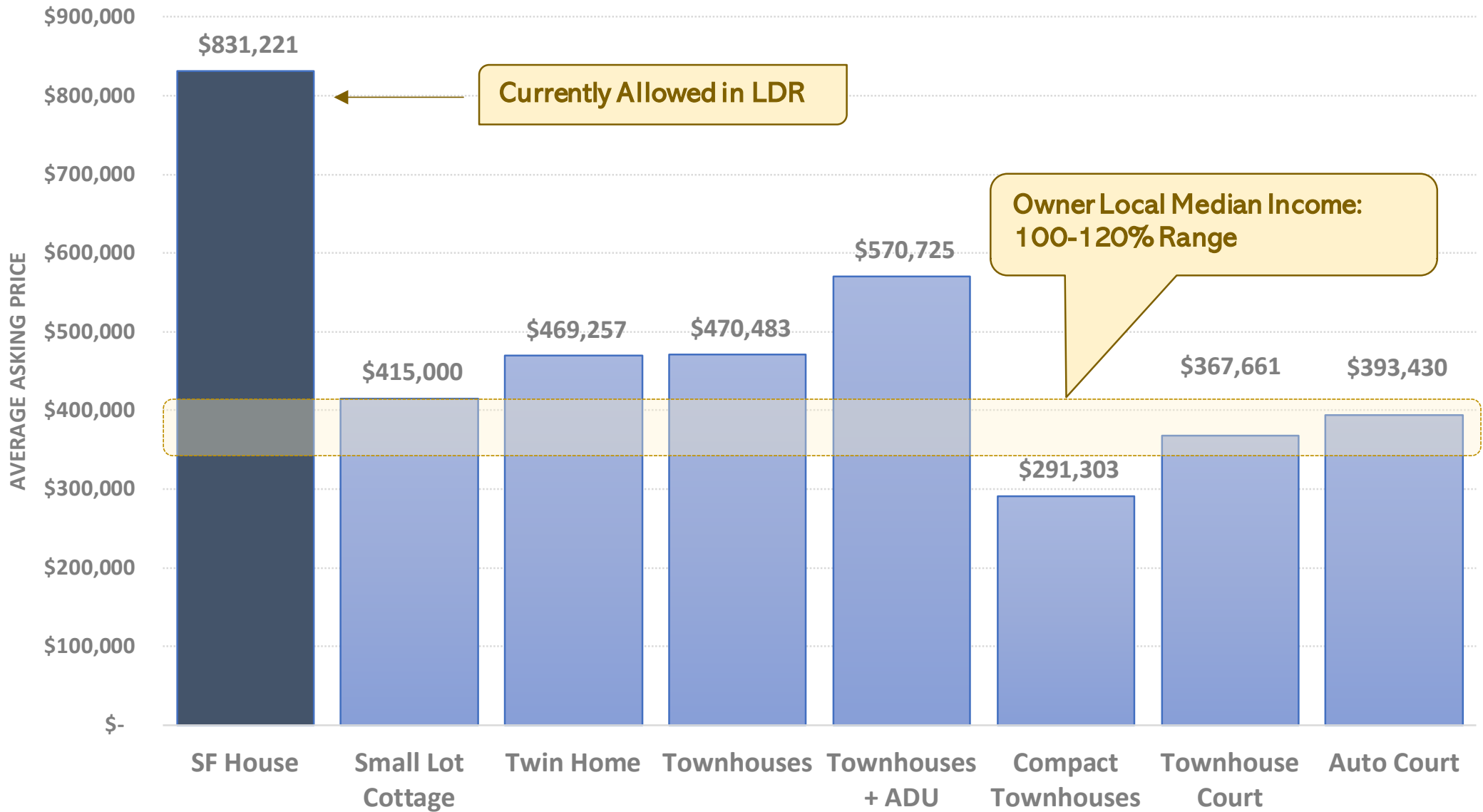
Focus on Existing Built Context

Preserve existing house with subdivision or addition

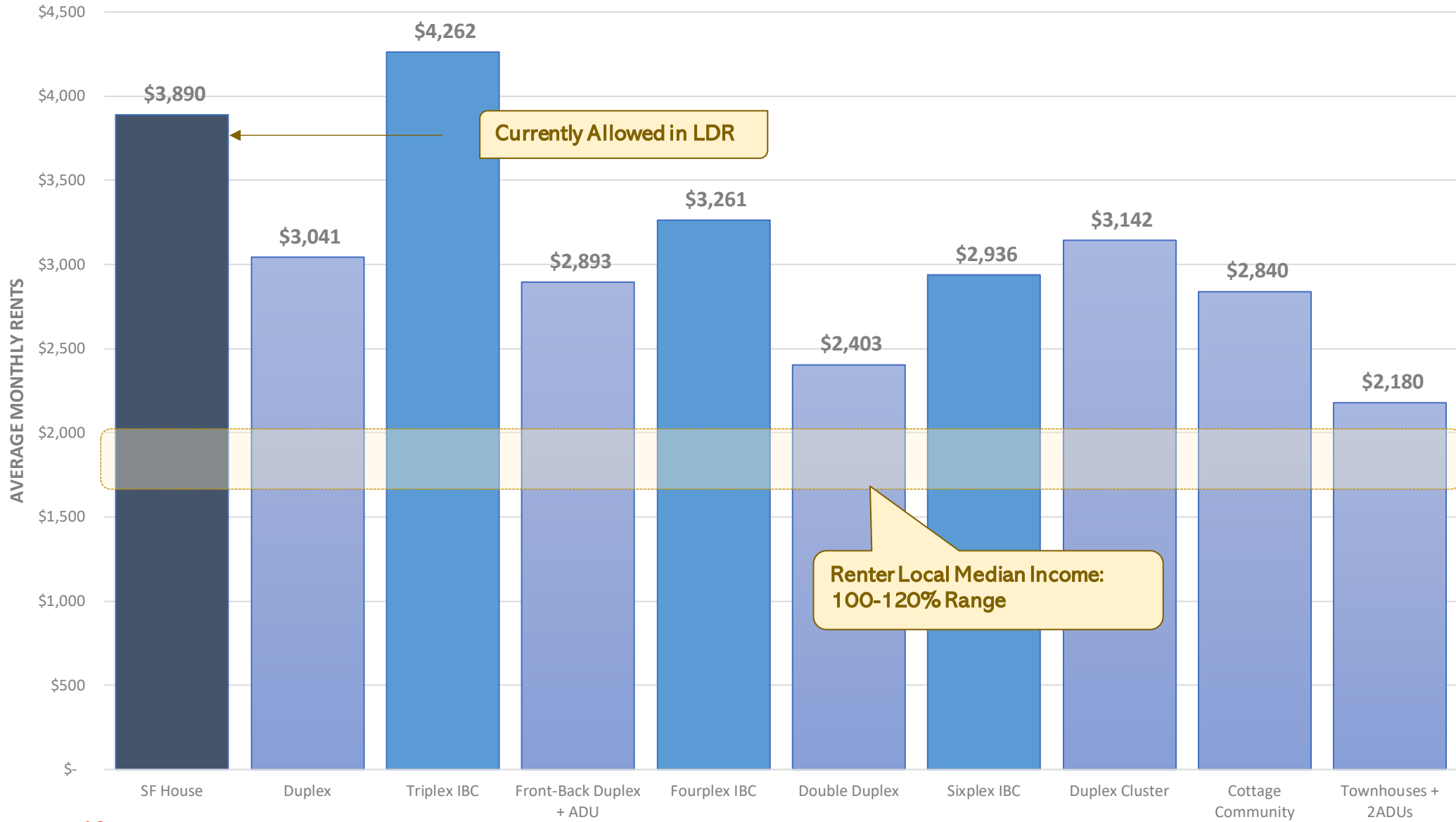
Building replacement or new construction on vacant lot

	For Sale	For Rent
	New Flag Lot Cottage New Small Lot Cottage Small Lot Subdivision (up to four)	ADU 2 ADUs One Unit Two Units Three Units
	Opportunity to reduce land costs	
	Twin Homes Rowhouses Townhouses	House + ADU Duplex (+ ADU) Triplex (+ ADU) Double Duplex Four Cottages Fourplex

Prototype Modeling Outcomes – For Sale



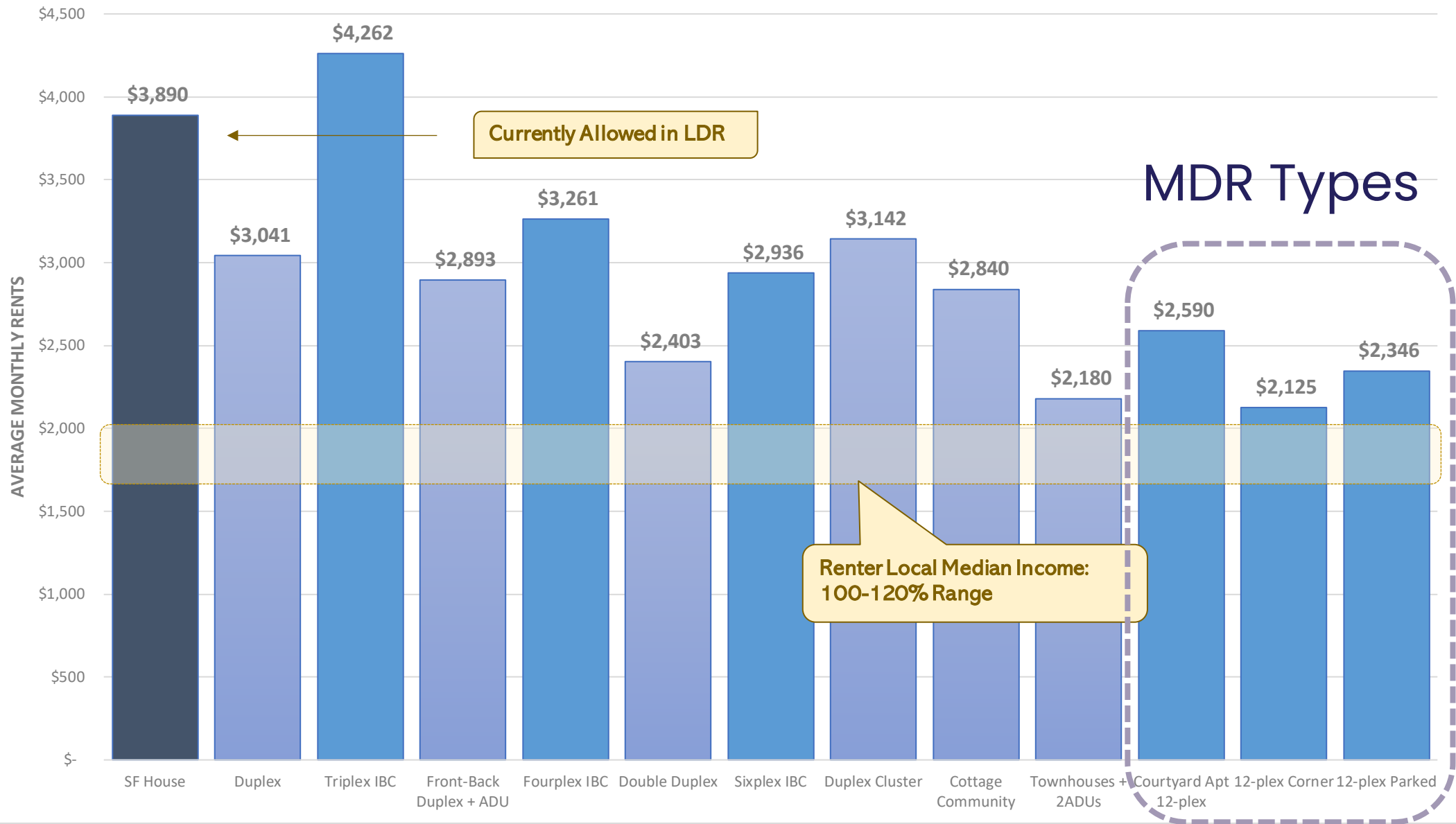
Prototype Modeling Outcomes – For Rent



= IBC



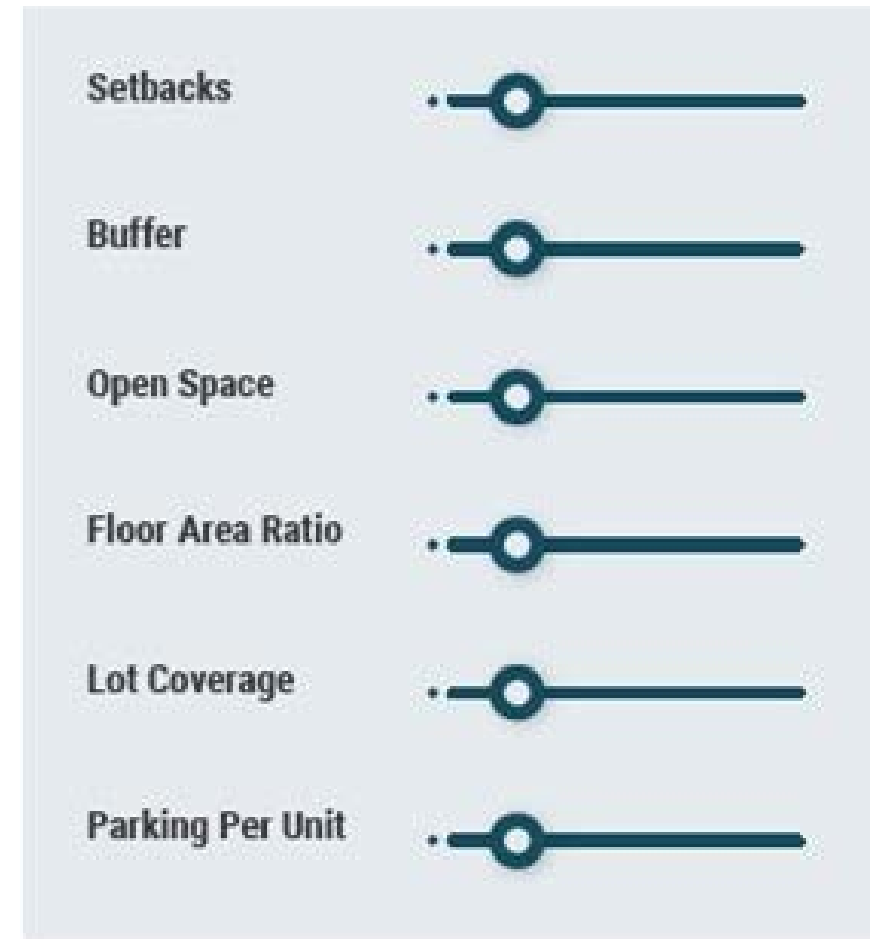
Prototype Modeling Outcomes – For Rent



Housing Choice Opportunities

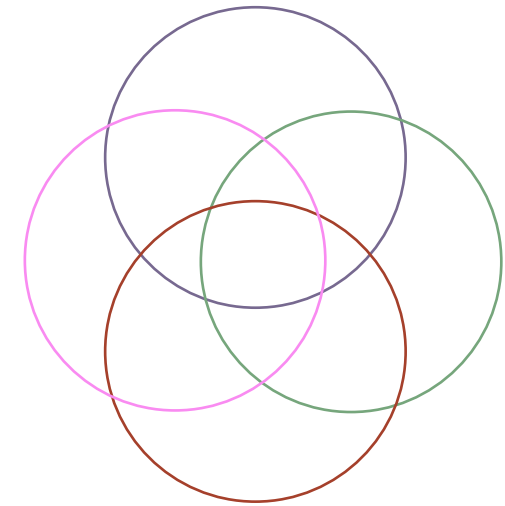
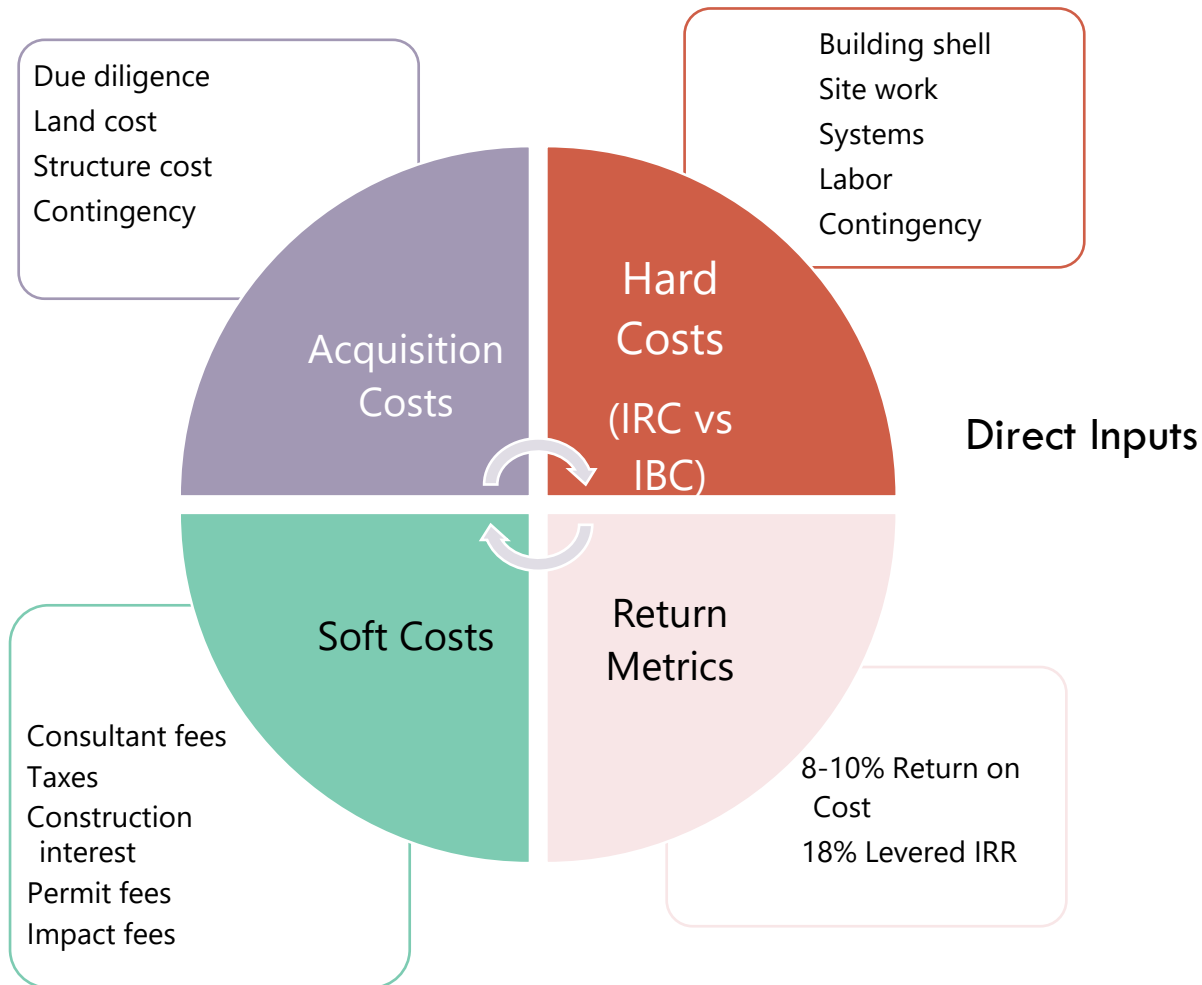
Support affordable, ownership-oriented and neighborhood scale middle housing by:

- **Reduce / eliminate minimum lot size requirements**
- **Allow multiple units per lot**
- **Reduce / allow flexibility for parking requirements**
- **Create standards that support market choices**
- **Support compact format rental types in MDR**



Prototype Builder (ROI Model):

Modeling Inputs: some locally specific, others national averages



External Factors

Codes

Infrastructure & Site

Financing

Unit Types

Historical Residential Code (LDR)

- Effectively no changes between 1995 to present
- MDR and HDR have not functionally changed in almost 30 years either
- LDR is approximately **87%** of land zoned for only residential use
- Significant increases to land acquisition and overall development costs from 1995 to present have made like for like development much more expensive today vs 1995

	1962	1995	Present
Minimum Lot Size	7,200	6,500	6,500
Minimum Width (Average)	50'	50'	50'
Height	35'	30'	30'
Setbacks			
Front	25% of depth, no more than 30'	20'	20'
Second Front	N/A	15'	15'
Side	10% of lot width, no less than 4' no less than 8'	5'	5'
Rear	25% of depth, no more than 30'	10'	5' 10'

A photograph of a residential neighborhood. In the foreground, a house is under construction, its wooden frame and sheetrock visible. To the left, a yellow excavator is partially visible. In the background, there are other houses, including a brick house on the right and a smaller house on the left. The sky is clear and blue. A semi-transparent text overlay is positioned in the lower half of the image.

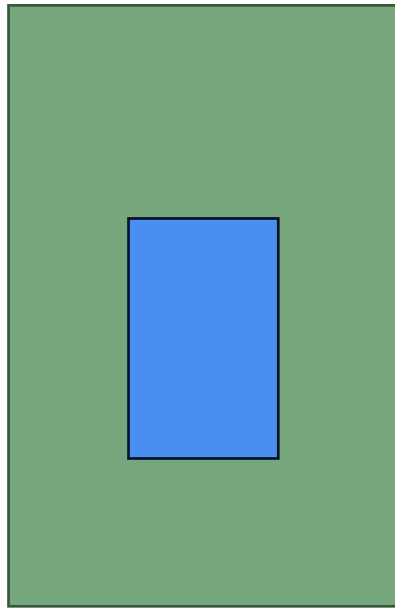
Middle Housing

Recommended Code Changes

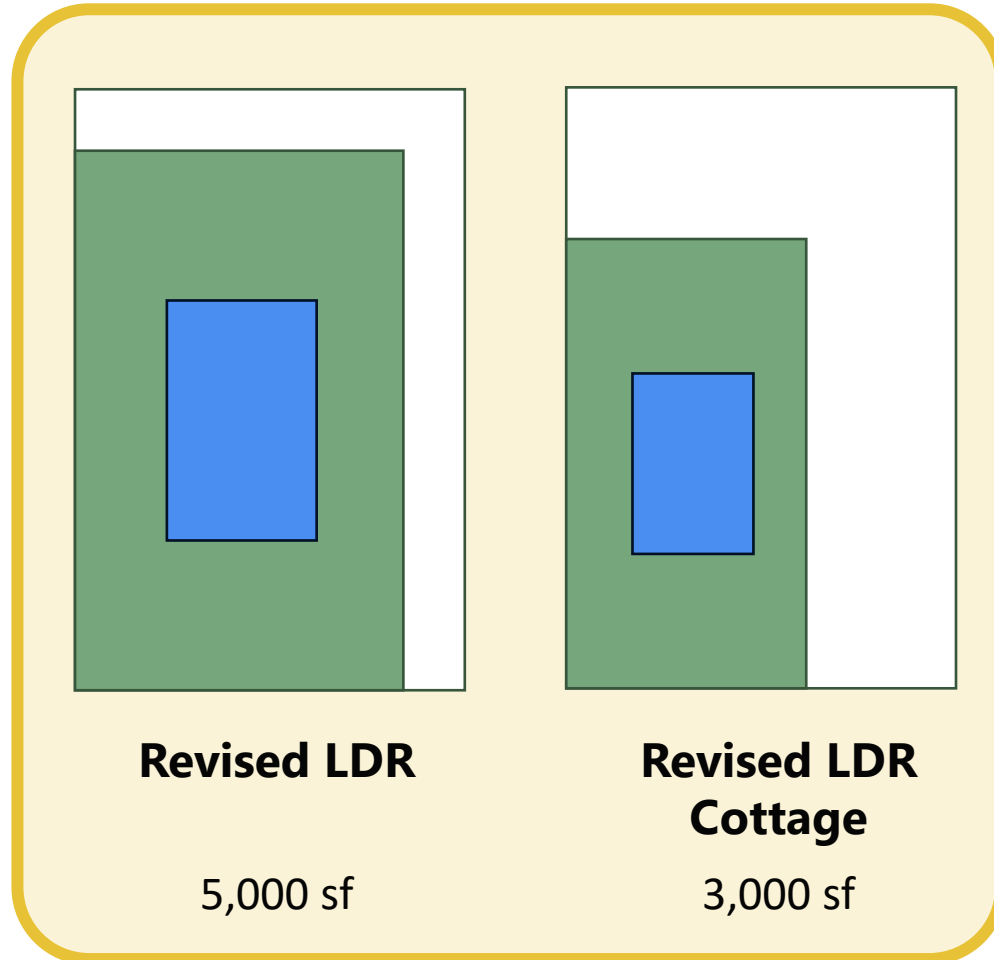
Key Code Update Opportunities

- Reduce/eliminate **minimum lot size requirements**
- Allow **multiple units per lot**
- Reduce/allow flexibility for **parking requirements**
- Create standards that **support market choices**
- Support **compact rental types** in MDR
- **Expand housing options** for prospective buyers and renters
- Create ownership opportunities at **lower price points**, more attainable to the median Tukwila Household

Adjust minimum lot size

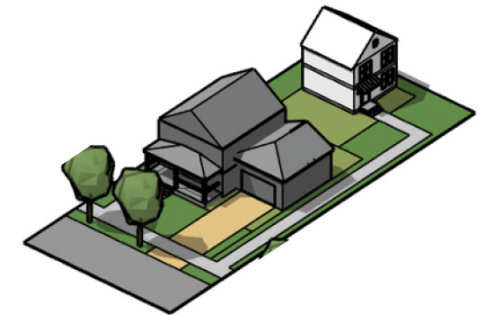


LDR
(current)
6,500 sf

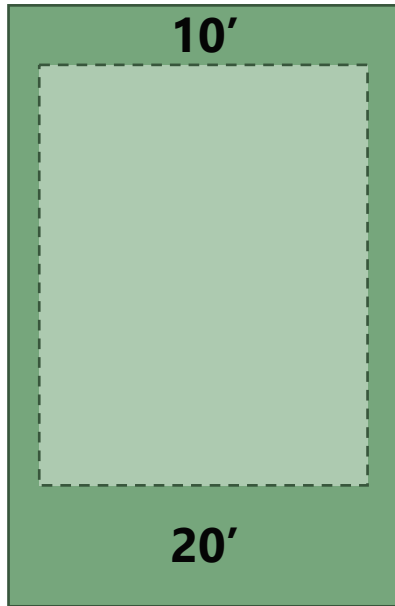


Revised LDR
5,000 sf

Revised LDR Cottage
3,000 sf



Adjust setbacks



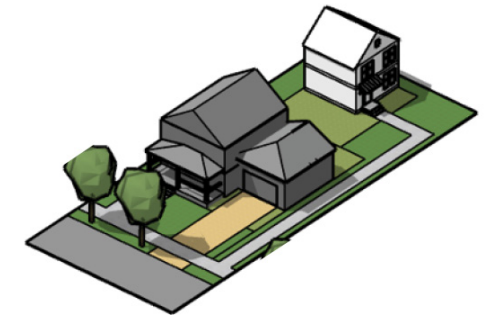
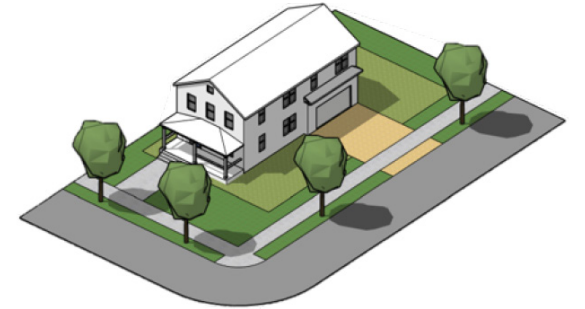
LDR
(current)
6,500 sf

A diagram showing a green rectangular lot with a dashed inner rectangle representing the building footprint. The top setback is labeled '10'' and the bottom setback is labeled '15''.

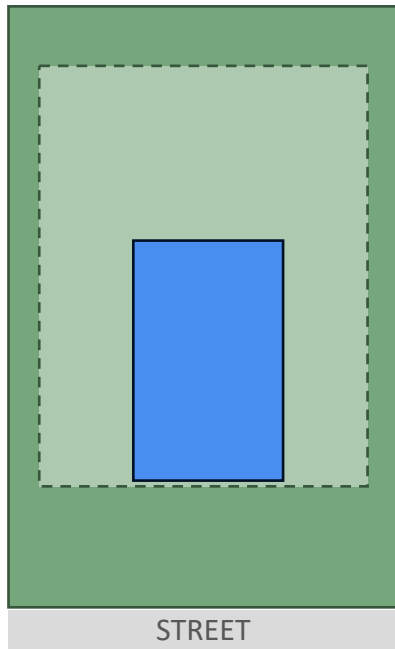
Revised LDR
5,000 sf

A diagram showing a green rectangular lot with a dashed inner rectangle representing the building footprint. The top setback is labeled '5'' and the bottom setback is labeled '10''.

Revised LDR Cottage
3,000 sf

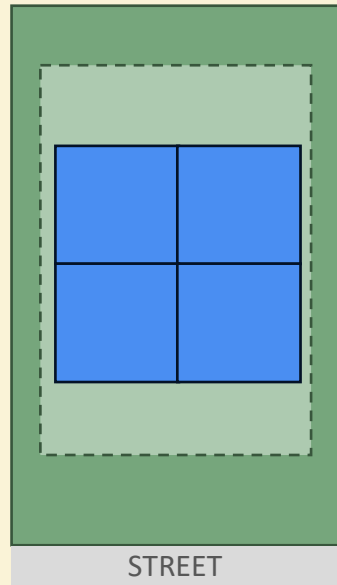


Multiple units per lot



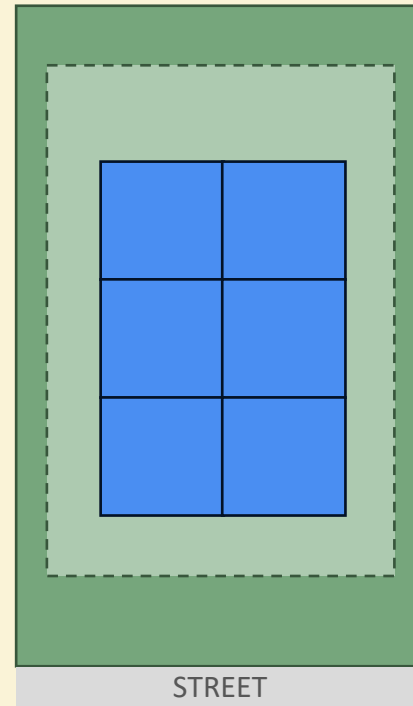
LDR
(current)

1 unit



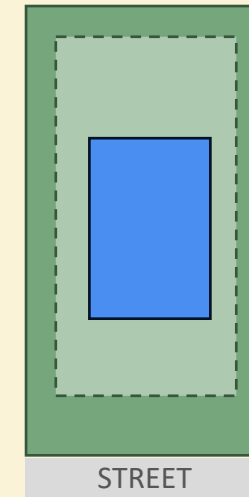
Revised LDR

Up to 4 units
on 5,000 sf



Revised LDR

Up to 6 units
on 7,500 sf

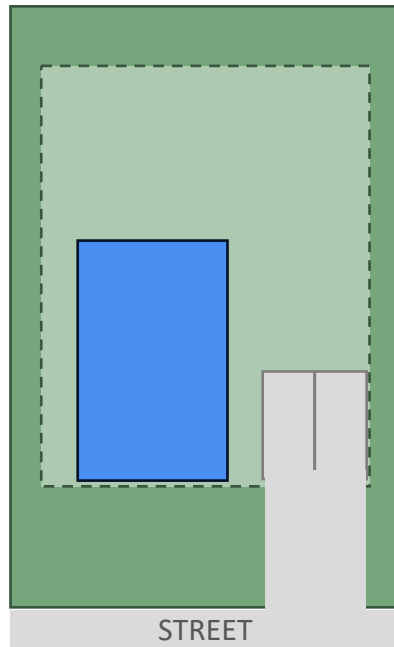


**Revised LDR
Cottage**

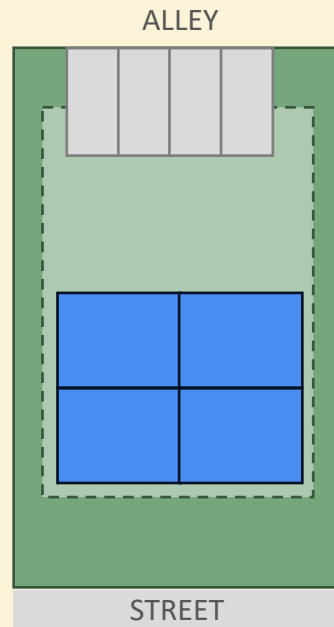
1 unit
(max 1,200 sf)



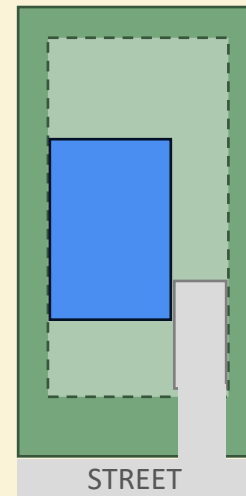
Minimum Required Parking



LDR
(current)
2 per unit



Revised LDR
1 per unit



Revised LDR Cottage
1 per unit



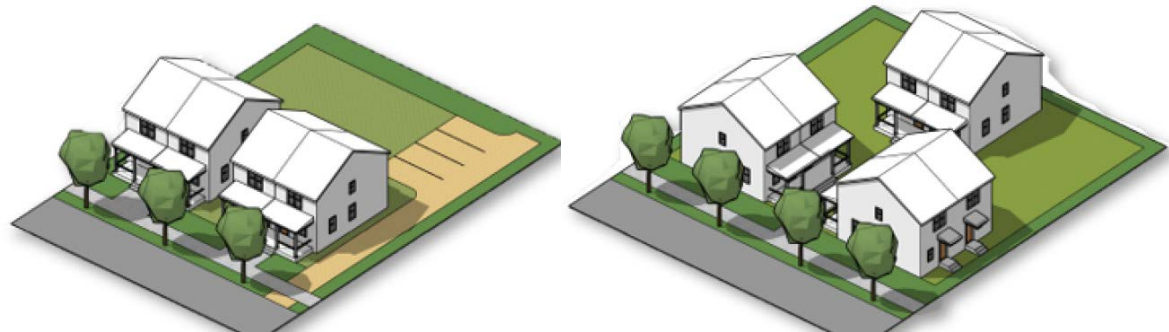
Duplex with 2 parking per unit



Duplex with 1 parking per unit

Support Market Choices

- Duplex clusters allow builders flexibility to avoid costly IBC building code



Compact Rentals in MDR

- Changes to the MDR zone (upcoming in comp plan process) can emphasize affordability
- Up to twelve units can fit on a compact site, reducing per-unit construction costs
- Infeasible to build affordable rental housing at low densities



10 units on 2,000 sf lot in an established urban neighborhood

Summary of Recommendations: Permitted Dwellings

Zone	<i>LDR (existing)</i>	<i>MDR (existing)</i>	<i>HDR (existing)</i>	LDR (revised)	MDR (revised)	HDR (revised)
Detached house	P	P	P	P	P	TBD
Cottage (small-lot)				P	P	TBD
Duplex		P		P	P	TBD
Triplex		P		P	P	TBD
Fourplex		P		P	P	P
Fiveplex			P	P	P	P
Sixplex			P	P	P	P
Townhouses		(up to four)	P	P	P	P
Courtyard Apts.		(up to four)	P		P	P
7-12plex			P		P	P

Summary of Recommendations: Lot area and density

Zone	<i>LDR (existing)</i>	<i>MDR (existing)</i>	<i>HDR (existing)</i>	LDR (revised)	MDR (revised)	HDR (revised)
Minimum lot size	<i>6,500 sf</i>	<i>8,000 sf</i>	<i>9,600 sf</i>	5,000 sf (3,000 sf for cottage)	3,000 sf	<i>TBD</i>
Lot area per unit	<i>N/A</i>	<i>3,000 sf</i>	<i>2,000 sf</i>	1,250 sf	800 sf	<i>N/A</i>
Units per lot	<i>1</i>	<i>N/A</i>	<i>N/A</i>	Up to six	<i>N/A</i>	<i>N/A</i>

- **Reduced minimum lot size**
- **Reduced lot area per unit**
 - Allow four units per 5,000 sf lot or up to six units per 7,500 sf lot
- **New units per lot standard**
 - Don't rely on unclear terms like "fourplex". Allow a certain number of units in any configuration of attached or detached.

Summary of Recommendations: Setbacks

Zone	LDR (existing)	MDR (existing)	HDR (existing)	LDR (revised)	MDR (revised)	HDR (revised)
Front Setback	20'	First floor: 15' Second floor: 20' Third floor: 30'	First floor: 15' Second floor: 20' Third floor: 30'	15' (10' for cottage)	10'	TBD
Side Setback	5'	First floor: 15' Second floor: 20' Third floor: 20'	First floor: 15' Second floor: 20' Third floor: 20'	5'	5'	TBD
Rear Setback	10'	First floor: 15' Second floor: 20' Third floor: 20-30'	First floor: 15' Second floor: 20' Third floor: 20-30'	10' (5' for ADUs & Cottages)	5'	TBD

- **Reduced front setback in LDR**
- **Reduced setbacks for small-lot cottages**
- **Standardized setbacks in MDR**
 - Preliminary recommendation to eliminate stringent and variable setbacks for MDR for multi-story buildings.

Summary of Recommendations: Dimensional Standards

Zone	<i>LDR (existing)</i>	<i>MDR (existing)</i>	<i>HDR (existing)</i>	LDR (revised)	MDR (revised)	HDR (revised)
Height	30'	30'	45'	35'	35'	<i>TBD</i>
Maximum Lot Coverage	35%	50%	50%	40%	45%	<i>TBD</i>
Parking Requirement	<i>2+ per unit</i>	<i>2+ per unit</i>	<i>2+ per unit</i>	1 per unit	1 per unit	1 per unit (or less)
Landscaping	<i>No requirement</i>	<i>15' front yard</i>	<i>15' front yard</i>	No requirement	TBD	TBD
Design review	<i>No requirement</i>	<i>Required above 2,500 sf</i>	<i>Required above 2,500 sf</i>	No requirement	Required above 5,000 sf	Required above 5,000 sf

- **Increase allowed height and lot coverage**
- **Reduce minimum parking to 1 per unit**
- **Standardized setbacks in MDR**
 - Preliminary recommendation to eliminate complex and demanding setbacks in MDR for multi-story buildings.
- **Increase flexibility for landscaping and design review**

Discussion & Feedback

- Are there area of specific emphasis for staff to consider as they refine standards into a future code amendment?
- Of the 9 middle housing types are there any you'd like to specifically not allow in LDR?
- Would more visuals and examples of housing be preferred as opposed to numbers and standards?
- Are there suggestions for staff in how to better frame choices in code development?
- For denser zones allowing housing, are there suggestions for aligning these zones with potential middle housing changes?
- Any other feedback?