



INFORMATIONAL MEMORANDUM

TO: Tukwila Planning Commission

FROM: Nora Gierloff, AICP, DCD Director

BY: Neil Tabor, AICP, Senior Planner

DATE: October 15, 2024

SUBJECT: Middle Housing Project Update and Discussion

ISSUE

Staff is presenting a briefing on the Middle Housing Project. The update will include background on state requirements, suggested rough code changes, and site plan examples of said changes.

BACKGROUND

Housing overview

As noted in discussions and various previous 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.

While middle housing is not expected to produce a large proportion of new housing, updating standards will assist in expanding housing options in the community.

Middle Housing

As a continuation of the Middle Housing work to date, staff has put together a refresher on legislative requirements, and code discussions to date. Staff will present preliminary suggestions in order to gather feedback from commissioners for further refinement of a housing code update being further refined this fall and spring of 2025.

ATTACHMENTS

Middle Housing Presentation



Tukwila Middle Housing

Planning Commission, October 24, 2024

Overview

- Housing Briefing
- Middle Housing Legislation
- Suggested Middle Housing Changes
- Project Schedule
- Discussion

State & Local 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)
- Tukwila would need to produce about **250 new net housing units per year** until 2044 to meet its allocated housing target of 6,500 new net housing units between 2018-2044
- The majority of new housing growth is not anticipated to be middle housing types

State & Local Housing Background

- Tukwila has approximately 9,356 housing units (KC Parcel Data)
 - 3,580 Single-Family (38%)
 - 5,776 Multi-Unit (62%)
 - **52 units within 2-4 unit buildings (0.6% of total housing stock)**
 - 292 units within 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

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 (Sq. Ft)	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'

Middle Housing Feedback

- From Planning Commission

- Desire for new ownership housing options
- Emphasis on maintaining and improving community quality of life with new housing production
- Interest in ensuring regulations are crafted to make middle housing development financially feasible to develop

- From Public Outreach

- Desire for broader housing options to support community needs
- Desire for affordability in housing
- Desire for infill housing to provide frontage improvements

State Legislative Requirements - HB 1110

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

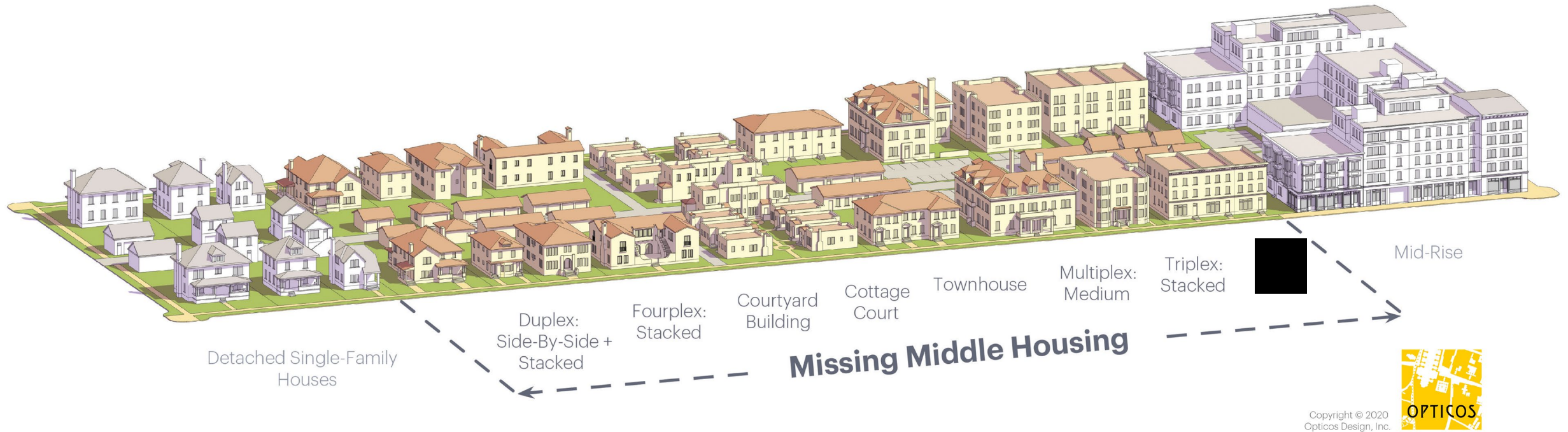
	CITY LIMITS: Number of middle housing units that must be allowed per lot within city limits	NEAR A MAJOR TRANSIT STOP: Number of middle housing units per lot that must be allowed within ¼ mile of transit	WITH AFFORDABLE HOUSING: Number of middle housing units that must be allowed within city limits if affordable units provided Sec. 3(2)(a)
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

What is Missing Middle Housing?



House-scale buildings with multiple units in residential neighborhoods

Other Related Housing Legislation

- HB 1293 – Objective design standards
- HB 5258 – Condo reform and proportionate impact fees
- SB 5290 – Permit streamlining
- HB 1337 – Accessory dwelling unit allowances

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 feet
- 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

Tukwila Code Updates to Date

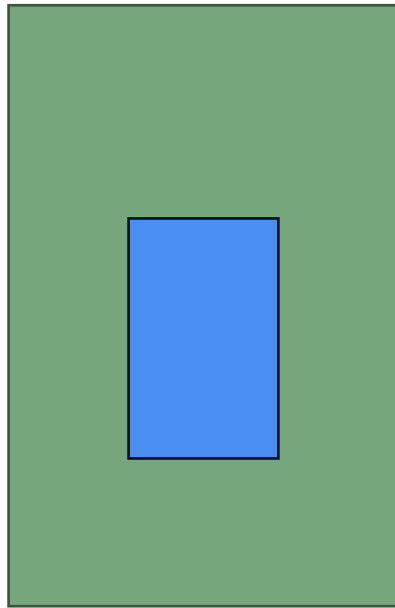
- ADU regulations were updated in Fall 2023 to largely comply with updates in state law. This included changes such as:
 - Number of ADUs allowed
 - Size allowances
 - Removing ownership requirements
 - Removing condo restrictions
- Permit streamlining code updates are scheduled to be enacted this month (October 2024)



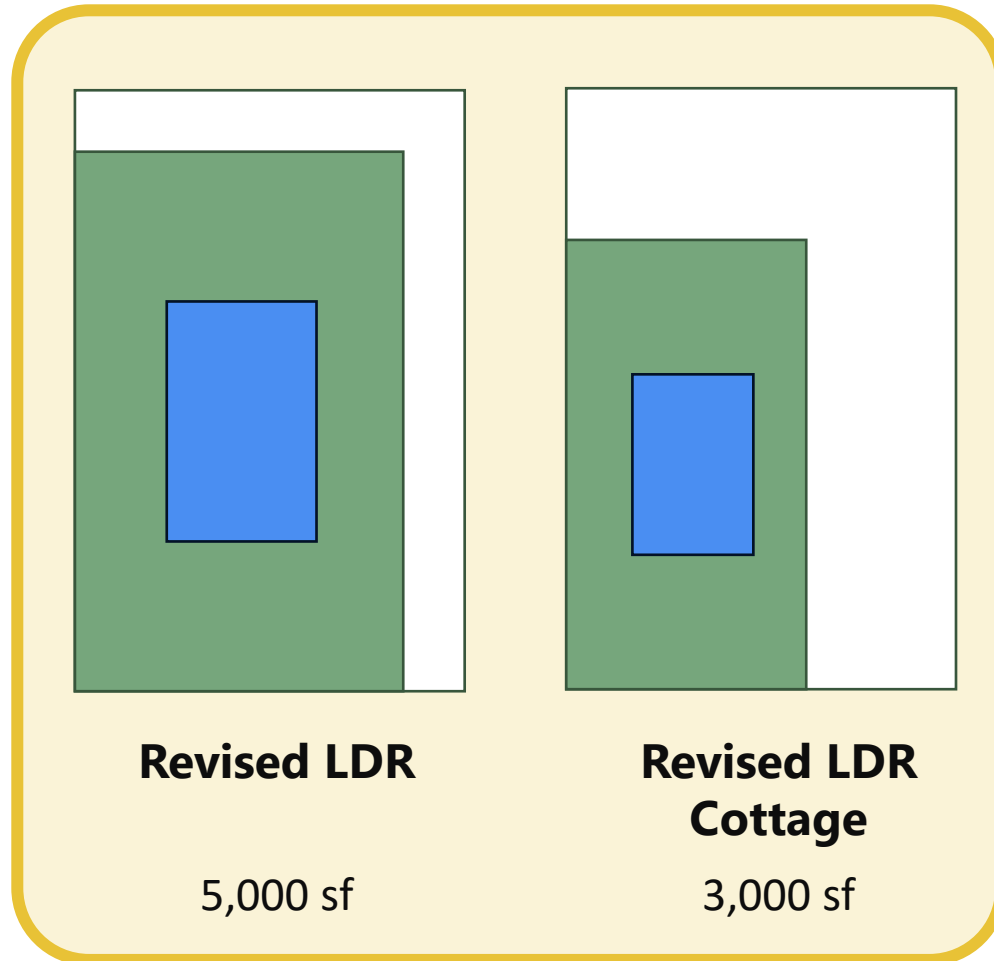
Middle Housing

Recommended Code Changes

Adjust minimum lot size

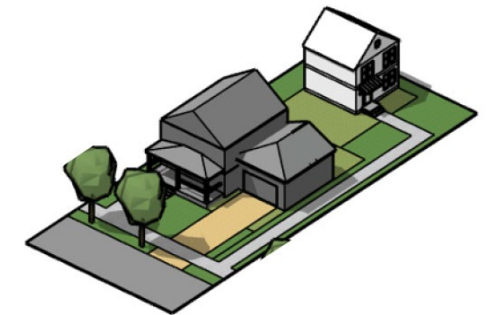


LDR
(current)
6,500 sf

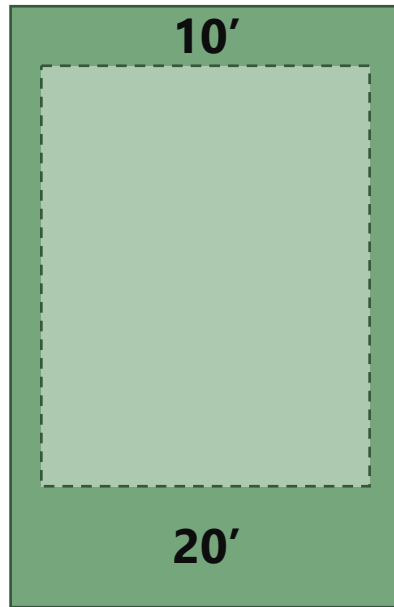


Revised LDR
5,000 sf

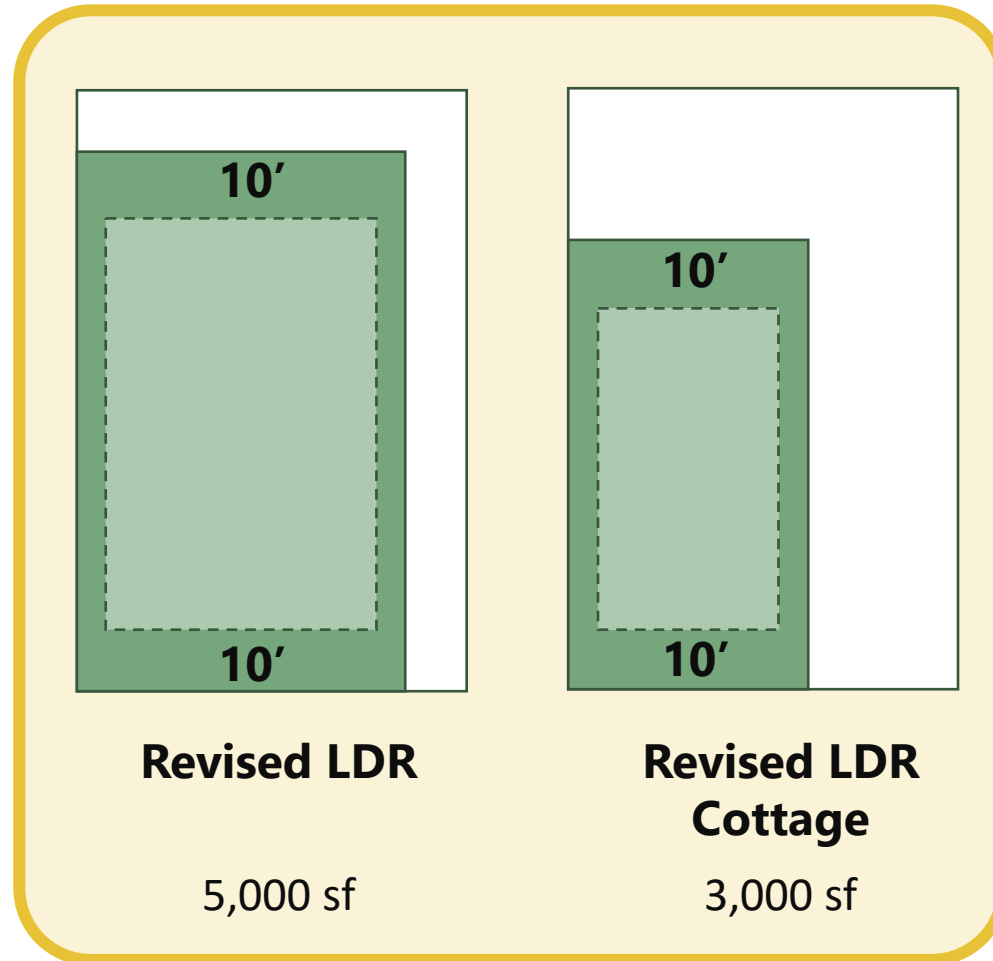
**Revised LDR
Cottage**
3,000 sf



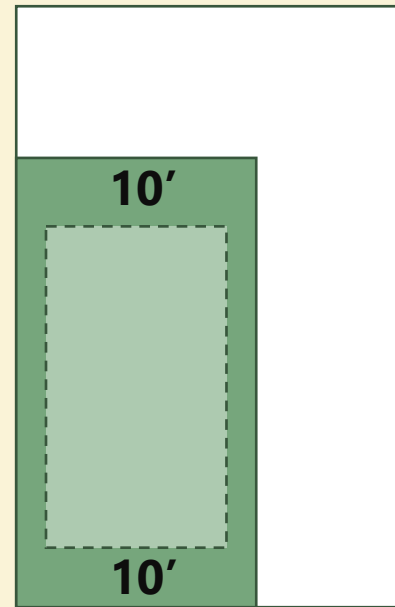
Adjust setbacks



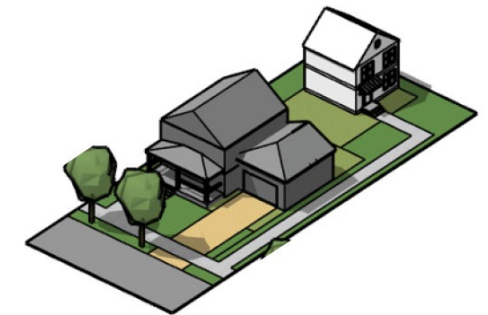
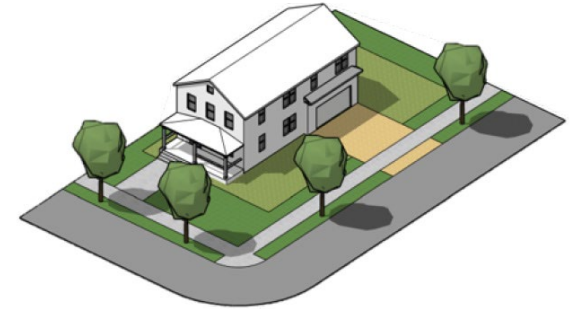
LDR
(current)
6,500 sf



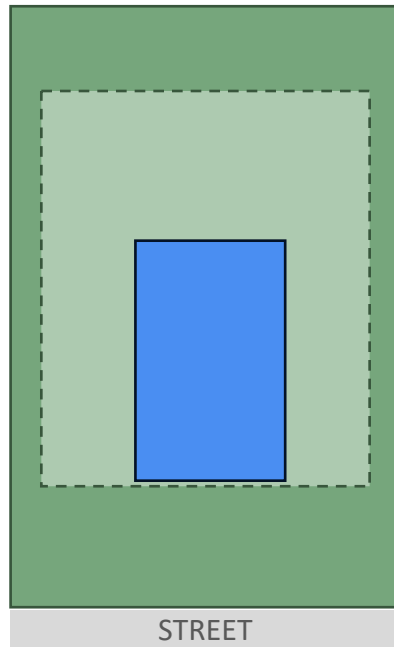
Revised LDR
5,000 sf



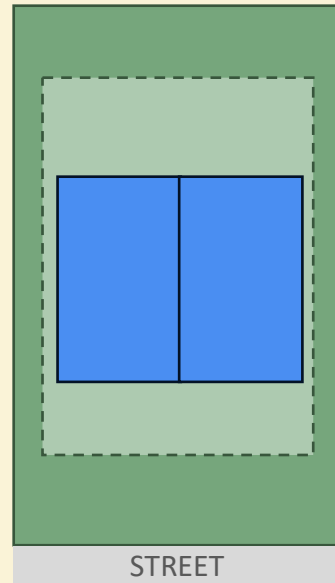
Revised LDR Cottage
3,000 sf



Multiple units per lot

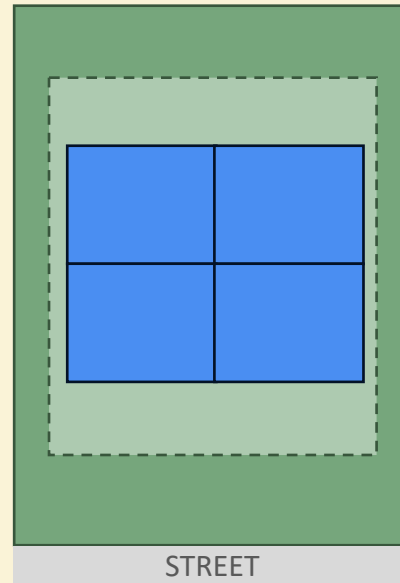


LDR
(current)
1 unit



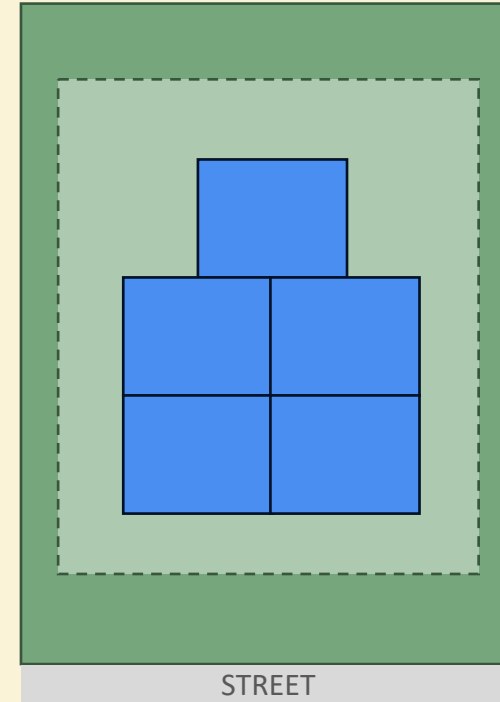
Revised LDR

Up to 2 units
on 5,000 sf



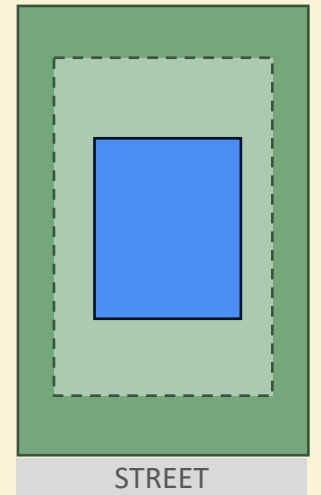
**Revised LDR (In
Transit Buffer)**

Up to 4 units
on 5,000 sf



**Revised LDR
(In Transit Buffer)**

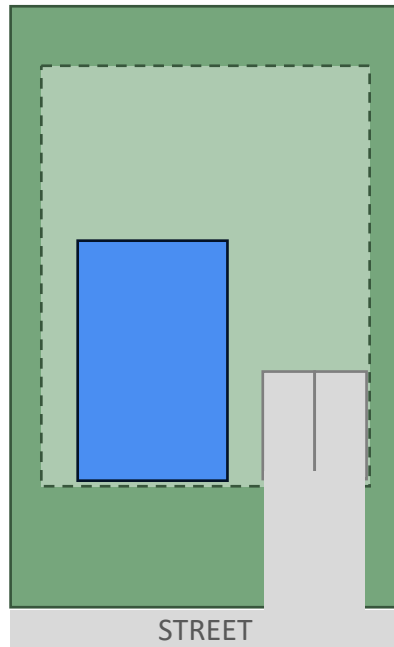
Up to 5 units
on 7,500 sf



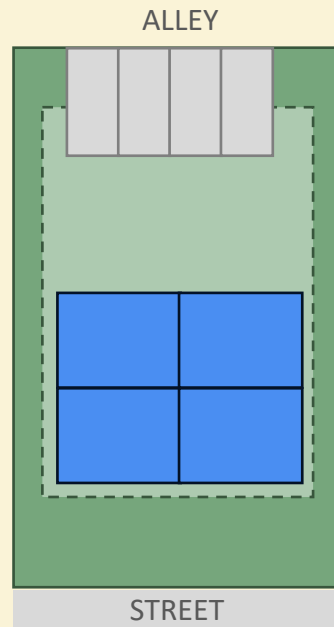
**Revised LDR
Cottage**

1 unit
(max 1,200 sf)

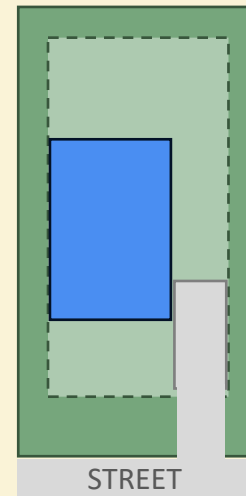
Minimum Required Parking



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

Summary of Recommendations: Permitted Dwellings

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

Summary of Recommendations: Lot area and density

Zone	<i>LDR (existing)</i>	<i>MDR (existing)</i>	CR
Minimum lot size	<i>6,500 sf</i>	<i>8,000 sf</i>	5,000 sf (3,000 sf for cottage)
Lot area per unit	<i>N/A</i>	<i>3,000 sf</i>	2,500 sf
Units per lot	<i>1</i>	<i>N/A</i>	Depends on lot size

- **Reduced minimum lot size**
- **Reduced lot area per unit**
 - Allow two-four units per 5,000 sf lot and an additional unit per 2,500 sf of lot area

Summary of Recommendations: Setbacks

Zone	<i>LDR (existing)</i>	<i>MDR (existing)</i>	CR
Front Setback	20'	First floor: 15' Second floor: 20' Third floor: 30'	10'
Side Setback	5'	First floor: 15' Second floor: 20' Third floor: 20'	5'
Rear Setback	10'	First floor: 15' Second floor: 20' Third floor: 20-30'	10'

- **Reduced front and rear setbacks**
- **Remove upper story floor increased setbacks**

Summary of Recommendations: Dimensional Standards

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

- **Increase allowed building lot coverage**
- **Reduce minimum parking to 1 per unit (or 0 if in proximity to transit)**
- **Standardized setbacks**
 - Preliminary recommendation to eliminate complex and demanding setbacks in denser zones for multi-story buildings.
- **Increase flexibility for landscaping and design review**

Project Schedule

- Fall 2024
 - Draft code development
 - Initial Planning Commission consultation and initial public outreach
- Spring 2025
 - Continued public outreach and planning commission work
- Late Spring-Early Summer 2025
 - City Council consideration and final adoption of code update

Discussion