

# Housing Tour Itinerary for the 2025 Comprehensive Plan Update

*Balancing Nature and Community:  
Tumwater's Path to Sustainable Growth*

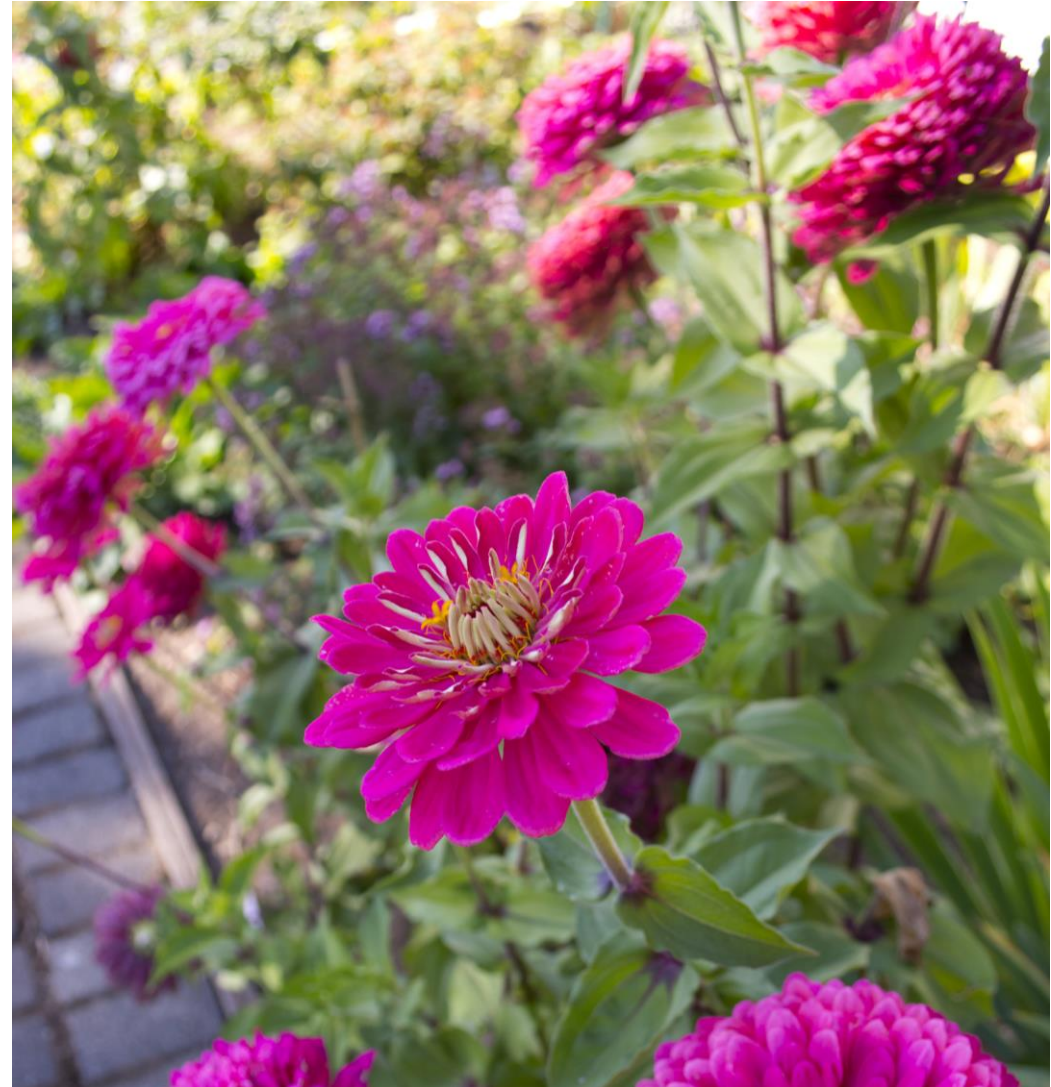


**Joint City Council and Planning Commission Work Session – April 9, 2024**

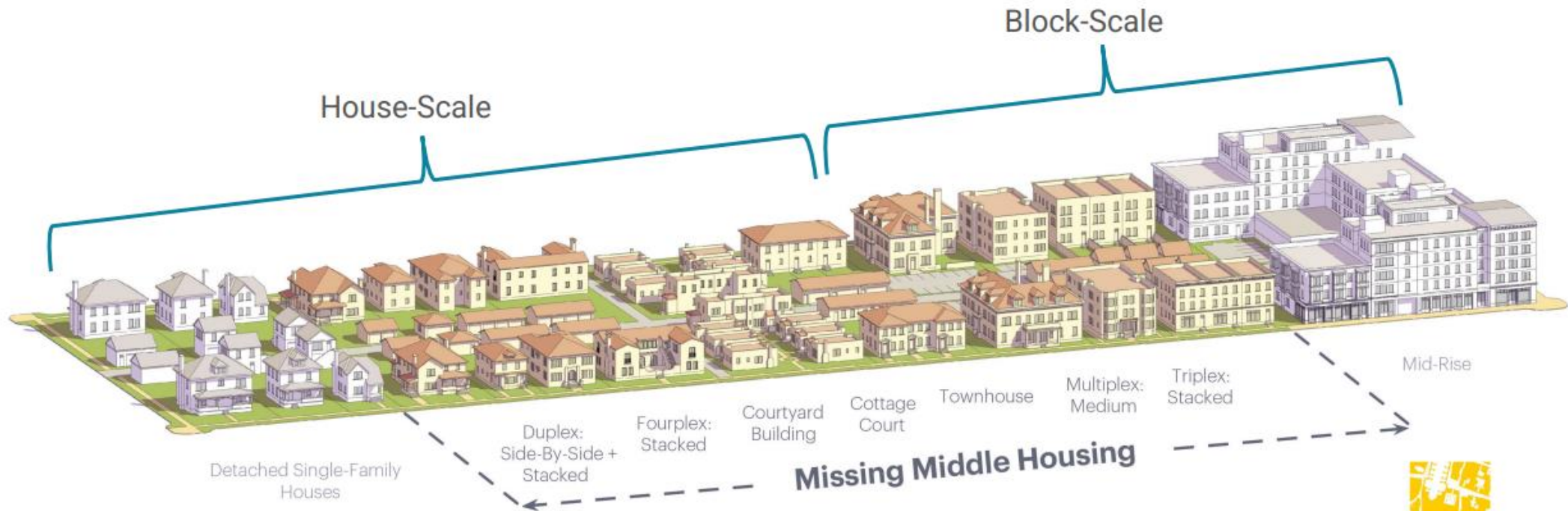
# Intent

Start our discussion of the Housing Element policy development and intended outcomes by looking at existing middle housing opportunities in Olympia and Tumwater

Identify what has worked and what can be improved



# Palette of Middle Housing Types



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# Middle Housing Typologies

## Small

Equal to or like the size of a typical house in building footprint and size with heights up to 2.5 stories

Examples: Stacked or side-by-side duplex (2 units)  
Cottage housing (3 to 10 units)  
Triplex or fourplex (3 to 4 units)

## Medium

Slightly larger than small middle housing with a height up to 2.5 stories

Examples: Multiplex medium (5 to 10 units)  
Courtyard medium (6 to 16 units)  
Townhouse medium (1 unit)



# Middle Housing Typologies

## Large

Taller (3 to 4 stories), wider and deeper than small/medium middle housing, still fit on larger lot sizes in residential neighborhoods, designed to fit in with smaller scale residential buildings

Examples:      Multiplex large (7 to 18 units)  
                         Courtyard large (20 to 28 units)  
                         Townhouse large (1 unit)





## Local Middle Housing Examples

# Small Middle Housing

## Cottage Housing



## Duplex



# Medium Middle Housing

## Triplex



## Fourplex





# Medium Middle Housing

## Triplex



# Medium Middle Housing

## Fiveplex



## Sixplex



# Medium / Large Middle Housing

## Medium Courtyard



## Large Courtyard



# Medium / Large Middle Housing

## Apartment Conversion





## Itinerary

# Itinerary

## 2025 Comprehensive Plan Update Joint City Council & Planning Commission Housing Tour Itinerary – April 9, 2024, 6:00 – 8:00 PM

Action	Discussion Focus	Period	Minutes	Location
Introduction – Board Vans	Purpose of the Tour – Existing Middle Housing: Focus on potential policy outcomes – What works and what can be improved	6:00 - 6:10	10	City Hall Lobby/Front Entry
Travel – Discussion enroute	Current City Policies and Regulations – Talk about current policies, regulations, and design standards for residential development	6:10 - 6:22	12	City Hall to Yauger Way NW/4th Ave NW, Olympia
Group Discussion #1 – Stop and get out	Middle Housing Options in Recent Local Development	6:22 - 6:36	14	Yauger Way Development - Olympia
Travel – Discussion enroute	State Requirements – Talk about the State's requirements for housing and middle housing	6:36 - 6:46	10	Yauger Way NW/4th Ave NW to Frankin St SE/9th Ave SE/Jefferson St SE, Olympia
Group Discussion #2 – Stops but stay on vans	Organic Middle Housing Over Time	6:46 - 6:56	10	Frankin St SE/9th Ave SE/Jefferson St SE, Olympia
Travel – Discussion enroute	Questions and Input – Answer questions and Councilmembers and Planning Commissioners input on what they have seen	6:56 - 7:03	7	Frankin St SE/9th Ave SE/Jefferson St SE to Lorne St SE/McDonald St SE, Tumwater
Group Discussion #3 – Stop and get out	Tumwater Examples of Middle Housing from the 1960s and 1970s	7:03 - 7:17	14	Lorne St SE/McDonald St SE - Tumwater
Travel – Discussion enroute	Questions and Input – Answer questions and Councilmembers and Planning Commissioners input on what they have seen	7:17 - 7:27	10	Lorne St SE/McDonald St SE to Ridgeview Loop/Starlight Lane
Group Discussion #4 – Stop and get out	Middle Housing Options in New Development	7:27 - 7:41	14	Ridgeview Loop/Starlight Lane - Tumwater
Travel – Discussion enroute	Questions and Input – Answer questions and Councilmembers and Planning Commissioners input on what they have seen	7:41 - 7:50	9	Ridgeview Loop/Starlight Lane to City Hall
Conclusion – Summary and Next Steps	Summarize Comments and Questions and Talk About Next Steps	7:50 - 8:00	10	City Hall Lobby/Front Entry



# Introduction – City Hall



## Purpose of the Tour

Existing Middle Housing:  
Focus on potential policy  
outcomes – What works and  
what can be improved

# Travel to Yauger Way – Olympia

## Current City Policies and Regulations

Discuss current policies, regulations, and design standards for residential development

CITY OF TUMWATER

## Citywide Design Guidelines





# Group Discussion #1 – Recent Development

## Yauger Way NE – Olympia

Examples of:

Middle housing options in recent local development

Housing Types:

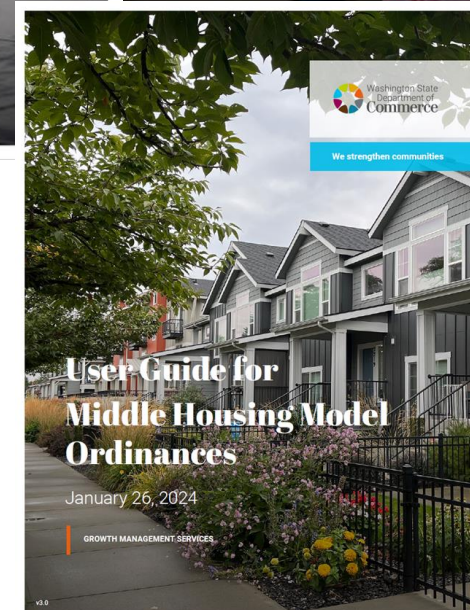
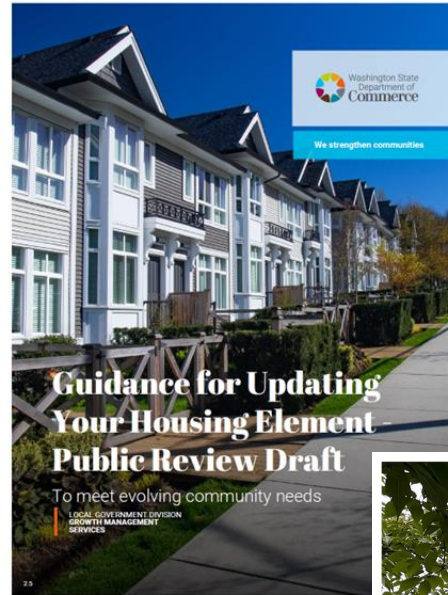
Duplex, triplex, fourplex, sixplex, and single family residential



# Travel to Downtown Olympia

## State Requirements

Discuss the State's requirements for housing and middle housing



# Group Discussion #2 – Organic Middle Housing

## Downtown Olympia

Examples of:

Middle housing options  
in older development

Housing Types:

Conversions of single  
family residential,  
duplex, courtyard  
apartments, fourplex



# Travel to North Street – Tumwater



**Questions and Discussion**  
Answer questions and  
discuss what we have seen

# Group Discussion #3 – 1960s Middle Housing

## North Street – Tumwater

Examples of:

Middle housing options in  
1960s/1970s in Tumwater

Housing Types:

Duplex, triplex, fourplex,  
and cottage housing



# Travel to Ridgeview Loop – Tumwater



**Questions and Discussion**  
Answer questions and  
discuss what we have seen

# Group Discussion #4 – New Development

## Tumwater Hill

Examples of:

Middle housing options in  
new development in  
Tumwater

Housing Types:

Duplex, triplex, fourplex,  
and cottage housing



# Travel back to City Hall



**Questions and Discussion**  
Answer questions and  
discuss what we have seen



# Conclusion

**Summarize Tour and Talk  
About Next Steps**





## Upcoming Events

# Upcoming Open Houses

Each Open House will be in person with a separate online component starting the day of the open house and be active for two weeks

- Wednesday, May 29, 2024 – Housing
- Wednesday, July 31, 2024 – Climate
- Wednesday, October 2, 2024 – Development Code



# Joint City Tours with City Council

- Tuesday, April 9, 2024 – Housing
- Tuesday, August 13, 2024 – Transportation



# Joint Work Sessions with City Council

- Tuesday, June 25, 2024 – Development Code
- Tuesday, July 9, 2024 – Climate
- Tuesday, July 23, 2024 – Economic Development
- Tuesday, October 22, 2024 – Land Use and Development Code
- Tuesday, December 10, 2024 – 2025 Work Program



# Submitting Comments or Questions

Written comments or questions are welcome at any time during the periodic update process

- The periodic update email is [compplan@ci.tumwater.wa.us](mailto:compplan@ci.tumwater.wa.us)

- City of Tumwater Contact:

Brad Medrud, AICP

City of Tumwater Planning Manager

Community Development Department

555 Israel Road SW

Tumwater, WA 98501

Phone: 360-754-4180

Email: [bmedrud@ci.tumwater.wa.us](mailto:bmedrud@ci.tumwater.wa.us)

