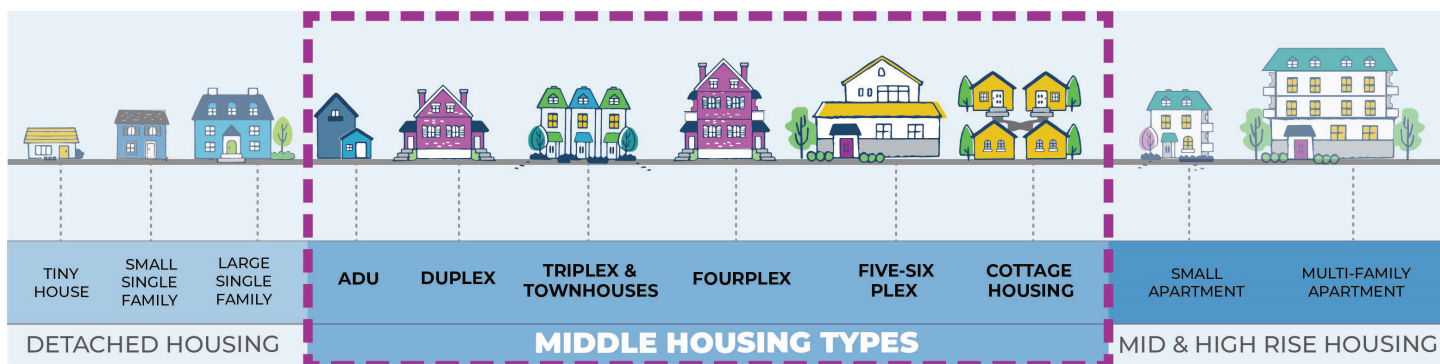




What is Middle Housing?

Middle housing is a term for homes at a scale in between *detached single-family houses* and *large multi-family apartment complexes*



In general, middle housing structures are...

- House-scaled, multi-unit buildings
- Compatible in scale and form with detached homes
- Located in (and designed to fit into) existing residential neighborhoods

Middle housing types include:

- Duplexes
- Triplexes
- Fourplexes
- Fiveplexes
- Sixplexes
- Townhouses
- Stacked flats
- Courtyard apartments
- Cottage housing



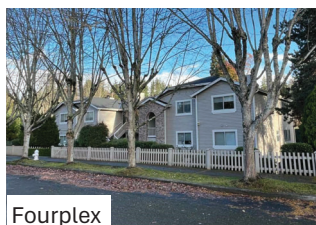
Duplex (side-by-side)



Duplex (stacked)



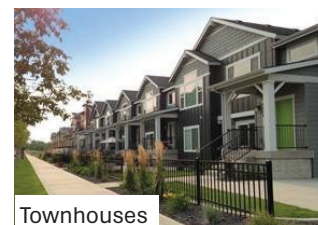
Triplex (side-by-side)



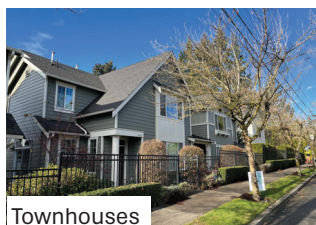
Fourplex



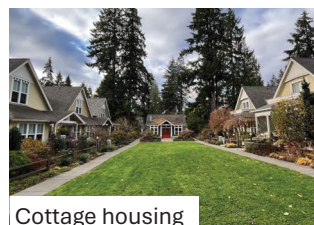
Sixplex



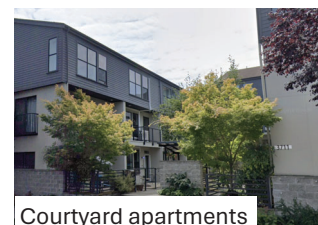
Townhouses



Townhouses



Cottage housing



Courtyard apartments

Why is Middle Housing Important?

- Tumwater has a **state mandate** to accommodate middle housing
 - E2SHB 1110 (2023) – Increase middle housing in areas traditionally dedicated to single-family detached housing
 - EHB 1337 – Expand housing options by easing barriers to the construction and use of accessory dwelling units
- Middle housing helps **address housing priorities** as identified in Tumwater’s community housing survey:

- Reduce sprawl
- Keep small town feel
- Have more affordable options for owning/renting
- Create more middle housing
- Create affordable senior housing



Courtyard apartments in Olympia, WA



Duplex (side-by-side) in Everett, WA

- Incorporating middle housing into existing neighborhoods is an important strategy to **increase housing options**
 - It’s one of many efforts to address housing **affordability** and **attainability** in Tumwater and across the state

- **Reinvestment into existing neighborhoods** can improve the infrastructure for everyone

- Sidewalks, transportation improvements, neighborhood-based services
- Helps to create community and sense of place



Townhouses in Bothell, WA

Why is Middle Housing Important?

- Because housing needs change over the course of our lives – middle housing **can benefit everyone in our community**
- Middle housing serves housing needs not met by single-family homes or large-scale multifamily development – **making housing more attainable** for:

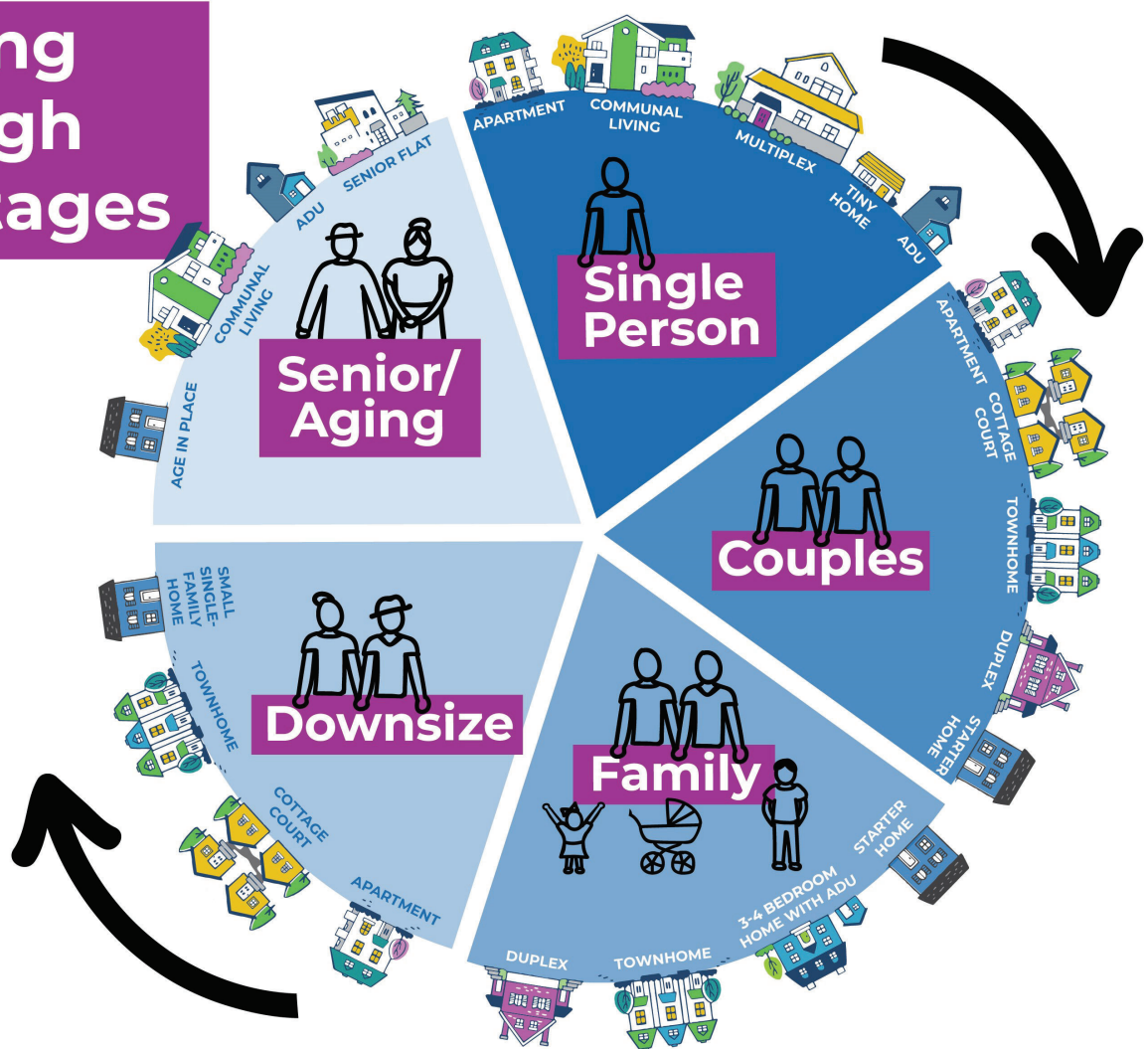
• **A diversity of lifestyles**

- Different needs
- Diversity of professions
- Different phases of life

• **A variety of household types**

- Young families
- Single households
- First-time homebuyers
- Older adults
- Multigenerational households

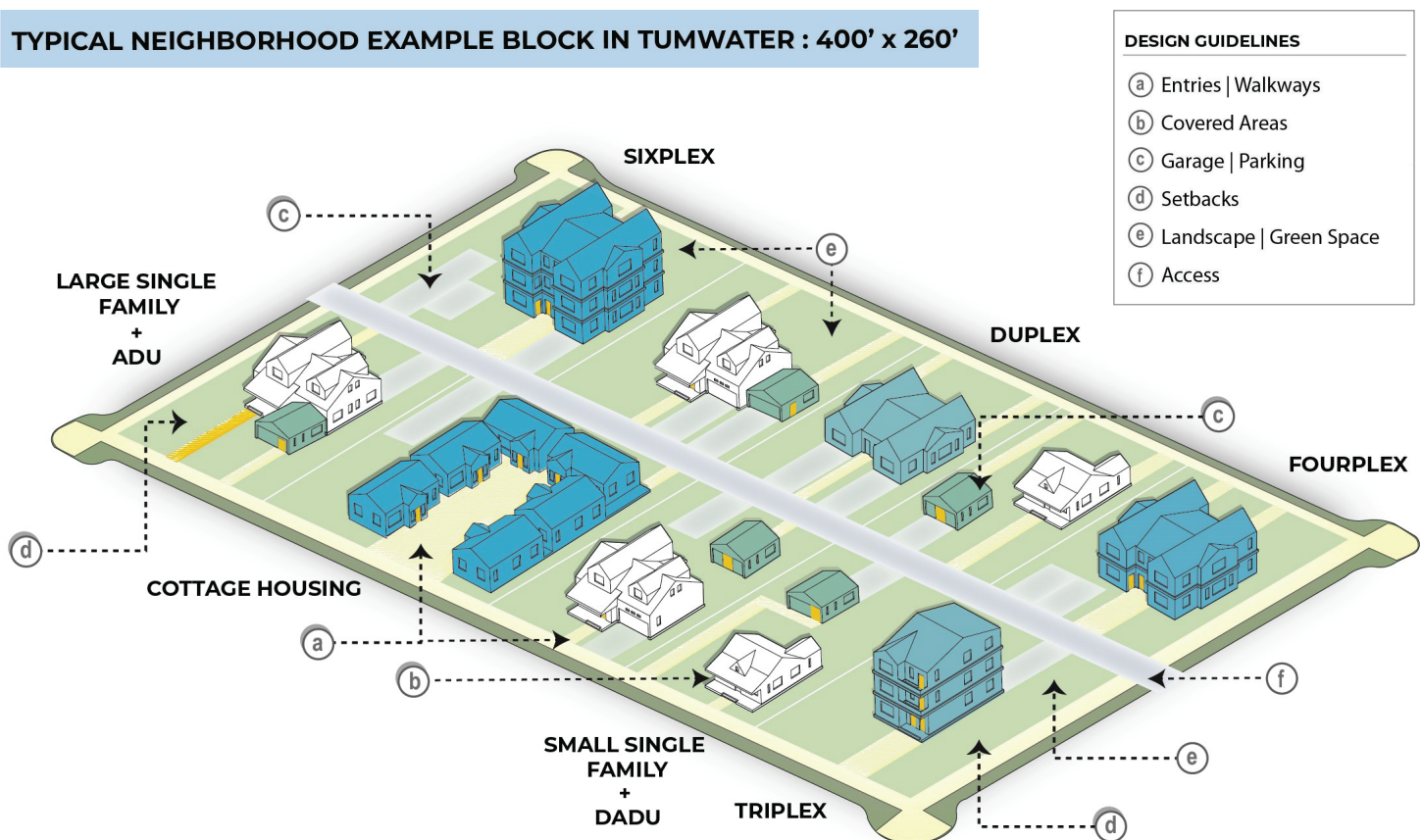
Housing Through Life Stages



What Does Middle Housing Look Like for Tumwater?

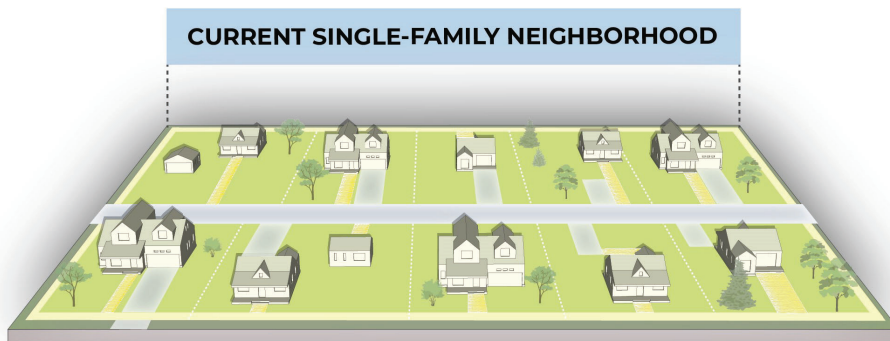
- Many **middle housing types already exist** in Tumwater’s residential neighborhoods
 - Neighborhoods have always evolved to meet the needs of the community
- Incorporating middle housing allows for **“gentle infill”**
 - Change occurs incrementally – not overnight
 - Middle housing types are “house-scaled” and designed to be compatible with neighborhoods of detached homes
 - Small-scale infill enables existing neighborhoods to grow and evolve to accommodate more diverse housing types

TYPICAL NEIGHBORHOOD EXAMPLE BLOCK IN TUMWATER : 400' x 260'



What Does Middle Housing Look Like for Tumwater?

- Allowing middle housing doesn't necessarily change the scale of buildings that are allowed to be built
 - Even though they accommodate additional units, many middle housing types are similar in size to detached single-family houses
 - Where middle housing is allowed, it still has to meet city development standards for that neighborhood (height, setbacks, design, etc.)
 - Existing homes in Tumwater's residential neighborhoods are likely smaller than the maximum size allowed under existing zoning code



Middle Housing Over Time

This graphic shows what a current single-family neighborhood in Tumwater can look like over time with thoughtful implementation of the City's middle housing development code and design guidelines.

