

# 2025 Development Code Update

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



Joint City Council and Planning Commission Work Session, June 25, 2024

# Intent



Discuss the City's approach to the State required amendments to the Tumwater Municipal Code, focusing on specific housing related amendments





## The Need for Housing in Tumwater

# Housing Need – Local

More needs to be done to increase the City's housing supply, even without the State requirements to do so

## Total 2020 Supply and 2045 Need

	City	UGA	Total
2020 Housing Supply	11,064	1,210	12,274
2020-2045 Housing Need*	6,676	2,516	9,192
	<b>+60%</b>	<b>+208%</b>	<b>+75%</b>



# Anticipated Future Housing Need

0-30% AMI	31-50% AMI	51-80% AMI	81-120% AMI	Above 120% AMI
1,724 units 26% of total	1,033 units 15% of total	541 units 8% of total	1,036 units 16% of total	2,342 units 35% of total
<b>Rental:</b> Public support needed in all markets	<b>Rental:</b> Public support needed in most markets	<b>Rental:</b> Incentives needed in many markets  <b>Home Ownership:</b> Subsidy or incentives needed in many markets	<b>Rental or Home Ownership:</b> Incentives or zoning flexibility needed in some markets	<b>Market Rent and Home Ownership</b>

AMI = Area Median Income





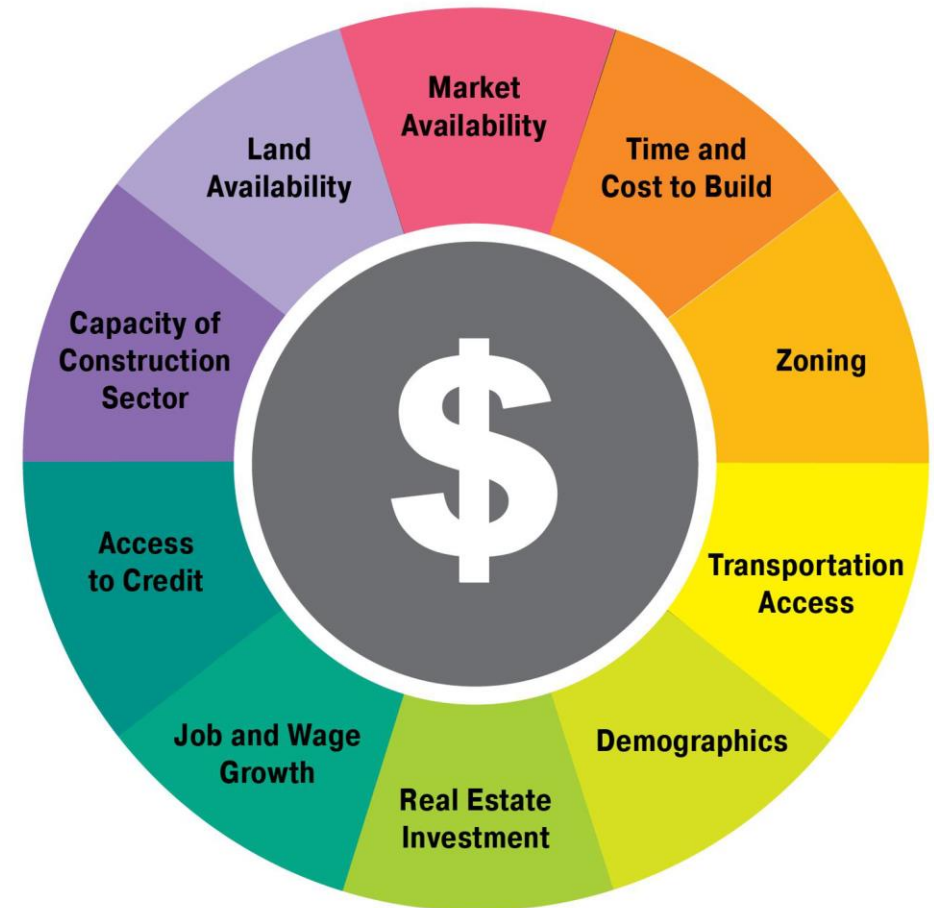


## Development Regulation Discussion

# City's Role in Development

Tumwater's zoning, regulations, permit procedures, and fees directly influence the location, intensity, and type of use that can be built:

- State Growth Management Act requirements
- Permit procedures
- Infrastructure that facilitates housing development



# What are Development Regulations?

## Development Regulations

Development regulations are legal tools that translate the goals and policies of the Comprehensive Plan into zoning, land division, and environment regulations

## Zoning Map

Based on the Citywide Future Land Use Map, the City's Zoning Map establishes the location and boundaries of the zoning districts that allow specific uses and intensities





# Questions to Consider for Each Item

1. How can the code language be simplified to allow more housing to be built?
2. What concerns do you have that should be addressed?



# Focus on Specific Housing Related Amendments

1. Middle housing
2. Accessory dwelling units
3. Co-housing and other residential ownership types
4. Use of existing buildings for housing
5. Other housing items





## Middle Housing



# Middle Housing

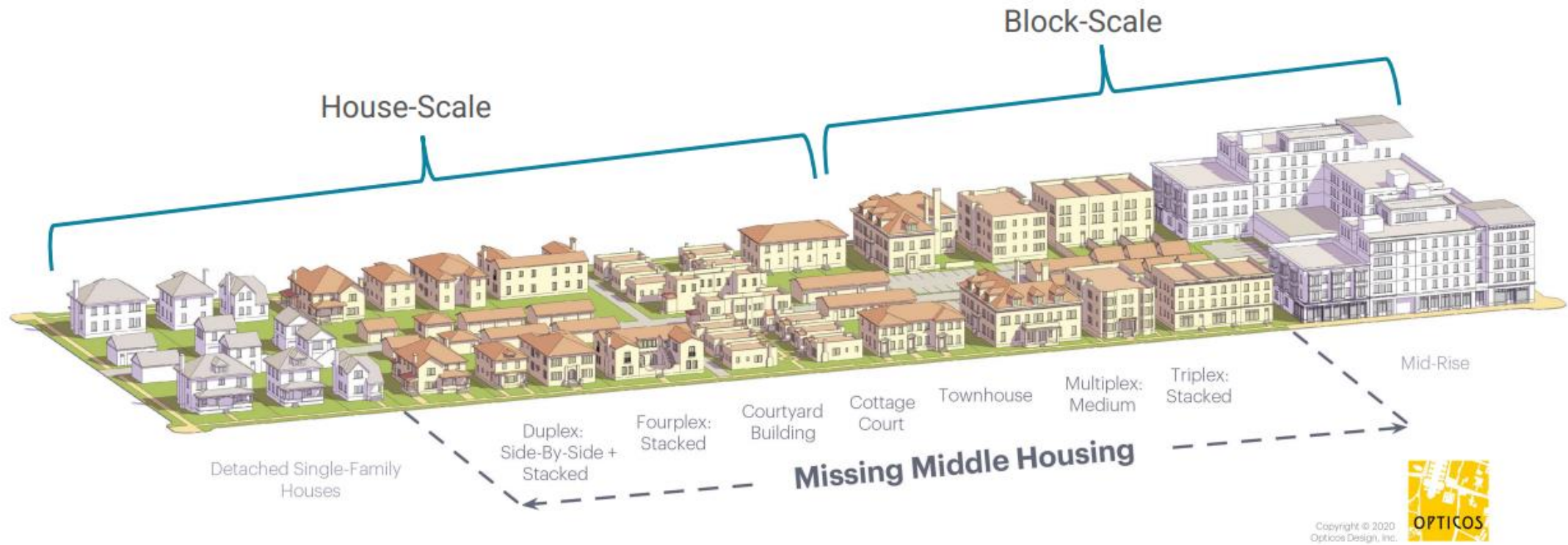
Middle Housing (E2SHB 1110)		
Summary	Code to be Amended	Notes
Increase middle housing in areas traditionally dedicated to single-family detached housing	Title 18 Zoning  Title 17 Land Division	<p>Address the following:</p> <ul style="list-style-type: none"> <li>• Allow at least two units per lot in residential zones and at least four units per lot in residential zones if at least one unit is affordable housing</li> <li>• As an alternative, meet density requirements on 75% of City lots that are primarily dedicated to single-family</li> <li>• Note that the other state requirements for ADUs, parking, and transit availability are broader than E2SHB 1110</li> <li>• Meeting the two ADUs per lot requirements of EHB 1337 may address some of these requirements</li> <li>• Allow at least six of the nine types of middle housing in residential zones</li> <li>• Allow zero lot line short plats</li> </ul>

# Middle Housing

Middle Housing (E2SHB 1110)		
Summary	Code to be Amended	Notes
Increase middle housing in areas traditionally dedicated to single-family detached housing	<p>Title 18 Zoning</p> <p>Title 17 Land Division</p>	<p>Address the following:</p> <ul style="list-style-type: none"> <li>• Limit design review for middle housing to standards that apply to single-family houses</li> <li>• Limit parking requirements for middle housing to one parking space on lots less than 6,000 square feet and two spaces on lots greater than 6,000 square feet</li> <li>• Commerce approval of 'substantially similar' plans and regulations to those required in this bill</li> <li>• Commerce can grant timeline extension if will result in displacement or overburdened infrastructure</li> <li>• The Capital Facilities Plan update can also be delayed by the City if an extension is granted</li> <li>• Common Interest Communities (e.g., condominium or homeowners' associations) cannot prohibit implementation</li> </ul>



# Palette of Middle Housing Types





# Discussion – Middle Housing



1. How can the code language be simplified to allow more co-living housing to be built?
2. What concerns do you have that should be addressed?



## Accessory Dwelling Units

ADU Wedgewood, Seattle by Pam MacRae/Sightline Institute

# Accessory Dwelling Units

Accessory Dwelling Units (EHB 1337)		
Summary	Code to be Amended	Notes
Expand housing options by easing barriers to the construction and use of accessory dwelling units	Sections throughout Title 18 Zoning, especially TMC 18.42.010 Accessory Dwelling Units	<p>Ensure accessory dwelling unit (ADU) development regulations address state requirements:</p> <ul style="list-style-type: none"> <li>• <b>Allow two ADUs per lot</b> – <i>Current code limits ADUs to one per lot with a single-family structure</i></li> <li>• <b>Maximum size of ADUS may be no less than 1,000 square feet</b> – <i>Current code limits ADUs to 800 square feet in size</i></li> <li>• <b>No development or design standards for ADUs that are more restrictive than on the principal home</b> – <i>Current code limits the design of an accessory dwelling to maintaining the design of main building</i></li> <li>• <b>Must allow conversion of existing building to an ADU even if nonconforming</b> – <i>Current code does not allow this</i></li> <li>• <b>Impact fees</b> for ADUs may not be greater than 50% of single-family homes</li> </ul>





# Example – Current Regulations (TMC 18.42.010)



- Lot size: 0.25 acres, 10,890 sq. ft.
- House 1,219 sq. ft. and Garage 528 sq. ft.
- Existing Impervious: 32% of site
- Setbacks Front: 10 feet, Side 5' feet Rear (ADU) 5 feet
- Zoning: SFL
- Lot Coverage Limit: 6,534 sq. ft. (60%)
- 1 ADU allowed per lot
- Off street parking requirements may apply
- 800 sq. ft. size limit
- Design requirements - must resemble the residence
- Impact fees

# Accessory Dwelling Units



Things to consider:

- ADU ownership
- Impervious surface
- Entrances
- Setbacks
- Utility connections
- Parking
- Tree & Vegetation Code
- Smaller lots
- Permitting & recording

# How Other Cities Address ADU Parking

- **Fircrest** – Off-street parking not required for ADUs unless the planning director determines there is insufficient on-street parking to satisfy parking demand
- **Kenmore** – No additional off-street parking spaces required for an ADU
- **Sumner** – ADUs created via garage conversion not required to have off-street parking, if there is available on-street parking, and the unit is located within half a mile of the Sumner transit station
- **Kirkland** – Off-street parking for one ADU not required, for lots with more than one ADU, one space is required, with exceptions (available street parking within 600 feet or property is located within 1/2 mile of frequent transit)





# Discussion – Accessory Dwelling Units



1. How can the code language be simplified to allow more co-living housing to be built?
2. What concerns do you have that should be addressed?





## Co-Living Housing

A sketch of a cohousing community in Boulder, CO (Source: cohousing.org)

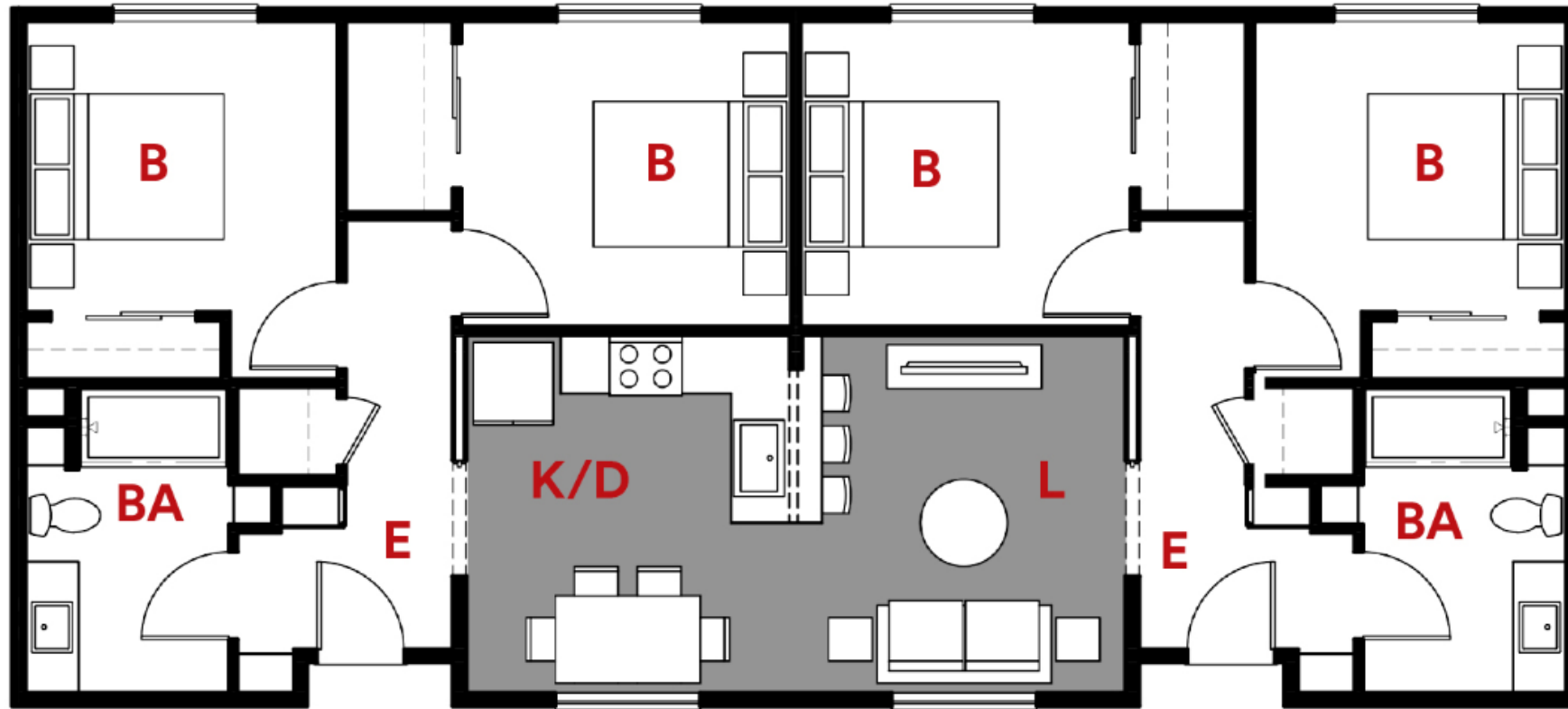


# Co-Living Housing, Such as Rooming Houses

## Co-Living Housing, Such as Rooming House Related Uses (ESHB 1998)

Summary	Code to be Amended	Notes
Increase the supply and affordability of residential units affordable to people with an AMI of 50% or more	Sections throughout Title 18 Zoning	<p>Co-living housing are sleeping units that are independently rented and provide living and sleeping space, in which residents share kitchen facilities with residents of other units in the building</p> <ul style="list-style-type: none"><li>• Allow co-living housing as a permitted use on any lot located within the City that allows at least six multifamily residential units, including on a lot zoned for mixed use development</li></ul>

# Co-Living Housing – Shared Areas



## In-Line Unit Plan

1,269 sq. ft. | 4 Bedroom | 2 Bath





# Co-Living Housing – State Requirements

The City may not require co-living housing to:

- Contain room dimensional standards larger than that required by the State Building Code, including dwelling unit size, sleeping unit size, room area, and habitable space
- Provide a mix of unit sizes or number of bedrooms or include other uses
- Have off-street parking within 1/2-mile walking distance of a major transit stop
- Provide more than 0.25 off-street parking spaces per sleeping unit
- Meet any standards that are more restrictive than those that are required for other types of residential uses in the same zone
- Treat a sleeping unit in co-living housing as more than 0.25 of a dwelling unit when calculating dwelling unit density or fees for permitting and utility connections
- Exclude co-living housing from participating in affordable housing incentives



# Discussion – Co-Living Housing



1. How can the code language be simplified to allow more co-living housing to be built?
2. What concerns do you have that should be addressed?





## Use of Existing Buildings for Housing

# Use of Existing Buildings for Housing

Existing Buildings for Residential Use (ESHB 1142)		
Summary	Code to be Amended	Notes
<p>Use of existing commercial, industrial, or institutional buildings for residential purposes</p> <p>An existing building is a building that has had a Certificate of Occupancy at least three years prior</p>	<p>Title 15 Buildings and Construction</p> <p>Title 18 Zoning</p>	<p>Addresses the following:</p> <ul style="list-style-type: none"> <li>• In zone districts that allow multifamily residential, allows internal units up to 50% of maximum zoning density</li> <li>• Does not require more parking for internal units</li> <li>• Does not impose permitting or development standards beyond those that apply to all residential uses in that zone district</li> <li>• Makes design standards not applicable to residential conversions in existing buildings</li> <li>• Allows residential units in all areas of buildings except defined ground floor retail on 'major pedestrian corridors'</li> </ul> <p>For creation of units within an existing building, the following cannot happen:</p> <ul style="list-style-type: none"> <li>• Require unchanged units meet new energy code</li> <li>• Deny building permit due to existing nonconformities</li> <li>• Require a transportation concurrency study or environmental study</li> </ul>





# Conversion Example

**Zoning:** General Commercial

**Lot Size:** 1.48 Acres, 9,654 sq. ft.

**Parking:** 5 parking spaces for every 1,000 sq. ft.

Surrounded by MFH, SFM, and MFM zoning

Apartments surround the property

Transit within one-half mile





# Capitol Center Building – Views on 5th



# Discussion – Use of Existing Buildings for Housing



1. How can the code language be simplified to allow the use of existing buildings for housing?
2. What concerns do you have that should be addressed?





## Other Housing Items



# Parking for Affordable and Multifamily Housing

## Parking for Affordable and Multifamily Housing Near Transit (E2SHB 1923/SHB 2343)

Summary	Code to be Amended	Notes
Update parking code to reflect recent state legislation	Chapter TMC 18.50 Parking	<p>Minimum parking requirements for housing located within one-quarter mile of a transit stop:</p> <ul style="list-style-type: none"> <li>• Not more than one parking space per bedroom or 0.75 space per unit for very low-income or extremely low-income housing</li> <li>• This would affect such developments along the Intercity Transit 12 and 13 lines</li> <li>• No required parking for housing for seniors or people with disabilities; parking requirements for staff and visitors of such housing units and consider other special conditions</li> <li>• This would affect developments along the Intercity Transit 13 line</li> <li>• Not more than one parking space per bedroom or 0.75 space per unit for market rate multifamily housing</li> <li>• This would affect developments along the Intercity Transit 13 line</li> </ul>

# Religious Sponsored Housing

Religious Sponsored Housing Density Bonus (SB 1377) / Religious Sponsored Homeless Housing (ESHB 1754)		
Summary	Code to be Amended	Notes
Provide an increased density bonus for affordable housing development (either single-family or multifamily) on property owned or controlled by a religious organization, provided certain conditions are met	Title 18 Zoning	The housing must be affordable for households earning less than 80% of the area median income and must remain affordable for at least 50 years, regardless of whether the religious organization continues to own the property  Supported by the Tumwater Housing Action Plan
Review existing regulations on outdoor encampments, safe parking efforts, indoor overnight shelters, and temporary small houses if on property owned or controlled by a religious organization	TMC 18.59.050 Homeless encampments	The legislation limits City requirements on outdoor encampments, safe parking efforts, indoor overnight shelters, and temporary small houses on property owned or controlled by a religious organization

# Discussion – Other Housing Items



1. How can the code language be amended to address these items?
2. What concerns do you have that should be addressed?





## Community Engagement



# Hybrid Open Houses and Community Conversations



An in-person Land Use and Development Code Community Open House is scheduled for **October 2, 2024, at 7 p.m.** with a separate online component starting the day of the open house and active for two weeks

# Community Engagement Timeline

## Phase 1 – Public Engagement (2024-25)

Community Survey  
Open Houses  
Coffee Talks  
Social Media  
Other Actions

## Phase II – Plan Development (2024)

Meetings every month  
with the Planning  
Commission and City  
Council

## Phase III – Plan Adoption (2025)

Planning Commission  
briefing, work sessions,  
and public hearing(s)  
  
City Council briefing,  
work sessions, and  
consideration



# Project Web Site

## Balancing Nature & Community

### Tumwater's Path to Sustainable Growth

Every ten years, the City is required by the state to conduct a periodic update of its Comprehensive Plan and related development regulations to ensure that they comply with the Growth Management Act and respond to changes in the City.

GET INVOLVED	+
PROJECT SCHEDULE	+
PUBLIC ENGAGEMENT	+
CITY MEETINGS	+
DRAFT ELEMENTS	+
GUIDANCE DOCUMENTS	+
CITY PRESENTATIONS	+
CITY PUBLIC ENGAGEMENT	+
CITY STAFF REPORTS	+



All documents related to the periodic update are on the [City's periodic update webpage](#), including:

- Information on all meetings
- State guidance materials
- Drafts of the Elements as they are prepared
- Staff reports and presentations



# 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:  
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