

Middle Housing

Planning Commission

May 18, 2023



Agenda

- Grant update
- Legislative update
- New approaches to residential zoning
- Discussion

What is Middle Housing?

- A range of house-scale buildings with multiple units that encourage walkable neighborhoods



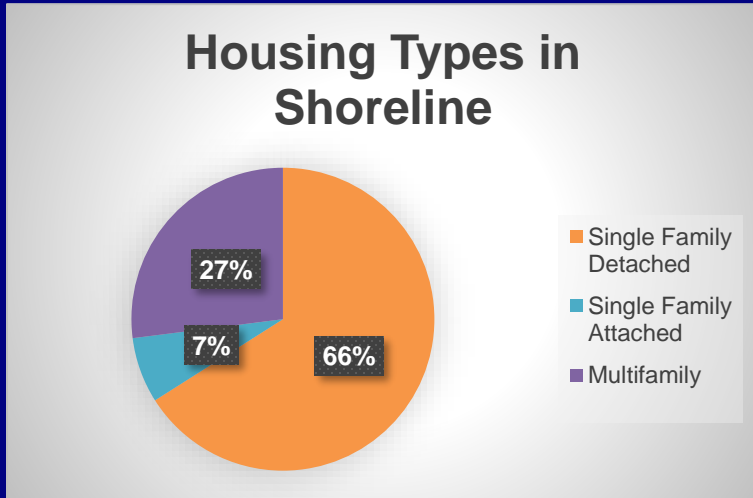
Middle Housing Grant

- Existing Conditions
- Public Outreach
- Racial Equity Analysis
- Draft Policies & Implementation Concepts

Drivers of Housing Choice

- Location, location, location... but also
- Income and Expenditures
- Life Stages
- What is Available

Housing Choice in Shoreline



- 2022 Medians:
- Homes: \$822,990
- Rent: \$1,635

Displacement

SHORELINE DISPLACEMENT RISK FACTORS

SOCIODEMOGRAPHIC



ELEMENTS

- Life Expectancy
- BIPOC
- Income
- Language

PROXIMITY TO AMENITIES



ELEMENTS

- Parks
- Schools
- Transit
- Businesses

PHYSICAL DISPLACEMENT



ELEMENTS

- Evictions
- Foreclosure
- Tenant Relocation Assistance
- Expiration of Covenants

FUTURE VULNERABILITY



ELEMENTS

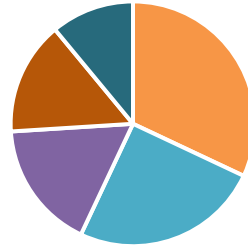
- Rental Units
- Poverty
- Graduate Degrees
- Unemployment
- Light Rail

What We've Heard (so far)

- Affordability concerns
- Current housing policies not addressing current housing issues
- Support & skepticism

What are the biggest housing challenges in Shoreline?

Biggest Housing Challenges



- Access to Amenities
- Cost of housing
- Sense of safety
- I do not have any housing challenges right now
- House that meets my needs

Virtual Public Meeting

May 24, 2023









5:30-7:00pm

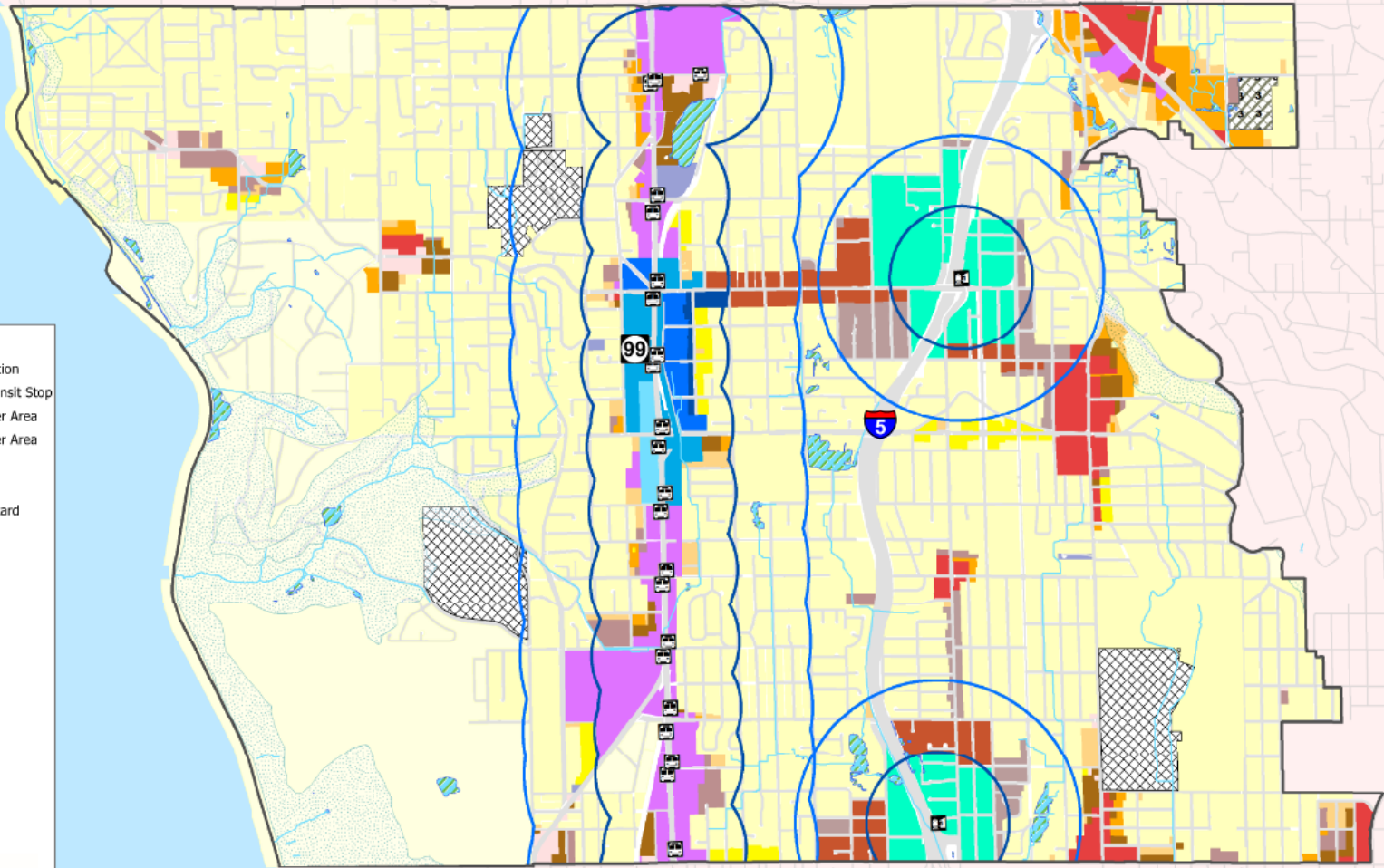
www.Shorelinewa.gov/middlehousing



HB 1110 – Middle Housing

- Middle housing is coming to Shoreline
- Allow at least 2 units per residential lot
- Allow at least 4 units per residential lot if:
 - ¼ mile of a major transit stop
 - At least one unit affordable for 50 years
- Compliance 6-months after Comprehensive Plan update

-  Light Rail Station
-  Bus Rapid Transit Stop
-  1/4 Mile Buffer Area
-  1/2 Mile Buffer Area
-  Stream
-  Wetland
-  Landslide Hazard
-  City Limits



*The watershed buffer zones represent straight-line distances from the transit stations, not distances along a sidewalk network.

Forms of Middle Housing

- Duplex
- Triplex
- Fourplex
- Fiveplex
- Sixplex
- Townhouse
- Stacked Flats
- Courtyard Apartment
- Cottage Housing

Duplex

- Two units
- House-scale
- Side-by-side or “stacked”
- 1-2 stories
- Shared or individual entrances
- Entries face the street



Everett Duplex | photo by Washington State Department of Commerce



Bothell Duplex | photo by Washington State Department of Commerce



Everett Duplex | photo by Washington State Department of Commerce



Everett Duplex | photo by Washington State Department of Commerce

Triplex

- Three units
- House-scale
- Side-by-side or “stacked”
- 1-3 stories
- Shared or individual entries
- Entries face the street



Everett Triplex | photo by Washington State Department of Commerce



Tacoma Triplex | photo from www.Zillow.com



Seattle Triplex | photo by the Sightline Institute



Kenmore Triplex | photo from www.Realtor.com

Fourplex

- Four units
- Small to large house-scale
- Two units upstairs
- Two units downstairs
- 2-3 stories
- Shared or individual entries
- Entries face the street



Seattle Fourplex | photo from www.apartments.com



Everett Fourplex | photo from Google Earth



Seattle Fourplex | photo by the Sightline Institute



Sinohomish Fourplex | photo by Washington State Department of Commerce

Multiplex

- Five to twelve units
- Medium-sized building
- 2-3 stories
- Shared entryway
- Entry faces the street



Shohamish Sixplex | photo by Washington State Department of Commerce



Seattle Multiplex | photo by the Sightline Institute



Tacoma Sixplex | photo from www.redfin.com



Tacoma Multiplex | photo by Kevin Le via www.TheUrbanist.com

Townhomes

- Three or more units
- Medium-sized building
- Side-by-side
- 2-3.5 stories
- Individual Entries
- Entries face the street



Mountlake Terrace Townhomes | photo by Washington State Department of Commerce



Tacoma Townhomes | photo from Google Maps Streetview



Bothell Townhomes | photo from www.Realtor.com



Bothell Townhomes | photo from Google Maps Streetview

Courtyard Apartment

- Multiple attached units
- Medium sized building
- L shape, U shape or O shape
- 1-3 stories
- Shared or individual entryways
- Entryways face courtyard



Kirkland Courtyard | photo from www.PrometheusApartments.com



Everett Courtyard | photo from Google Maps Streetview



Western Courtyard | photo by Washington State Department of Commerce



Issaquah Courtyard | photo from www.zillow.com

Cottage

- Multiple units – usually detached
- Small house scale
- 1-2 stories
- Individual entries with large front porch
- Entries face common open space



Redmond Cottage Court | photo by Washington State Department of Commerce



Seattle Cottage Court | photo from www.HomePatterns.com



Seattle Cottage Court | photo from www.SeattleCurbed.com



Langley Cottage Court | photo from www.RossChapin.com

What About Cottages?

- Council consideration
- Anticipate changes per HB 1110
 - Density
 - Parking near transit
 - Other?
- Affordability Approaches

Approaches to Residential Zoning

Use & Density

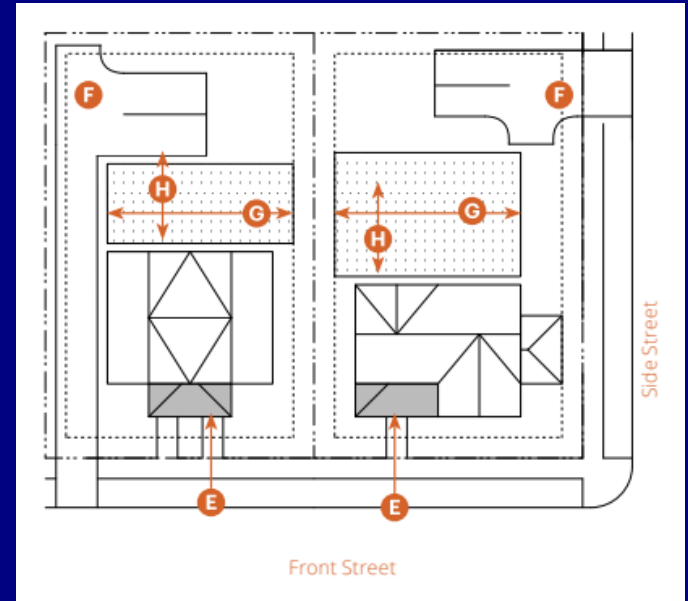
- One housing type
- Unpredictable forms
- Numerical requirements
- Form responds to maximize development potential

Form (HB 1110)

- Range of housing types
- Predictable forms
- Physical character requirements
- Form responds to context

Form-Based Regulations

- Tiers of residential development
- Building placement
- Building footprint
- Building envelope
- Entries
- Parking location & design

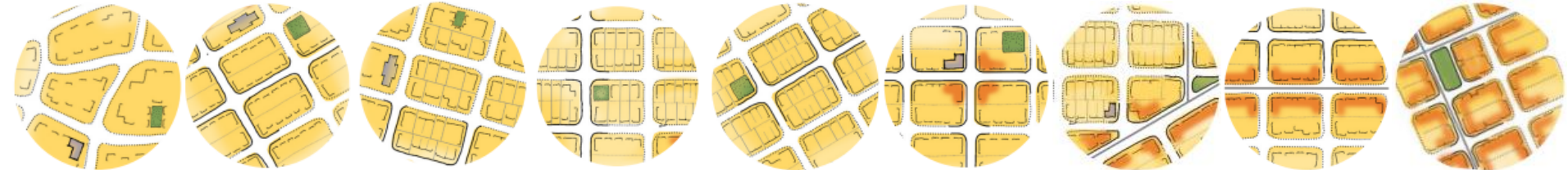


Tiers of Residential Development



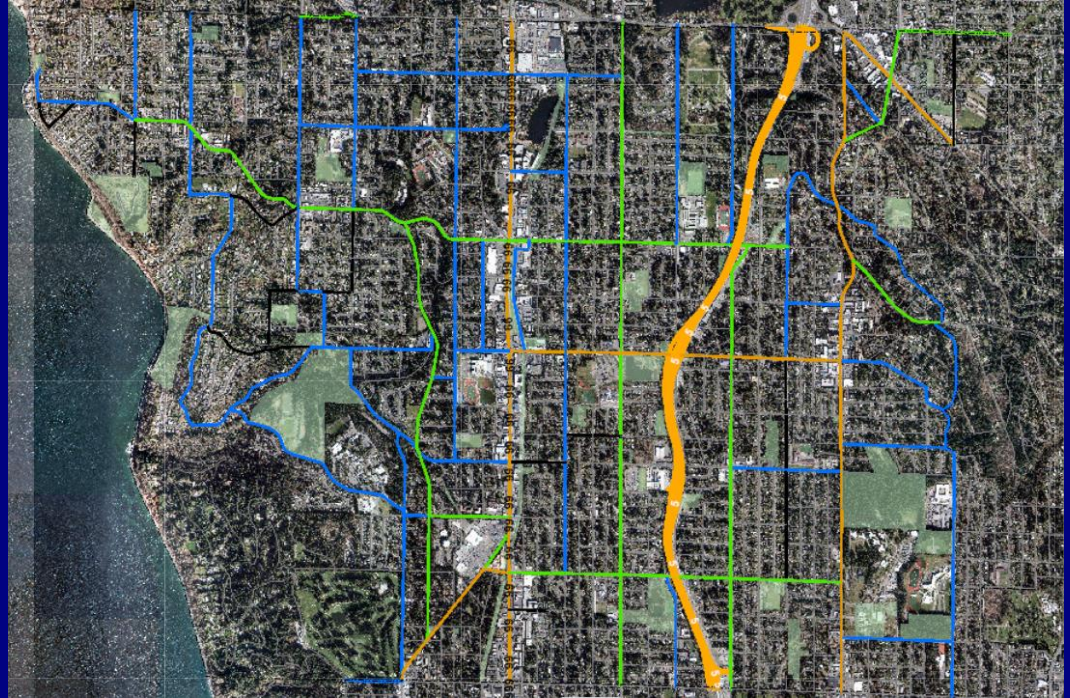
Less Intense

More Intense



The question isn't yes or no, but *where?*

- Duplex
- Triplex
- Fourplex
- Fiveplex
- Sixplex
- Townhouse
- Stacked Flats
- Courtyard Apartment
- Cottage Housing



Questions?



Discussion Questions

- Should staff explore policies and regulations for a form-based residential code?
- What forms of middle housing should staff explore?

Next Steps

- Virtual Public Meeting (May 24)
- Wrap-up grant work product
- Report back to Planning Commission

Middle Housing

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