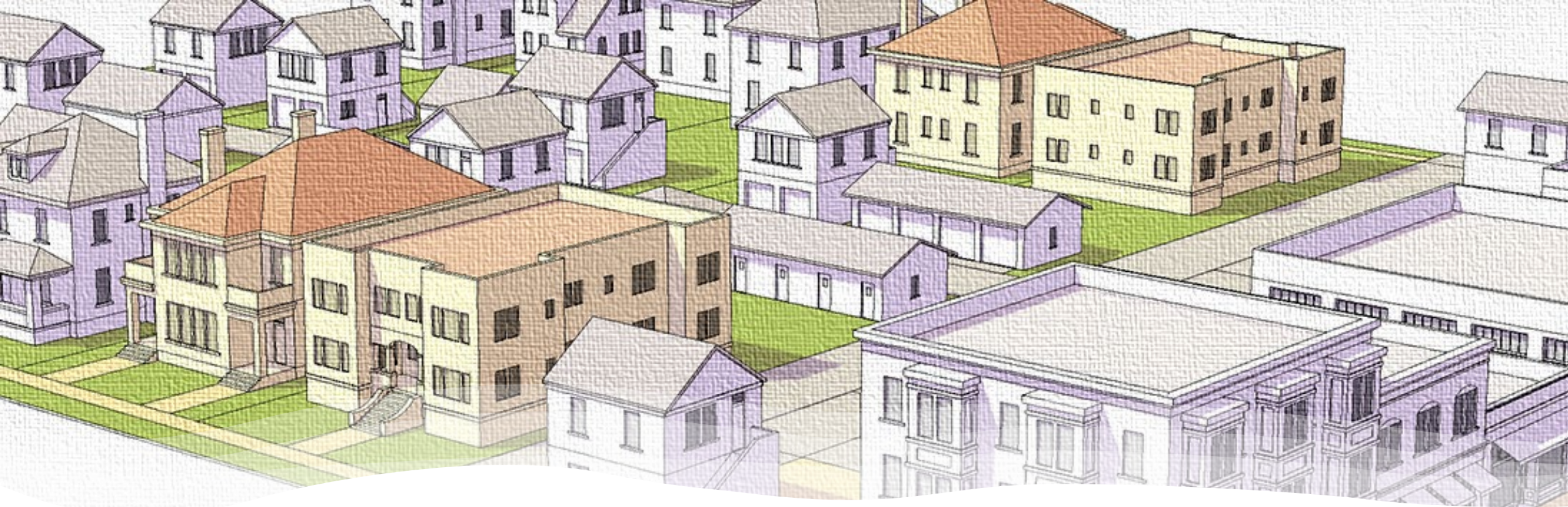


Appendix 6-E

Middle Housing Assessment



June 2023

Monroe Middle Housing Assessment



Middle Housing Scenarios

Scenario 1

- Analyze single family zones (R4, R7) for potential middle housing development
 - * ADU, Duplex, townhome, triplex, quadplex, and cottage cluster



Scenario 2

- Conceptual site plan for the former school site, assuming mixed housing types.



Scenario 1

- Analyze single family zones R4, R7 for potential middle housing development
 - Housing type: ADU, duplex, triplex, quadplex, cottage cluster, and townhome
- City wants authorize middle housing types on at least 30% of lots or land in single-family residential area.

Conforming Use	R4	R7	R15
Dwelling Units, Accessory	Accessory use	Accessory use	Accessory use
Dwelling Units, Attached			Permitted use
Dwelling Units, Detached	Permitted use	Permitted use	Permitted use
Dwelling Units, Duplex	Permitted use	Permitted use	
Maximum density	4	7	15
Max. Lot Coverage	50%	60%	60%
Max. Building Height	35ft	35ft	35ft

Methodology

Identify Parcels in R-4, R-7 Zones

- Select parcels within R-4, R-7, R-15 zones
- Exclude parcels that will not have residential developments
- Check aerial map to examine undeveloped parcels



Apply conditions and assumptions for each housing type

- ADU
 - Identify parcels with less than 30% lot coverage and get ratio of those parcels from 2021 BLI Report
 - Apply the share to 2023 tax lots
- Derive minimum lot size based on housing unit characteristics and development code



Improvement to Land Value Ratio

- Calculate improvement to land value and select parcels that have a ratio less than 1.
- Assess the development potential of parcels based on the improvement to land value ratio

Data cleaning

Included Land use code

- 111 Single Family Residence - Detached
- 112 2 Single Family Residences
- 116 Common Wall Single Family Residence
- 118 Manufactured Home (Owned Site)
- 121 Two Family Residence converted from SFR (Duplex)
- 122 Two Family Residence (Duplex)
- 123 Three Family Residence (Tri-Plex)
- 124 Four Family Residence (Four Plex)
- 130 Multiple Family 5-7 units
- 131 Multiple Family 8 - 11 units
- 132 Multiple Family 12 - 15 units
- 142 Single Family Residence Condominium Common Wall
- 143 Single Family Residence Condominium Multiple
- 145 Condominium Conversion

Manual check using aerial map

- 910 Undeveloped (Vacant) Land

Excluded Land Use Code

- Null (Right of way, etc)
- 110 Senior Citizen Exemption Residual
- 119 Manufactured Home (Mobile Home Park)
- 160 Hotel / Motel 1 - 25 units
- 174 Retirement Home / Orphanages
- 179 Other Group Quarters
- 183 Non Residential Structure
- 184 Septic System
- 188 SFR Converted Group Home
- 451 Freeway
- 456 Local Access Streets
- 473 Radio Communication
- 637 Warehousing & Storage Services
- 691 Religious Activities
- 699 Other Miscellaneous Services
- 761 Parks - General Recreation
- 850 Mining Claims, Mineral Rights or Mining NEC
- 916 Water Retention Area
- 941 Open Space General - Ag Cons RCW 84.34
- 915 Common Areas
- 990 Exempt Vacant Land
- 911 Vacant Site Mobile Home Park -> Double counting

Middle Housing Assessment

- The Middle Housing analysis focuses on the spatial needs of potential middle housing development
- While a parcel may be identified as a potential location for middle housing, many factors must be met before redevelopment might occur, including:



Willingness of homeowner to sell and/or redevelop the property



Market readiness for new units



Return on investment. It must make sense from a market perspective to redevelop



Difficulties of consolidating parcels. It is very difficult to consolidate adjacent lots for larger scale redevelopment

Conditions and Assumptions

	ADU	Duplex	Triplex	Quadplex	Cottage Cluster	Townhome
Unit Count	1	2	3	4	4	3
Unit Size	<800 sq. ft.	800 sq.ft.	800 sq.ft.	800 sq.ft.	900	1,600 sq.ft.
Gross sq. ft. (a)		1,600 sq.ft.	2,400 sq.ft.	3,200 sq.ft.	3,600 sq.ft.	4,800 sq.ft.
Story (b)		2	2	2	1	2
Footprint (a/b) = (c)		800 sq.ft.	1,200 sq.ft.	1,600 sq.ft.	3,600 sq.ft.	2,400 sq.ft.
Parking Spots	N/A	2	3	4	4	3
Parking Area (d)	N/A	480 sq.ft.	720 sq.ft.	960 sq.ft.	960 sq.ft.	720 sq.ft.
Coverage (c+d)		1,280 sq.ft.	1,980 sq.ft.	2,560 sq.ft.	4,560 sq.ft.	3,120 sq.ft.
Maximum Lot Coverage	N/A	50%	50%	50%	50%	50%
Minimum Lot Size	All SF parcels with existing unit and lot coverage <30%	2,560 sq.ft.	3,840 sq.ft.	5,120 sq.ft.	9,120 sq.ft.	6,240 sq.ft.

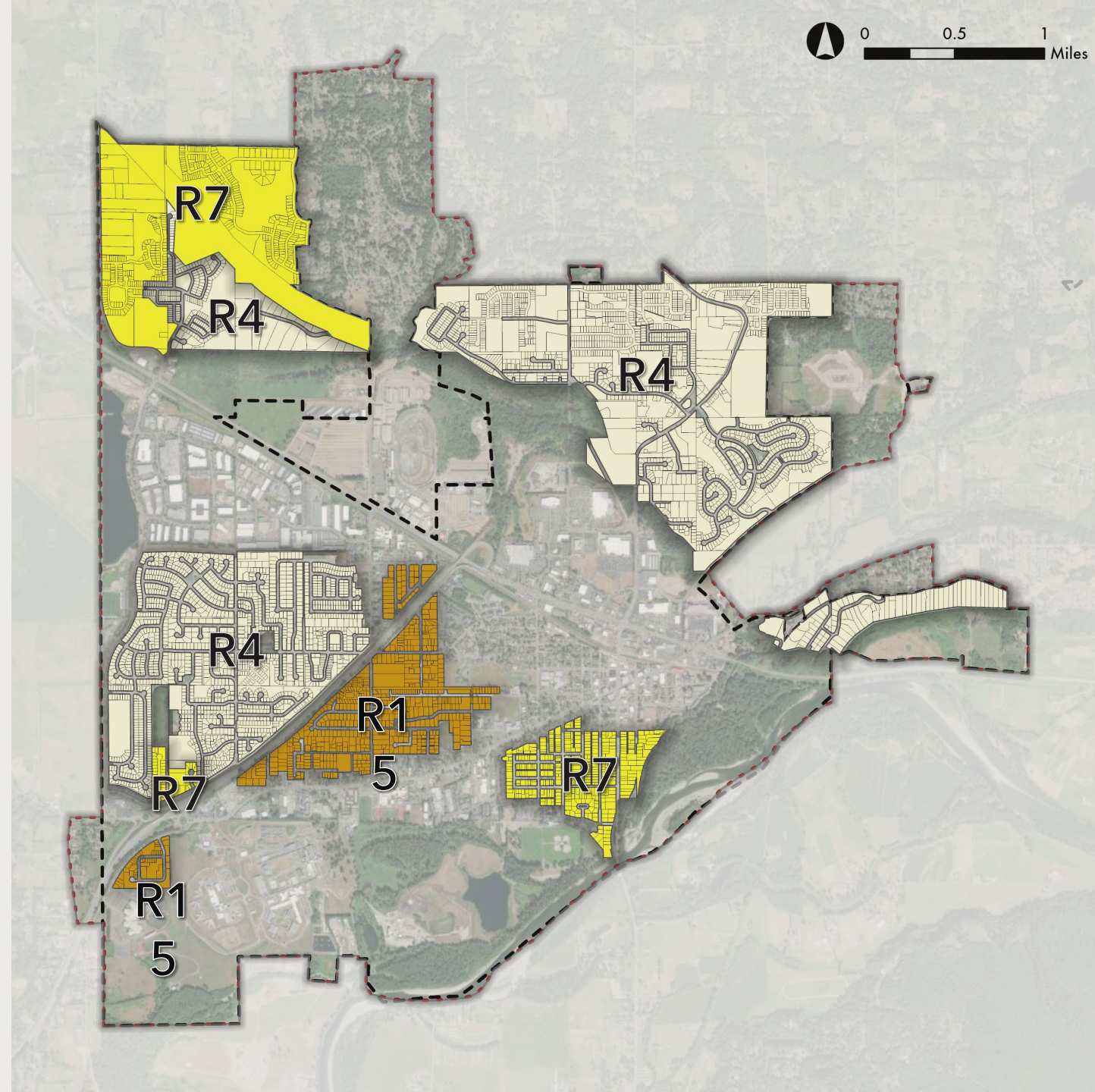
- * Vacant lots excluded for ADU analysis, but used for all other types
- * Maximum lot coverage was assumed 50% for all housing types
- * Actual buildable areas may be affected by critical areas

- * 1 parking spot per unit for all types (240 sq.ft. per spot)
- * Parking for ADUs assumed to be provided on-street

Zoning Districts

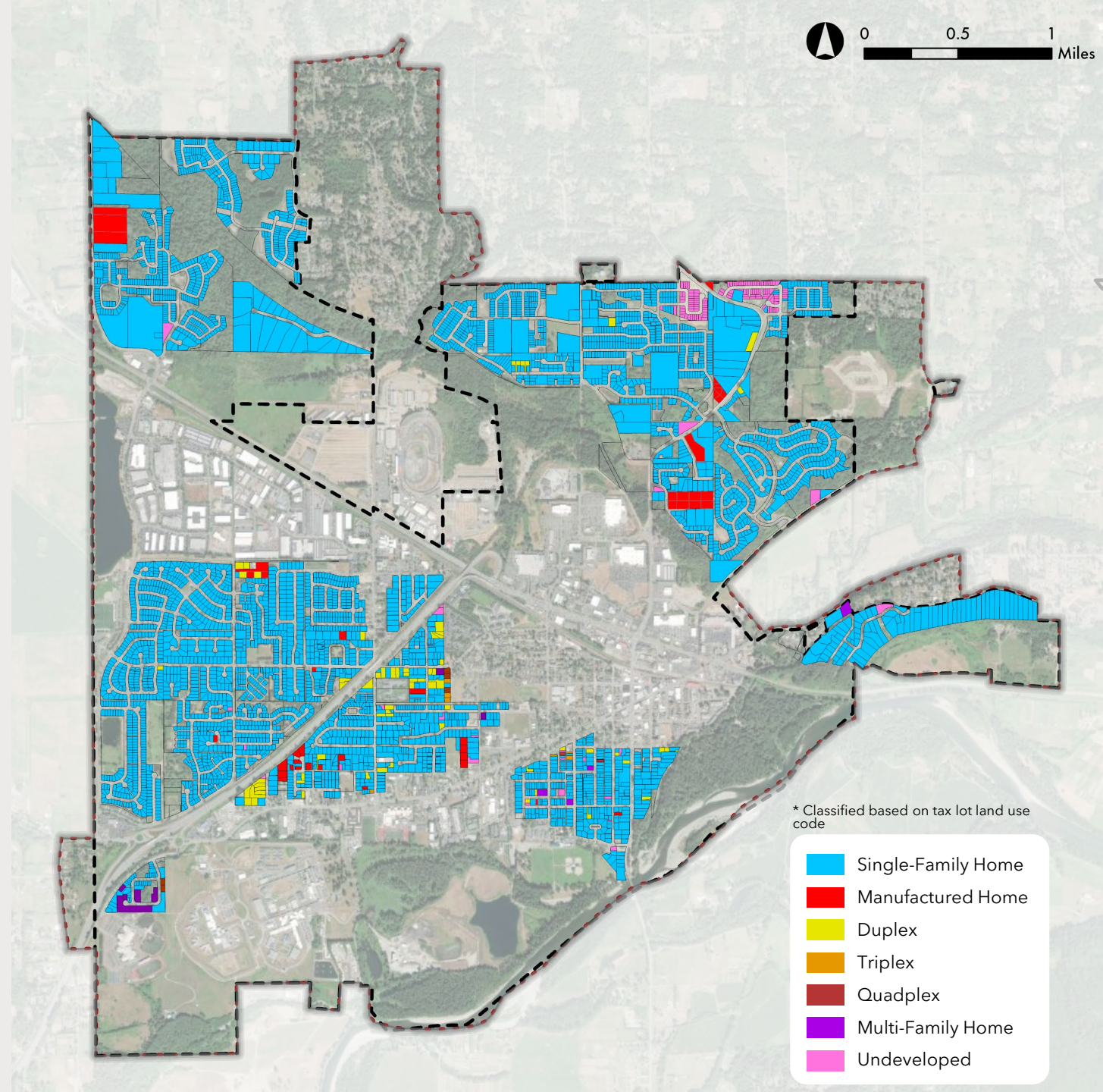
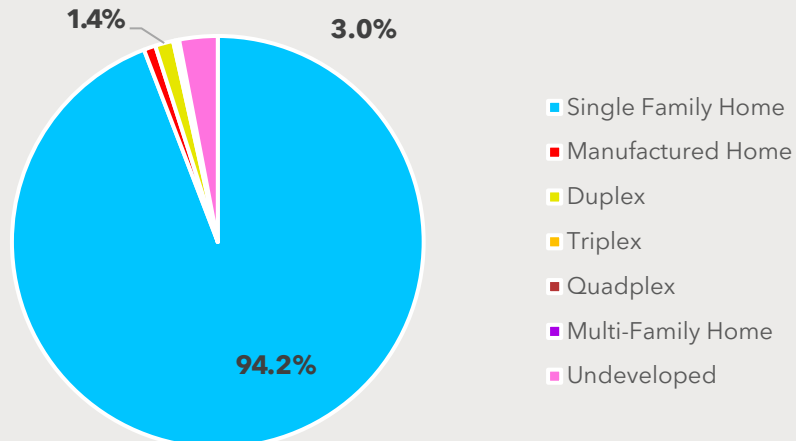
- Middle Housing requirements only apply to single family residential areas
- There are 4,868 parcels zoned for single family residential, totaling 1487.95 acres

Conforming Use	R4	R7	R15
Dwelling Units, Detached	Permitted Use	Permitted Use	Permitted Use
Dwelling Units, Attached	-	-	Permitted Use
Dwelling Units, Accessory	Accessory Use	Accessory Use	Accessory Use
Dwelling Units, Duplex	Permitted Use	Permitted Use	-
Maximum density	4 units / ac	7 units / ac	7 units / ac
Max. Lot Coverage	50%	60%	60%
Max. Building Height	35ft	35ft	35ft



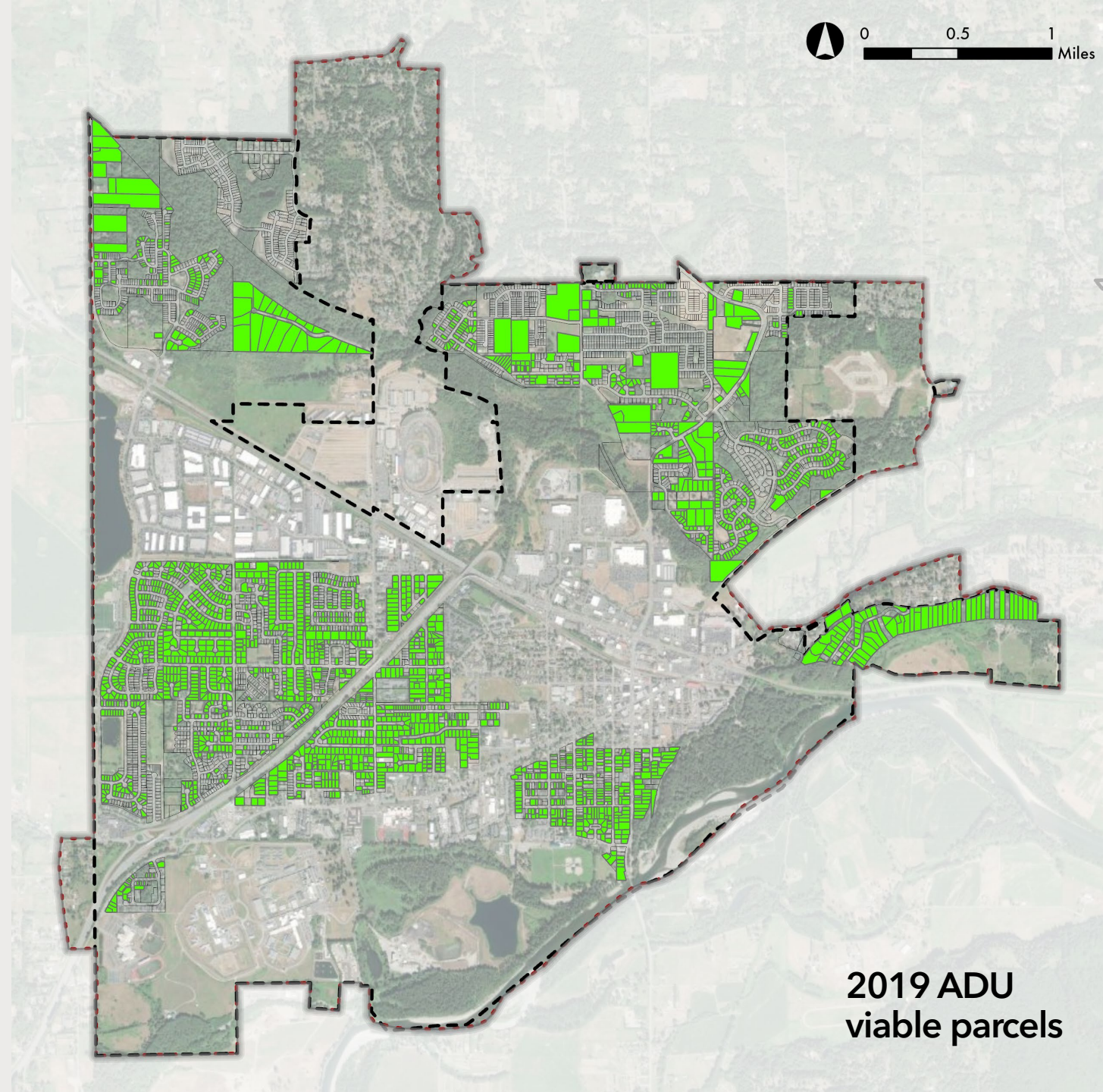
Existing Residential Development

- In total, 4,642 parcels are identified as being viable for residential development after excluding 167 parcels that are unlikely to be developed.
- The Single-Family residences dominate the existing residential uses, although some other uses have been developed with it.



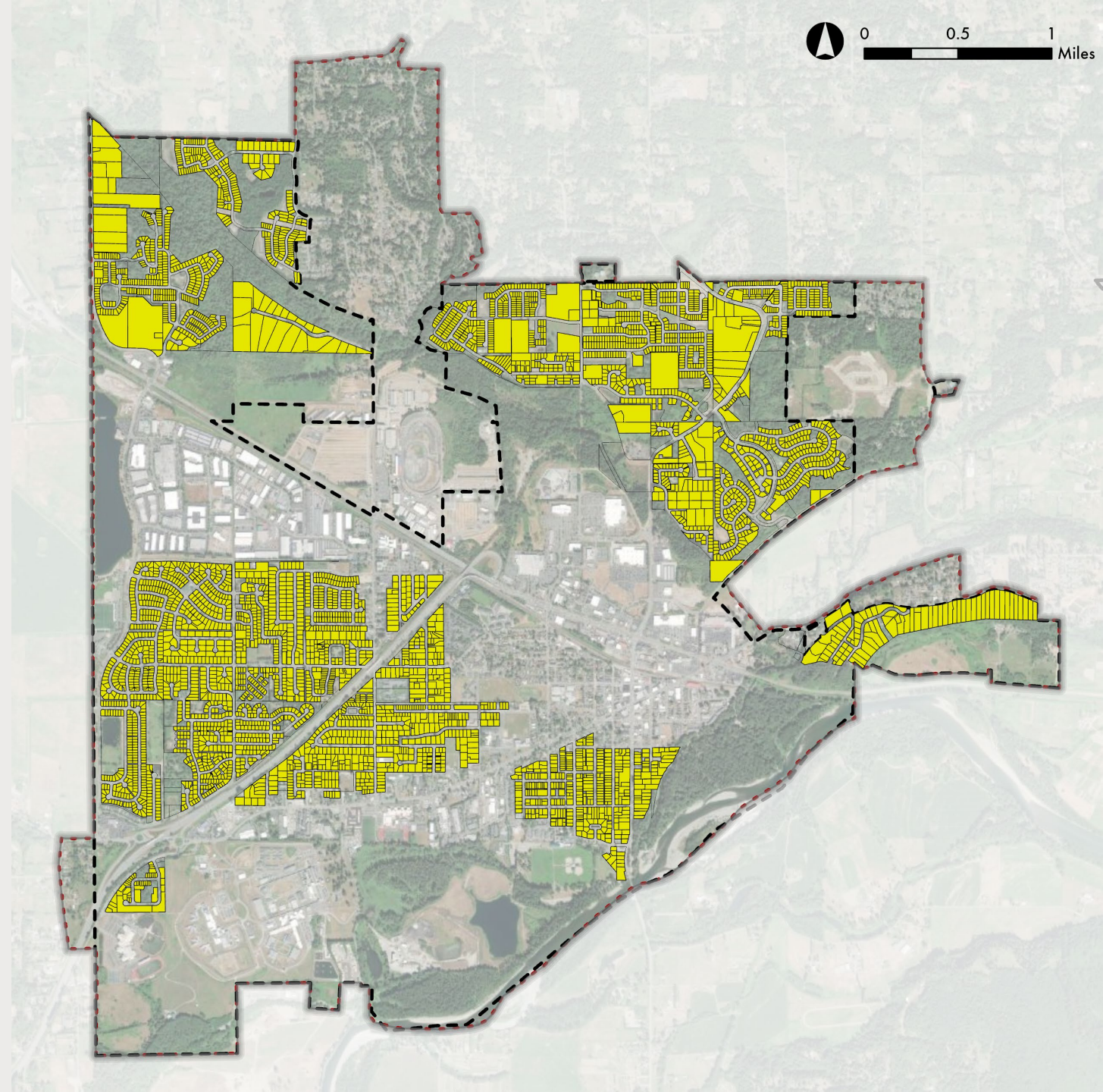
Accessory Dwelling Units (ADU)

- Construction of ADUs was considered viable on single-family lots with less than 30% lot coverage.
- To estimate ADU viable parcels in 2023, ADU viable parcels ratio (58.3%) from the 2021 BLI Report was used since current building footprint data is not available.
 - 58.3% of parcels within R4, R7, and R15 zones had less than 30% of lot coverage
- Using the 58.3% assumption, approximately 2,704 parcels are estimated to have less than 30% of lot coverage and viable of ADU construction



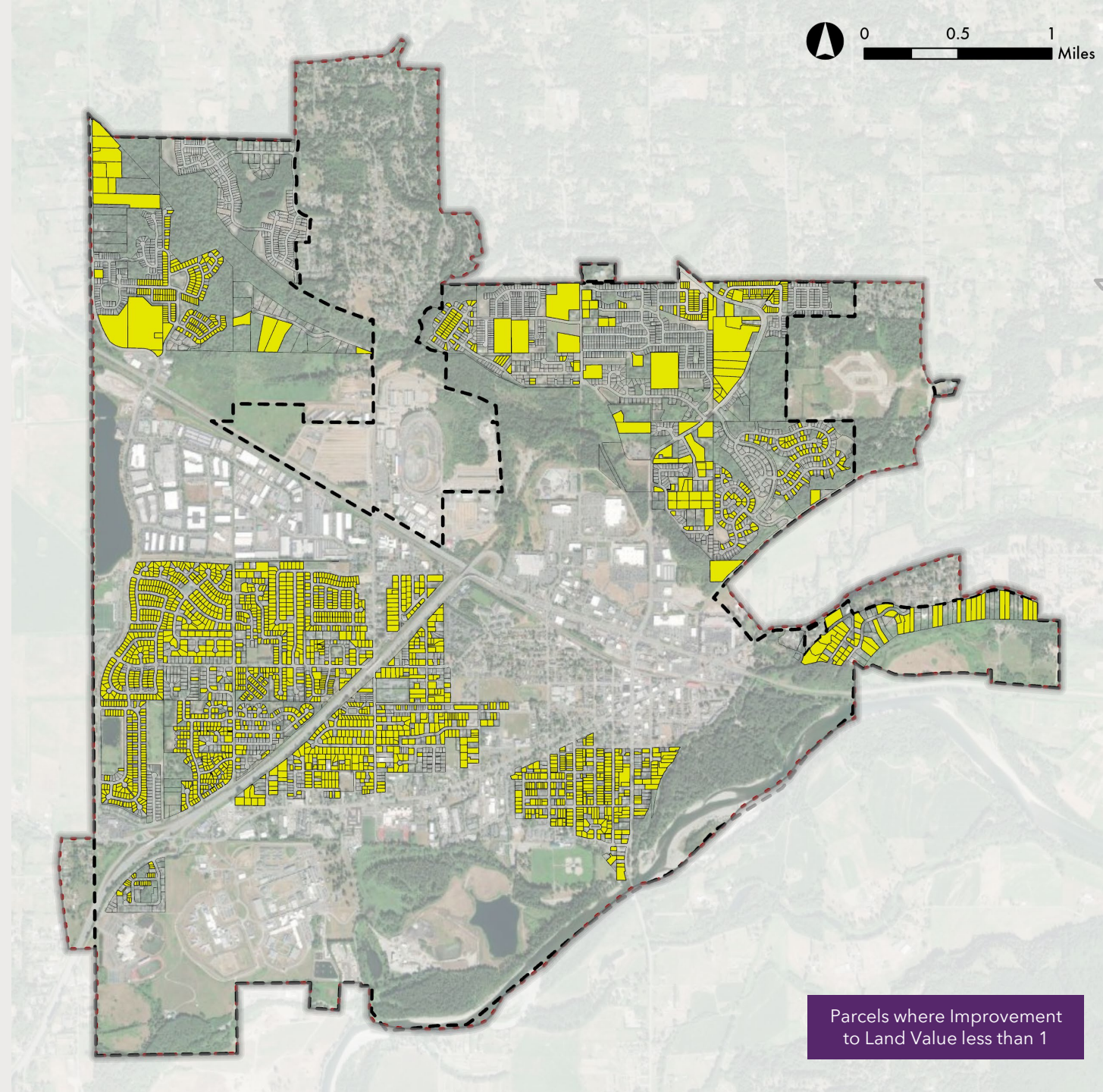
Duplex

- Developable Parcels: 4,634 (99.8%)
- Parcels zoned single-family with a minimum lot size of 2,560 sq. ft. were considered viable for duplex construction
- Duplexes could be constructed on any parcel because they are typically built like a single-family home



Duplex

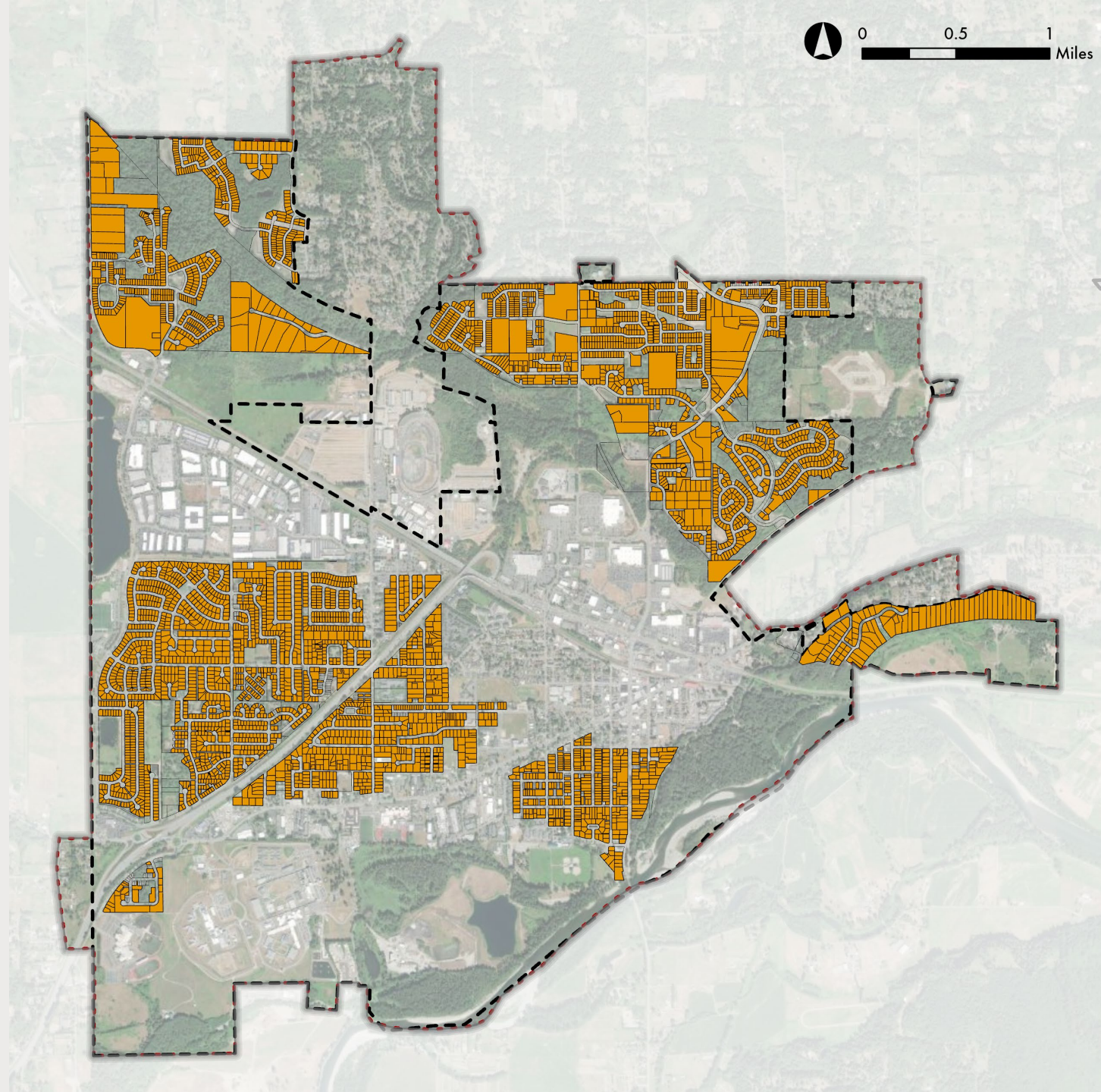
- Developable Parcels: 2,469 (53.2%)
- Parcels zoned single-family with a minimum lot size of 2,560 sq. ft. were considered viable for duplex construction
- Parcels where the value of the improvements (e.g., home) are less than the value of the land



Parcels where Improvement
to Land Value less than 1

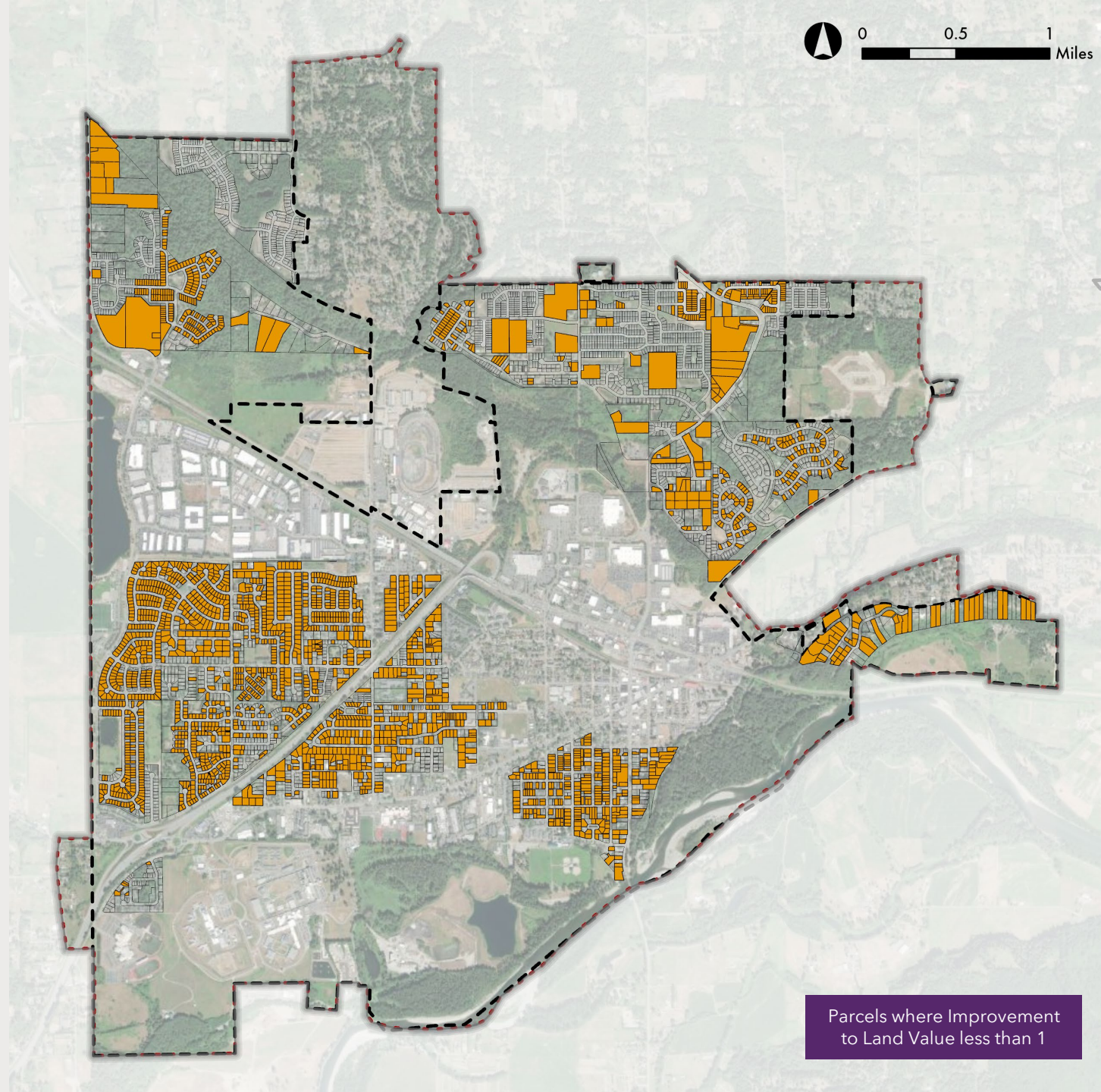
Triplex

- Developable Parcels: 4,500 (96.9%)
- Parcels zoned single-family with a minimum lot size of 3,840 sq. ft. were considered viable for triplex construction
- Larger lot needs account for building size and off-street parking requirements



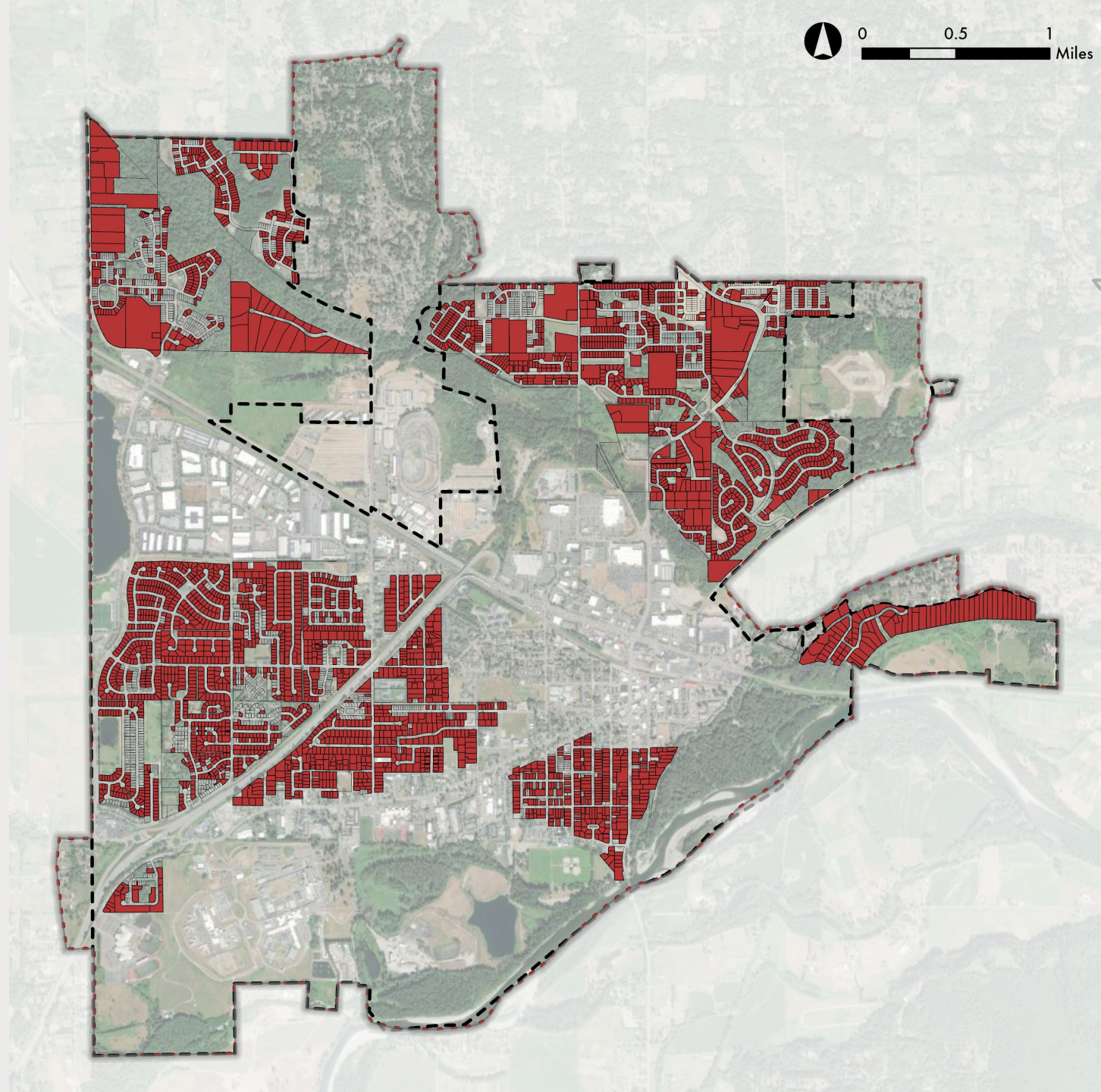
Triplex

- Developable Parcels: 2,390 (51.5%)
- Parcels zoned single-family with a minimum lot size of 3,840 sq. ft. were considered viable for triplex construction
- Parcels where the value of the improvements (e.g., home) are less than the value of the land



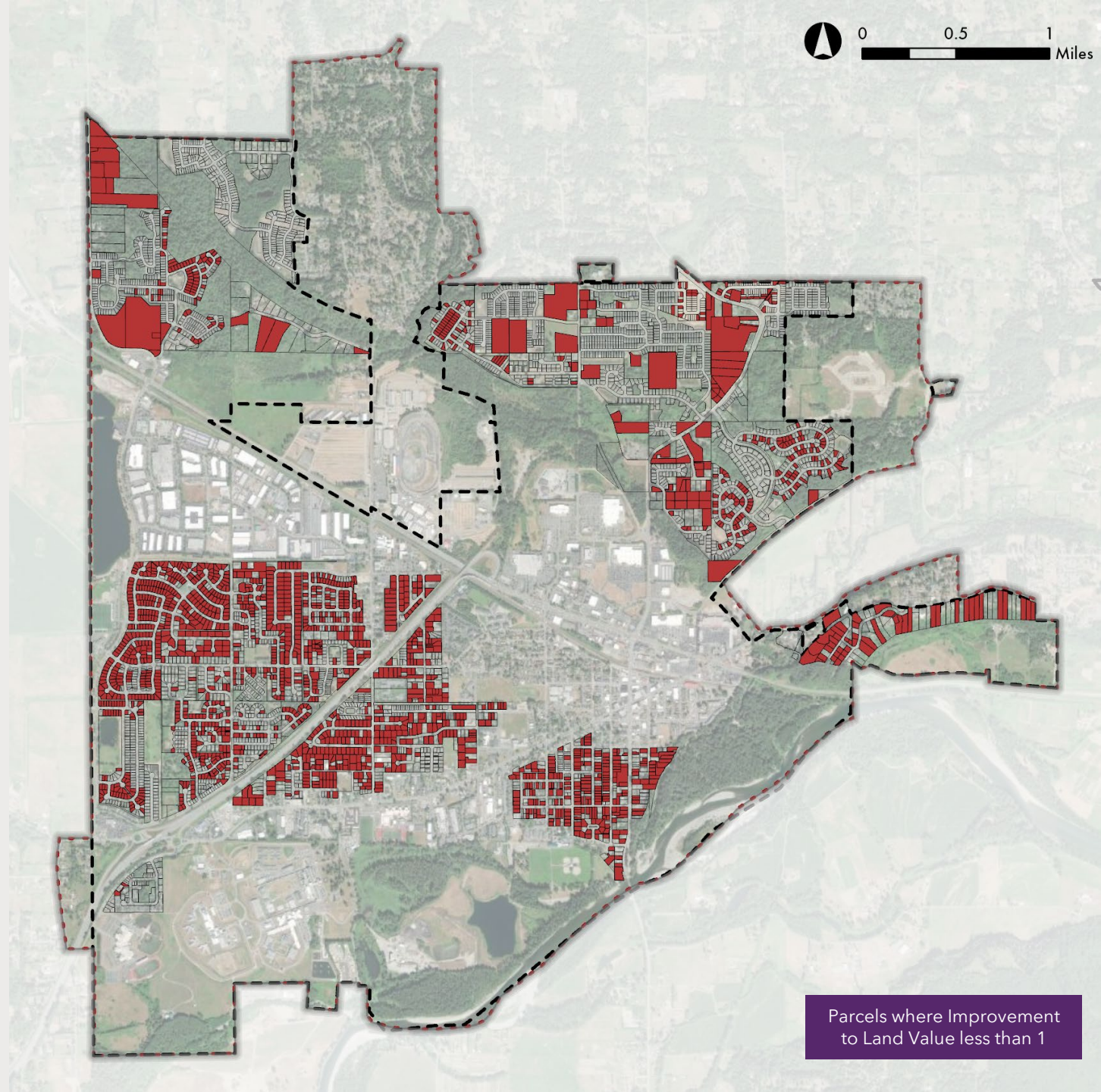
Quadplex

- Developable Parcels: 3,509 (75.6%)
- Parcels zoned single-family with a minimum lot size of 5,120 sq. ft. were considered viable for quadplex construction
- Larger lot needs account to building size and off-street parking requirements



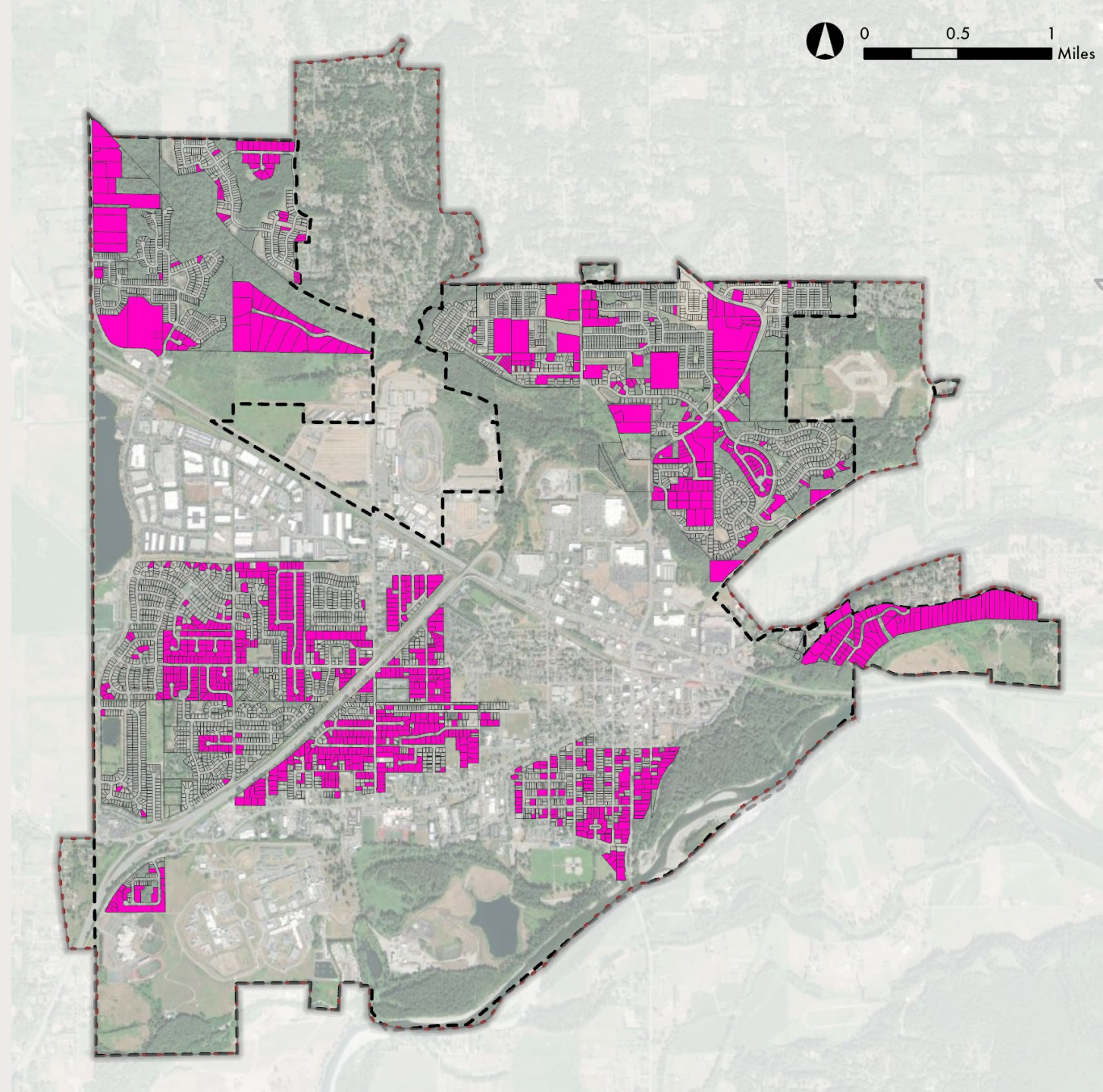
Quadplex

- Developable Parcels: 1,861 (40.1%)
- Parcels zoned single-family with a minimum lot size of 5,120 sq. ft. were considered viable for quadplex construction
- Larger lot needs account to building size and off-street parking requirements



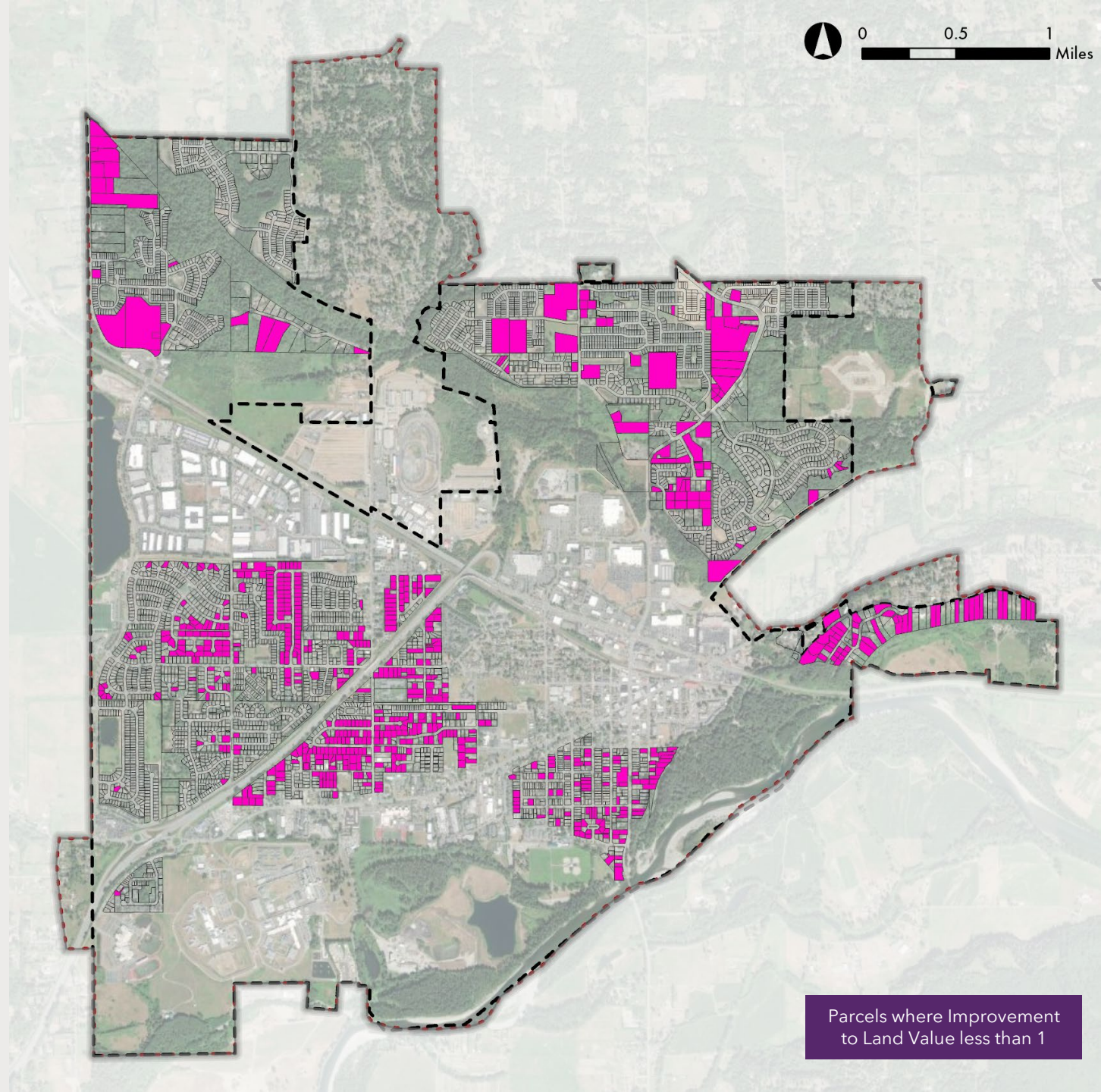
Cottage Cluster

- Developable Parcels: 1,126 (24.3%)
- Parcels zoned single-family with a minimum size of 9,120 sq. ft. were considered viable for cottage cluster (4 units per lot)



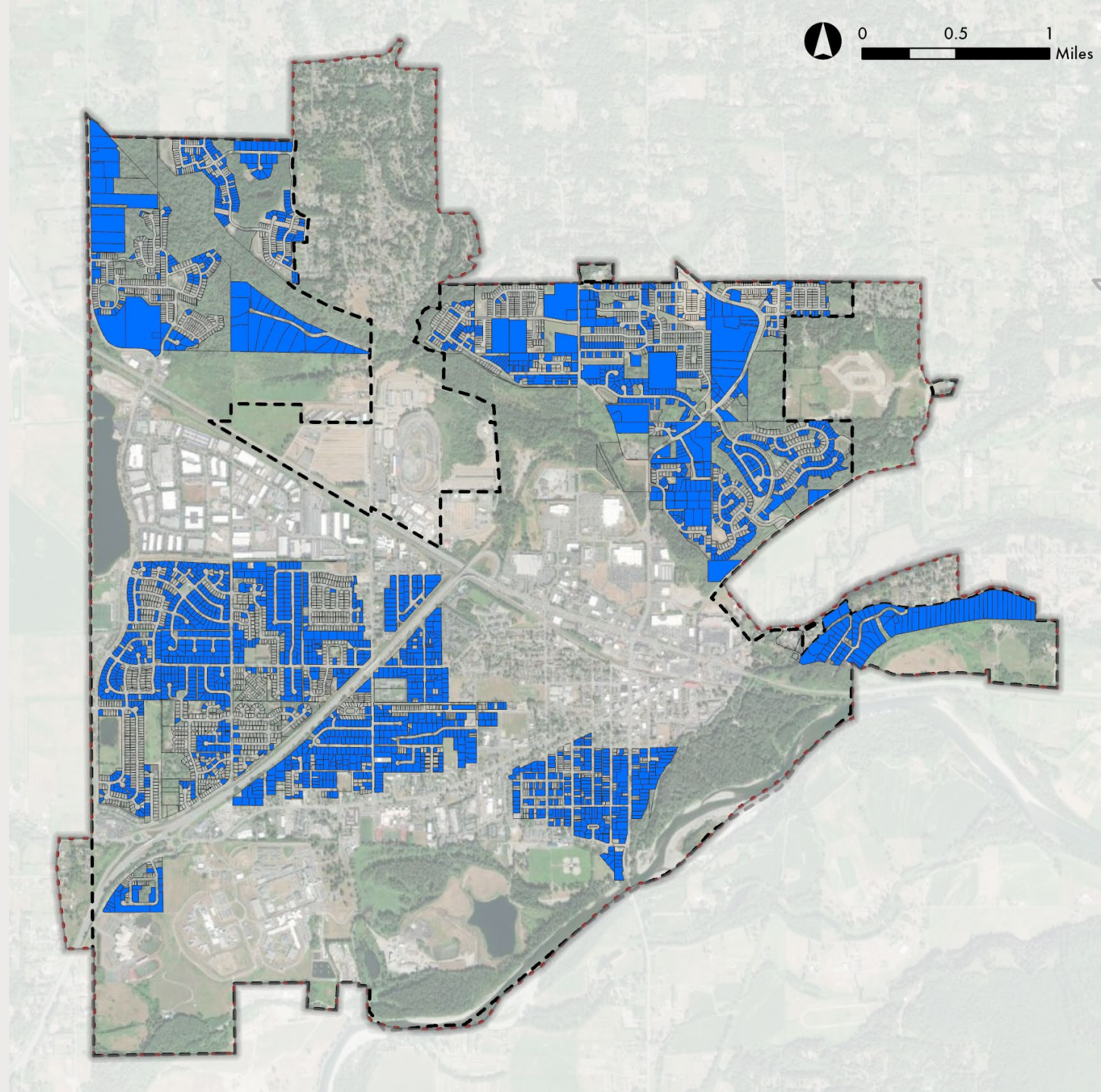
Cottage Cluster

- Developable Parcels: 650 (14.0%)
- Parcels zoned single-family with a minimum size of 9,120 sq. ft. were considered viable for cottage cluster (4 units per lot)



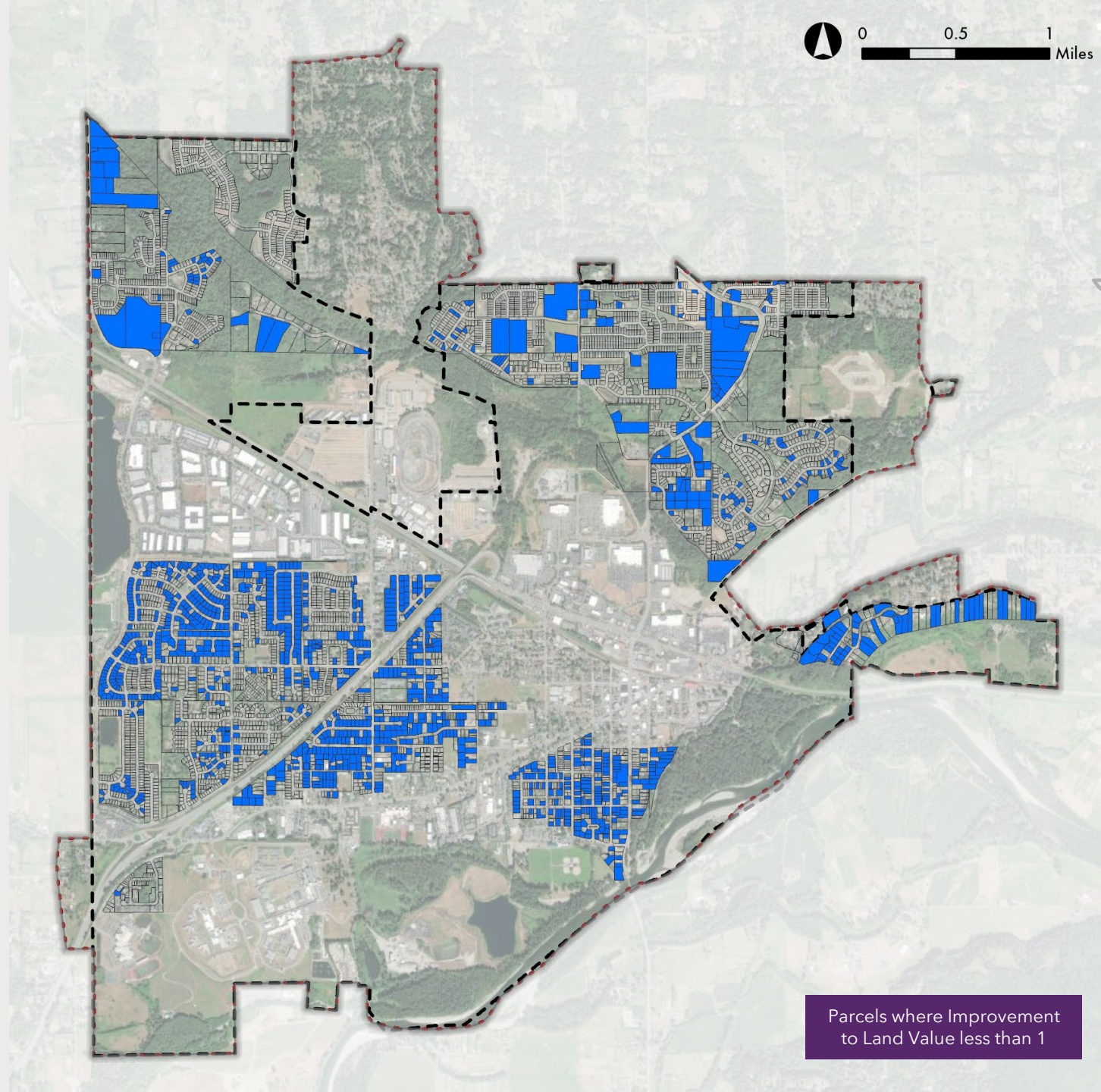
Townhome

- Developable Parcels: 2,204 (47.5%)
- Parcels zoned single-family with a minimum lot size of 6,240 sq. ft. were considered viable for townhome construction (3 units per lot)
- A minimum of three units was assumed to test a development type. Two townhomes could fit on a parcel where a duplex would also fit



Townhome

- Developable Parcels: 1,204 (25.9%)
- Parcels zoned single-family with a minimum lot size of 6,240 sq. ft. were considered viable for townhome construction (3 units per lot)
- A minimum of three units was assumed to test a development type. Two townhomes could fit on a parcel where a duplex would also fit



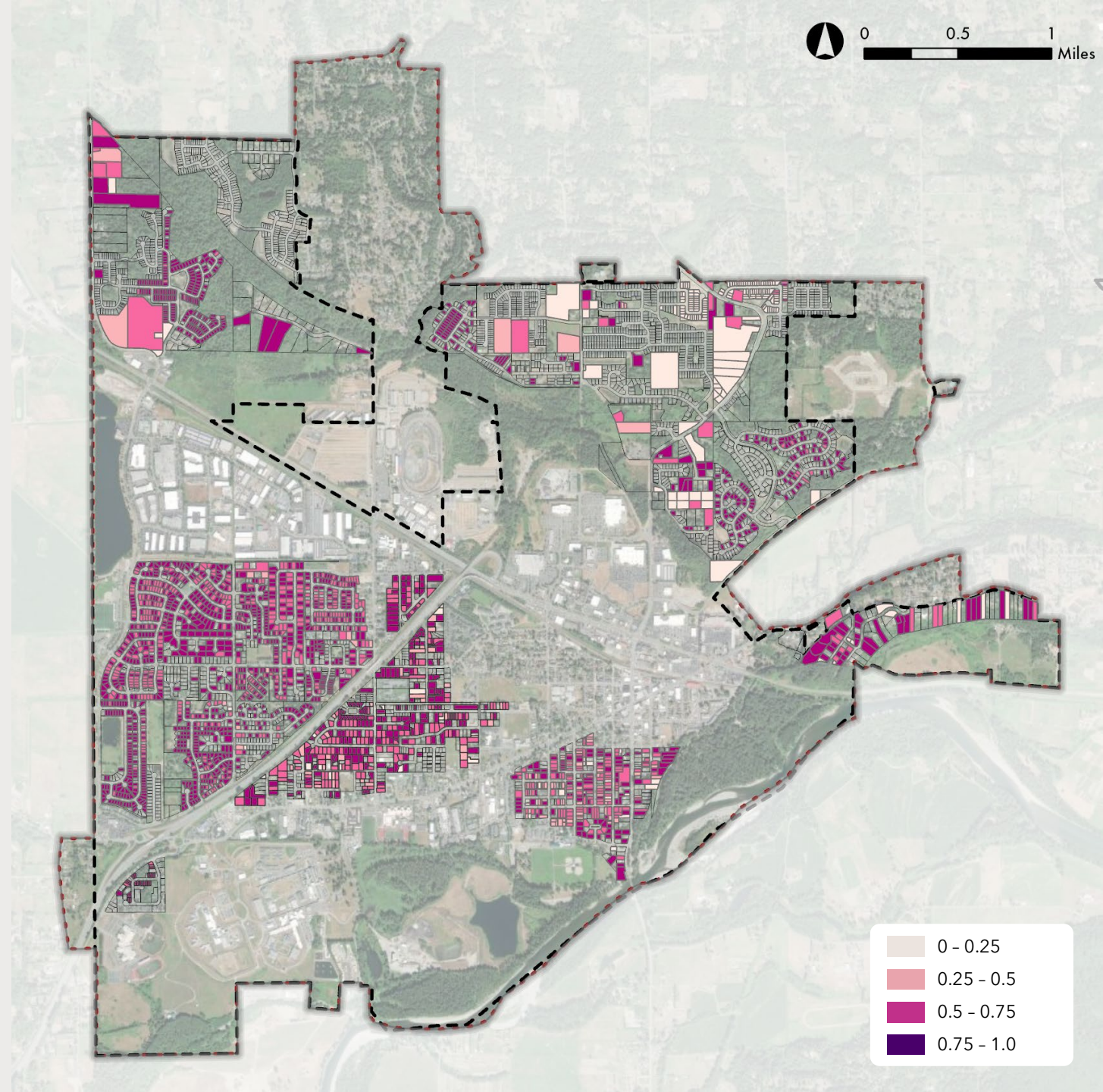
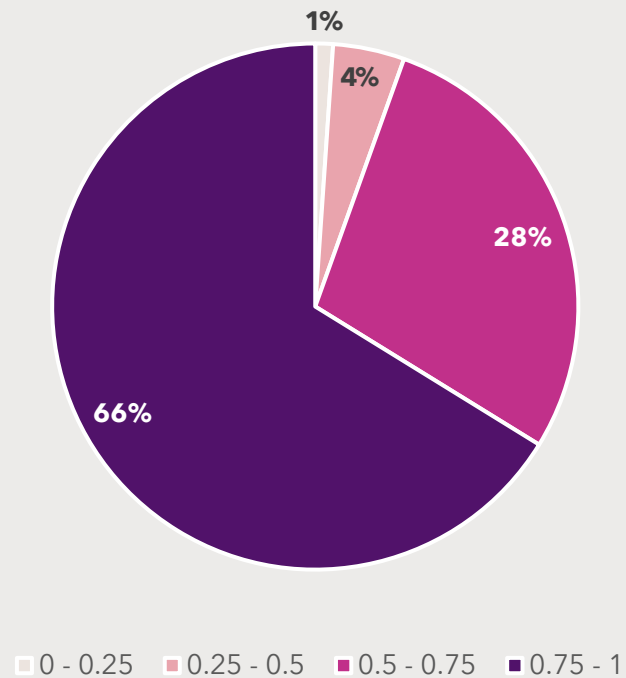
Considerations for HB1110

- Addressing HB1110 does not mean that single family housing will immediately redevelop
- Maximum lot coverage will affect developability
- Design guidelines must be consistent with single family zoning



Improvement to Land Value Ratio

- Parcels with where land/imp values are less than one were assumed to have relatively higher opportunities for future development

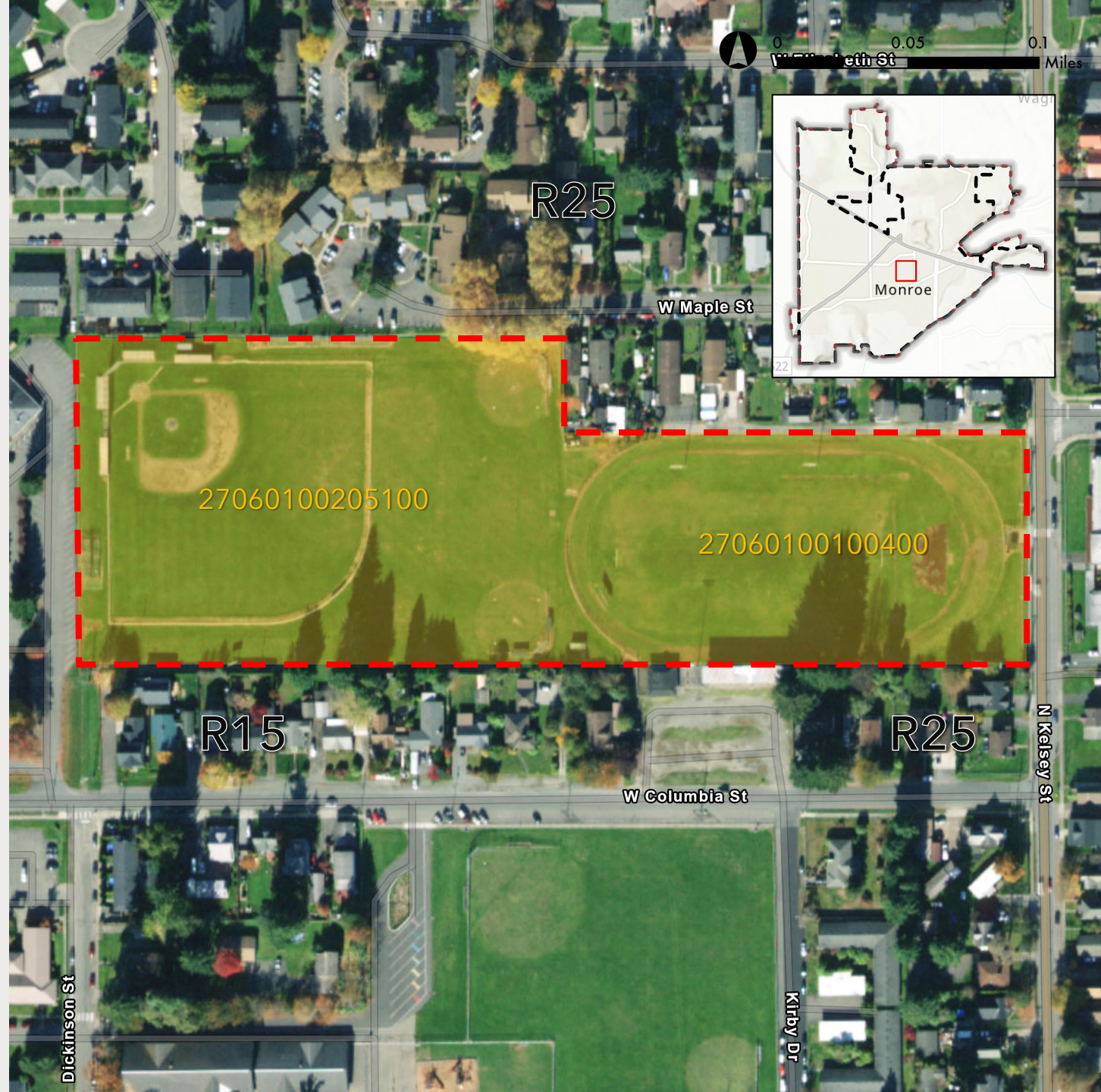


Scenario 2

- Conceptual site development plan for the former school site, assuming mixed housing types
- The area is surrounded by Single-Family Residential R15 and Multifamily Residential R25 zones
- Monroe School District owns the lands:

27060100205100 6.86 acres

27060100100400 4.75 acres



Scenario 2

Residential Development

Place Type	Net Density (DU/ac)	Residential Mix				Additional Dwelling units	Additional Population
		Single family large lot	Single family small lot	Townhome	Multifamily		
R-15 SF Residential	15	0%	50%	50%	0%	147	284
R25 - MF Residential	25	0%	0%	0%	100%	246	416
Village Residential	22.9	0%	26%	74%	0%	191	355
Town Residential	33.2	0%	0%	52%	48%	279	486
Suburban Multifamily	41.9	0%	0%	11%	89%	398	677

Mixed Use Development

Place Type	Net Density (DU/ac)	Residential Mix				Additional Dwelling units	Additional Population
		Single family large lot	Single family small lot	Townhome	Multifamily		
Town Mixed Use	36	0%	0%	21%	79%	283	485
		Employment Mix					
	Net Density (Emp/ac)	Retail	Office	Industrial	Other	Additional Employment	
	71.3	11%	59%	0%	30%	559	

* UrbanFootprint uses its pre-designed place types to estimates the additional capacities

Scenario 2

Village Residential



Town Residential



Suburban Multifamily



Town Mixed use

