



TO: Tukwila Planning Commission
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DATE: August 22, 2024
SUBJECT: Tour of Recent Middle Housing Developments

ISSUE

Tukwila will soon begin the process of updating the municipal code to integrate new middle housing and design regulation to comply with HB 1110 and HB 1293 respectively.

BACKGROUND

In the Spring of 2023, the State Legislature passed HB 1110, which was intended to increase middle housing in areas traditionally dedicated to single-family detached housing, and HB 1293, which was intended to streamline development regulations.

HB 1110 requires expansion of allowances for middle housing types, and associated considerations for regulations, parking, affordable units and proximity to transit. The nine middle housing types addressed in the bill are:

- Duplexes;
- Stacked Flats;
- Triplexes;
- Fourplexes;
- Fiveplexes;
- Sixplexes;
- Townhomes;
- Cottage Homes; and
- Courtyard Apartments

HB 1293 requires cities to adopt “clear and objective” design criteria in the interest of ensuring predictable expectations for architects and developers when designing residential or commercial projects. Current City Standards do not comply with the clear and objective criteria and will be modified for middle housing, as well as all other development where design review is required as part of the overall project scope.

DISCUSSION

To provide the Planning Commission with examples and context for infill middle housing development in similar development markets, staff has selected eight sites across Burien, SeaTac, and Tukwila. At each stop, commissioners will have opportunities to view the site, discuss, and ask questions. Further information on each site is available in the attachment.

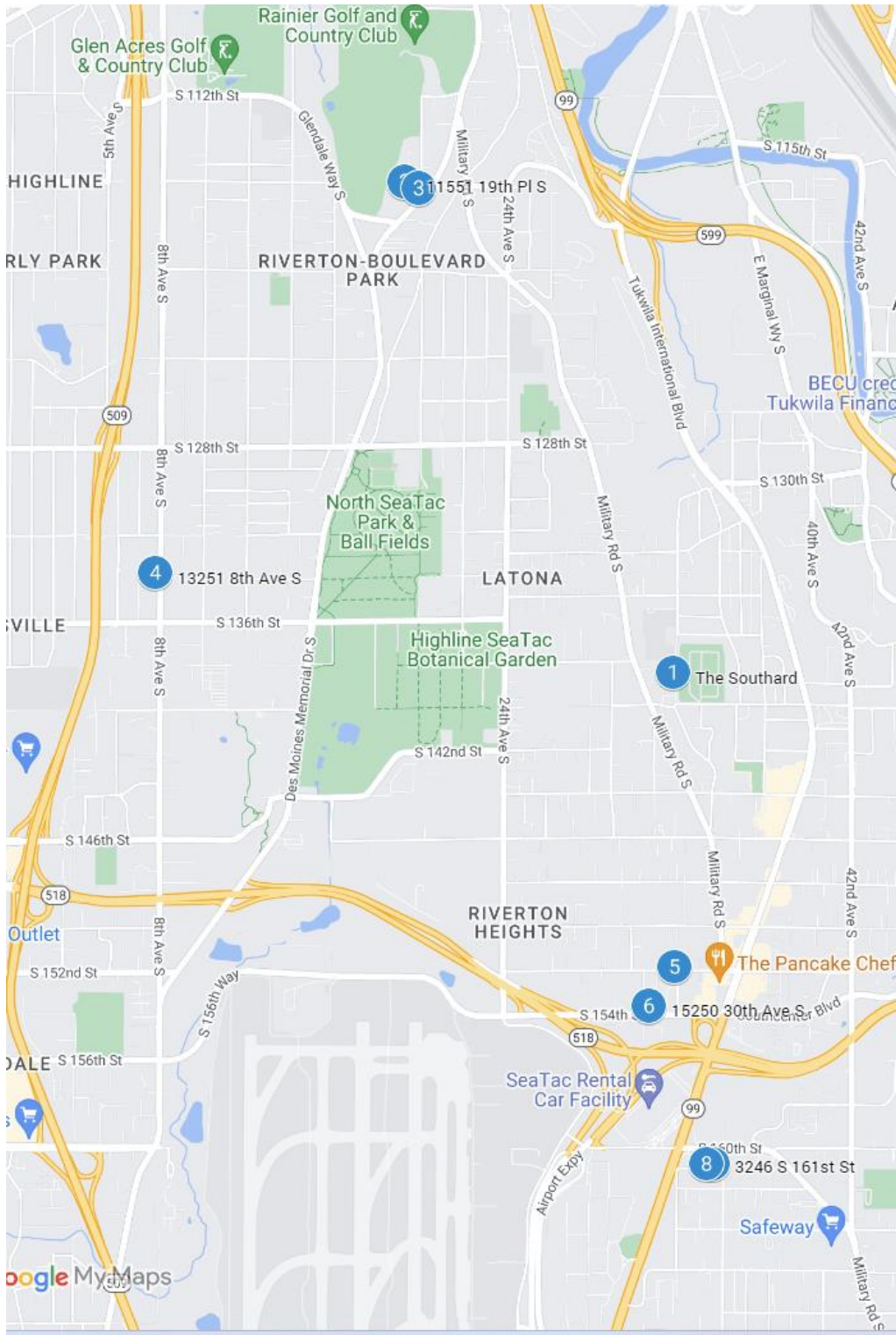
Attachments:

- A – Middle Housing Site Information

August 22, 2024, Planning Commission Tour

Exhibit A

Middle Housing Site Information



Project Sites

August 22, 2024, Planning Commission Tour

Address: The Southard 13843 32nd Ln S, Tukwila



Structure Type: Cottage

Renter/Owner (Tenure): Market and Affordable Ownership

Unit Count: 18 total, 11 affordable, 7 market rate

Unit Size/Sizes: 1,400 square feet, 3-4 bedrooms, 2-3 bathrooms

Lot Size: 57,150 square feet

Density: 13.7 units per acre

Zoning: Medium Density Residential

Access: Private easement through adjacent property.

Parking: 38 clustered parking spaces

Year of Construction: 2024

Construction Type (IRC/IBC): IRC

Recent Sales: Market Rate listed between \$627-665 K

Previous Land Use: Former church property used for gardens

Special Considerations: 11 Affordable Homeownership and 7 Market Rate Cottage Homes. Land acquired from adjacent church in interest of meeting affordable housing mission. Developed by Homestead Community Land Trust. Land rezoned and concept approved through development agreement.

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Address: 11551 19th Pl S, Burien



Structure Type: Townhouse

Renter/Owner (Tenure): Owner

Unit Count: 6

Unit Size/Sizes: 2,140 square feet, 4 bed, 3.5 bath

Lot Size: 20,408 Square Feet

Density: 12.8 Units/Acre

Zoning: Residential Multi Family 18

Access: Access provide through on-site private access drive (19th Pl S)

Parking: 2 spaces + interior garage per unit

Year of Construction: 2021

Construction Type (IRC/IBC): IRC

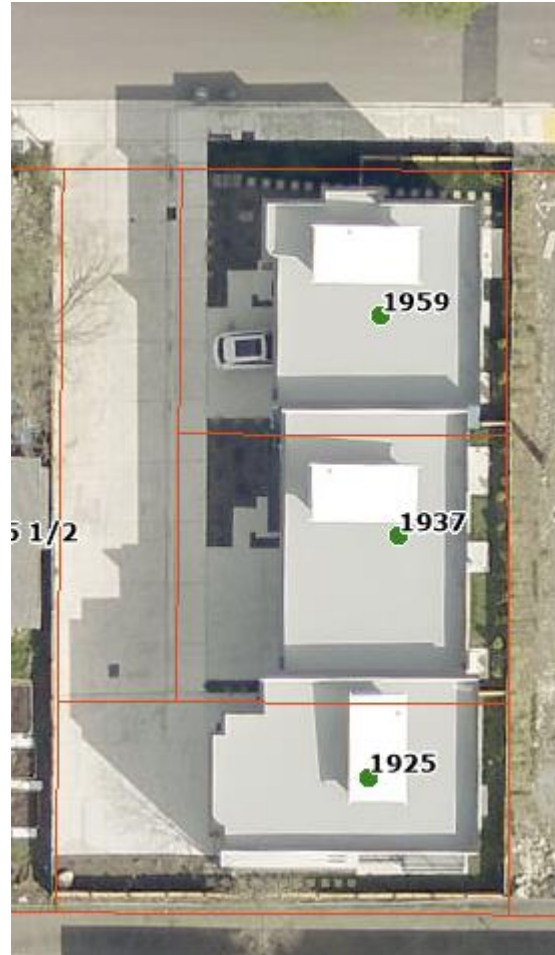
Recent Sales: [Townhome sold on 11/24/21 for \\$674,950](#)

Previous Land Use: Detached Single Family Home

Special Considerations: N/A

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Address: 1925-1959 S 116th St, Burien



Structure Type: Townhouse

Renter/Owner (Tenure): Owner

Unit Count: 3 units

Unit Size/Sizes: 2,380 SF – 2,850 SF, 4-5 bed, 3.5 bath

Lot Size: 9,265 SF

Density: 14.29 Units/Acre

Zoning: Residential Multi Family 18

Access: Access provide through on-site private access drive

Parking: 2-3 car garage per unit

Year of Construction: 2022

Construction Type (IRC/IBC): IRC

Recent Sales: 4/3/23- \$798,000; 9/26/23 - \$773,000; 4/5/23 - \$738,000

Previous Land Use: Vacant Lot

Special Considerations: N/A

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Address: 13251 8th Ave S, Burien



Structure Type: Cottage Housing/
Condominium

Renter/Owner (Tenure): Owner

Unit Count: 6

Unit Size/Sizes: 799 SF – 1,705 SF

Lot Size: 13,176 SF

Density: 19.35 Units/Acre

Zoning: Residential Single-Family 7,200

Access: Access provide through on-site private access drive

Parking: 1-2 car garage per unit

Year of Construction: 2023

Construction Type (IRC/IBC): IRC

Recent Sales: 11/6/23 - \$480,000; 1/29/24 - \$445,000

Previous Land Use: Detached Single Family Home

Special Considerations: N/A

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Address: 3058 S 152nd St, SeaTac



Structure Type: Triplex

Renter/Owner (Tenure): Renter

Unit Count: 3 units

Unit Size/Sizes: 1,200-1,400 square feet, 3 bed, 2-3 bath

Lot Size: 8,478 square feet

Density: 15.4 Units/Acre

Zoning: UM-2,400. Residential zoning, one unit per 2,400 square feet of land area

Access: Fronting off public street, parking accessed through off-site private access drive (32nd Ln S) to east of development

Parking: 7 spaces in rear parking area

Year of Construction: 2019

Construction Type (IRC/IBC): IBC

Recent Sales: N/A

Previous Land Use: Single Family Home

Special Considerations: Use of off-site private access drive requires private agreement with adjacent property owners. Parking would not be mandated if developed today after HB 1110 implementation due to proximity to light rail station and other qualifying major transit stops.

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Address: 15250 30th Ave S, SeaTac



Structure Type: Fourplex

Renter/Owner (Tenure): Renter

Unit Count: 4 units

Unit Size/Sizes: Approximately 2,200 square feet

Lot Size: 13,021 square feet

Density: 13.4 units per acre

Zoning: Townhouse, residential zoning of 10-24 units per acre with additional design and massing requirements

Access: Corner lot with parking access off secondary public street

Parking: 2 garage spaces per unit, 1 guest space

Year of Construction: Under construction

Construction Type (IRC/IBC): Likely IRC

Recent Sales: N/A

Previous Land Use: Single Family Home

Special Considerations: Parking would not be mandated if developed today after HB 1110 implementation due to proximity to light rail station and other qualifying major transit stops.

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Address: 3242 S 161st St, SeaTac



Structure Type: Triplex

Renter/Owner (Tenure): Renter

Unit Count: 3 units

Unit Size/Sizes: 1,050-1,600 square feet, 2-3 bed, 2-3 bath

Lot Size: 8,700 square feet

Density: 15 units per acre

Zoning: Urban-Medium 2,400. Residential Zoning, at least 2,400 square feet of lot area per unit.

Access: Off public street

Parking: 6 space in rear of lot.

Year of Construction: 2023

Construction Type (IRC/IBC): IBC

Recent Sales: N/A

Previous Land Use: Vacant lot for about a decade, previously single family home

Special Considerations: Parking would not be mandated if developed after HB 1110 implementation due to proximity to qualifying major transit stop.

August 22, 2024, Planning Commission Tour

Address: 3246 S 161st St, SeaTac



Structure Type: Duplexes

Renter/Owner (Tenure): Owner (condo)

Unit Count: 4 Total

Unit Size/Sizes: 1,800 square feet, 3 bed, 3 bath

Lot Size: 12,180

Density: 14.3 units per acre

Zoning: Urban-Medium 2,400. Residential Zoning, at least 2,400 square feet of lot area per unit.

Access: Off public street

Parking: 8 spaces total located behind units

Year of Construction: 2008

Construction Type (IRC/IBC): Likely IRC

Recent Sales: Unit sold for \$550,000 in 9/22.

Previous Land Use: Single Family Home

Special Considerations: Units are condominiumized on a single parcel. Parking would not be mandated if developed after HB 1110 implementation due to proximity to qualifying major transit stop.