



## Missing Middle Work Group - Notes June 22, 2017

In attendance: Chair: Carole Richmond  
Vice Chair: Paula Ehlers  
Ron Deering, Carl Kagy, Ken Pekola, Denise Pantelis, Bob Jacobs,  
Yicheng Gu, Kirsten Evenson, Todd Monohon, Dennis Olson,  
Austin Hildreth, Mike Matlock

Staff: Leonard Bauer, Director

1. Welcome and Introductions
  - a. Chair Richmond welcomed the group to the meeting.
2. Review of Past Meetings and Today's Agenda
  - a. Chair Richmond gave a review of past meetings and the current agenda.
3. Utilities and Transportation Issues – Discussion
  - a. Can utility hook-up fee payments be phased? The City allows for low income or downtown, but banks typically want all fees paid up-front.
  - b. Accessory Dwelling Unit (ADU) have not been studied to determine if there is no added impact.
  - c. Can base hook-up fees on number of plumbing fixtures?
  - d. Charge by fixtures or square footage? This would encourage building smaller dwelling units. Also makes all people aware of actual impacts to system.
  - e. Duplexes – do they really have the same impacts on water and sewer as two single family homes?
  - f. 20 Average Daily Trips (ADT) is the threshold for triggering requirement to build full frontage improvements (sidewalk, curb and gutter, street trees) – is it really accurate that duplexes have 10 ADT each?
    - i. Could the threshold be changed to 21 or greater?
  - g. Could downtown rates be extended to high density corridors?
    - i. Downtown sewer and water has an actual combined system, so system impacts are different.
    - ii. Impact fees could be looked at through a study.
  - h. Graywater systems can be up to 60 gallons if it can be infiltrated.
  - i. Are there requirements to hook up to private electric service?
  - j. Are there private “hook-up fees” for electric?
    - i. Puget Sound Energy (PSE) charges to extend the line.
    - ii. Gas doesn't, nor do Comcast and Century Link.

- k. Water capacity: “dead-end” neighborhoods (i.e., areas without a looped water line) with two-inch line cannot add new units without extending new line.
- l. Sewer capacity: basically same rate structure.
- m. Does sewer structure for General Facility Charges (GFCs) subsidize sprawl by charging same rate throughout the city?
- n. Stormwater in combined systems are separated from waste water when adding developments (approximately 330 acres still on combined systems).
- o. Stormwater GFC includes entire system (monthly rates based on usage).
  - i. Infiltrate on-site with a safe overflow method.
- p. Missing Middle ADUs have a much smaller impact than larger infill housing (i.e., fourplex).
- q. If parking on only one side of the street, that should be considered in whether to require off-street parking.
- r. Also consider the density of the number of dwelling units per block face in terms of parking requirements.
- s. Management of on-street parking in neighborhoods could be an issue, such as on garbage pickup days.
- t. Could tie parking to square footage of the development or building lot coverage in relation to parking available on street.
- u. Also look at availability of biking facilities.
- v. Fourplexes and less still often have two cars per unit.
- w. Could look at centralized parking such as with cottage housing.
- x. New technology or business approaches, i.e., Uber, flex-car, etc., may change parking needs. Cannot assume needs will stay the same.
- y. Mid-20<sup>th</sup> century Missing Middle housing was popular, but people had far fewer cars.
- z. Can have an approach that looks at parking with a combination of factors.
  - aa. Also look at lot frontage – amount of on-street parking available per lot.
  - bb. Off-grid power availability is more important for 1-2 units, for affordability.
  - cc. Can “ earmark” potential changes to building codes for future advocacy?
  - dd. Could look at greater than one ADU per lot; rely on building coverage limits instead.

#### 4. Summary of Work Group Issues Identified for Further Work

- a. Mr. Bauer provided a summary of key issues from the first four Missing Middle Work Group Meetings for additional analysis at the upcoming meeting.
- b. The Work Group discussed analysis that looks at three factors for each type of Missing Middle housing:
  - i. Affordability,
  - ii. Variety of housing types,
  - iii. Growth accommodation.
- c. The Work Group requests a map of future bike corridors and information on the percentage of trips people make that are bike, pedestrian and transit.

5. Homework Assignments - None
6. Next Meeting and Topic
  - a. The next meeting will be held on July 27, 2017 in Council Chambers at Olympia City Hall.

For more information on the Missing Middle Project, please visit our web page:

[olympiawa.gov/missingmiddle](http://olympiawa.gov/missingmiddle)