



FROM URBAN DESIGN TO PRO FORMAS: BRINGING MIDDLE HOUSING TO LIFE ACROSS WASHINGTON

APA-WA Conference - October 2023





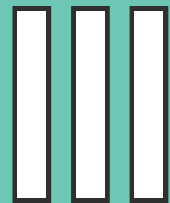
INTRODUCTION

Speakers + Session Framing



AUBURN MIDDLE HOUSING IMPLEMENTATION

Middle Housing Context Analysis + Financial Feasibility Study



QUESTIONS & ANSWERS

Audience Discussion



SMALL GROUP ACTIVITY

Scenario Exercise for HB 1110 + HB 1337 Compliance



PARTICIPANT REPORT-OUTS

Challenges + Considerations

INTRODUCTION

Speakers + Session Framing



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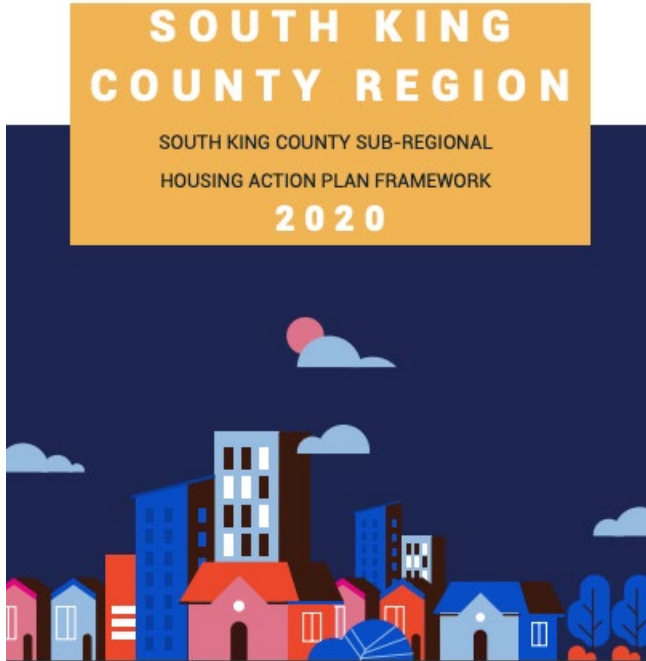
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How did we get here?



Housing Action Plan City of Auburn

June 2021
Prepared for: City of Auburn
Final Report



Auburn Housing Action Plan Implementation Strategies

May 15, 2023
Prepared for: City of Auburn
Final Report



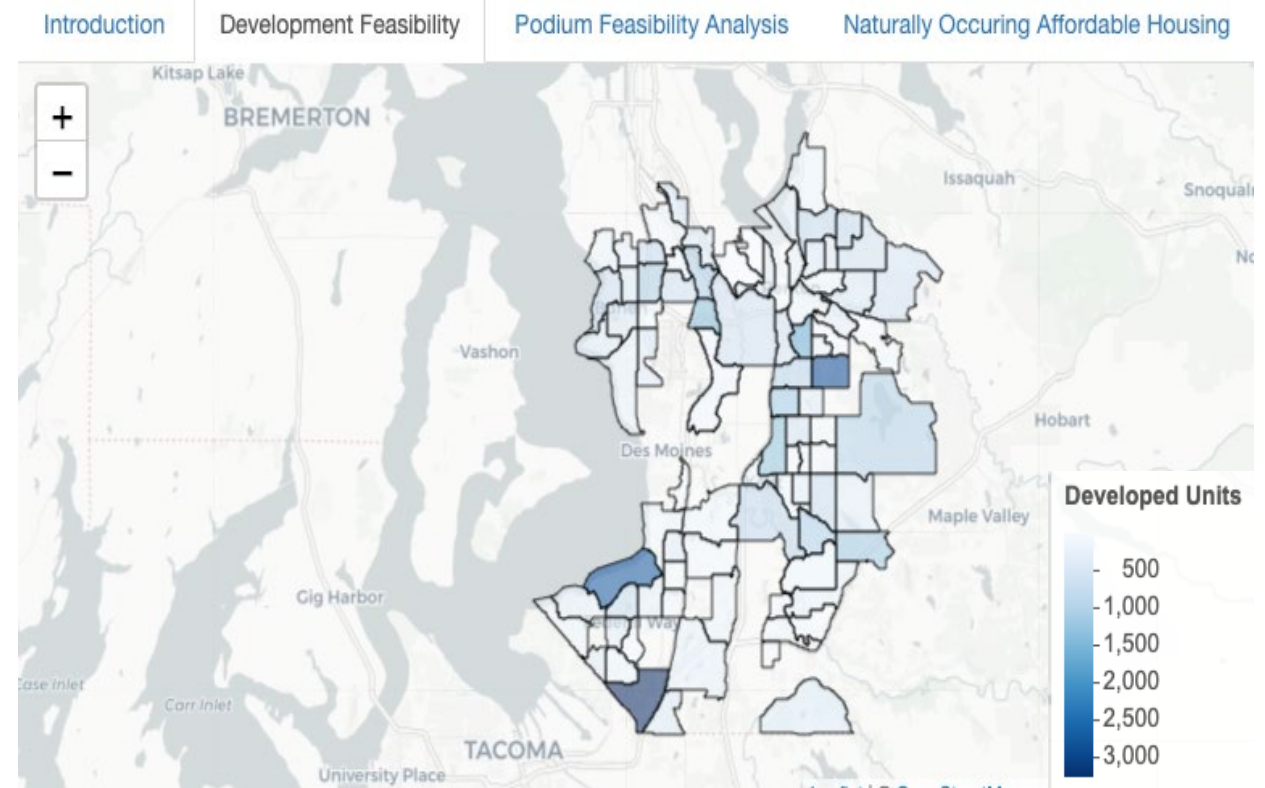
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South King County Subregional Housing Action Framework

Figure 2. South King County Housing Strategies, Goals, and Potential Impact

Strategy	Goal Achieved			Potential Impact	
	Preserve Affordability	Create Affordable & Workforce Housing	Increase Housing Options & Supply	Scalability	Impact on Affordability
Preservation & Anti-Displacement	✓	✓		Market level	Low impact
Affordable Housing and Production	✓	✓	✓	Property level	High impact
Middle Housing		✓	✓	Market or Neighborhood level	Moderate impact
TOD & Urban Centers		✓	✓	Market or Neighborhood level	Moderate impact



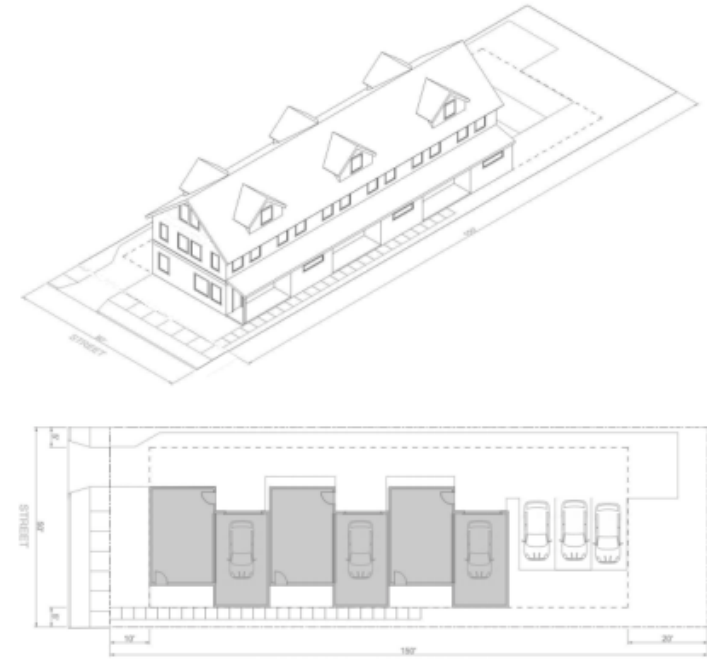
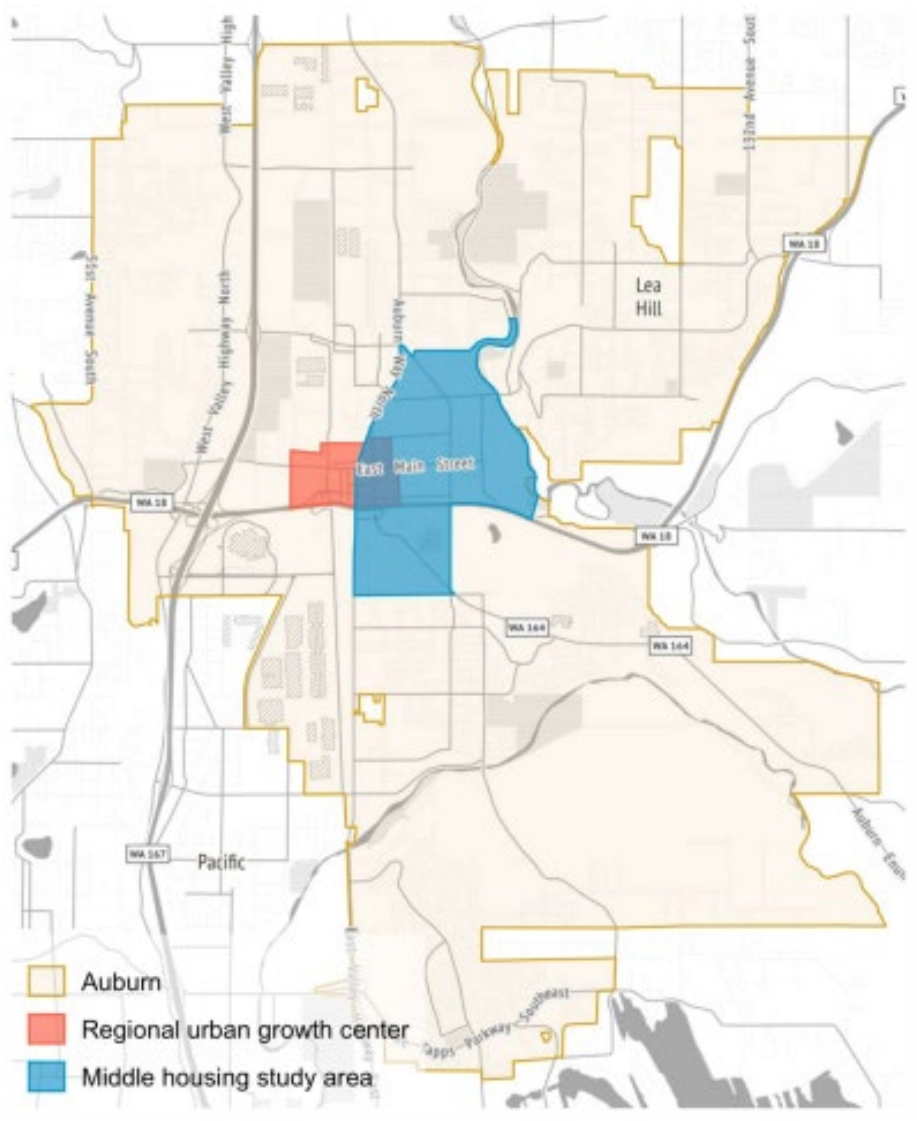
[Introduction](#)

[Development Feasibility](#)

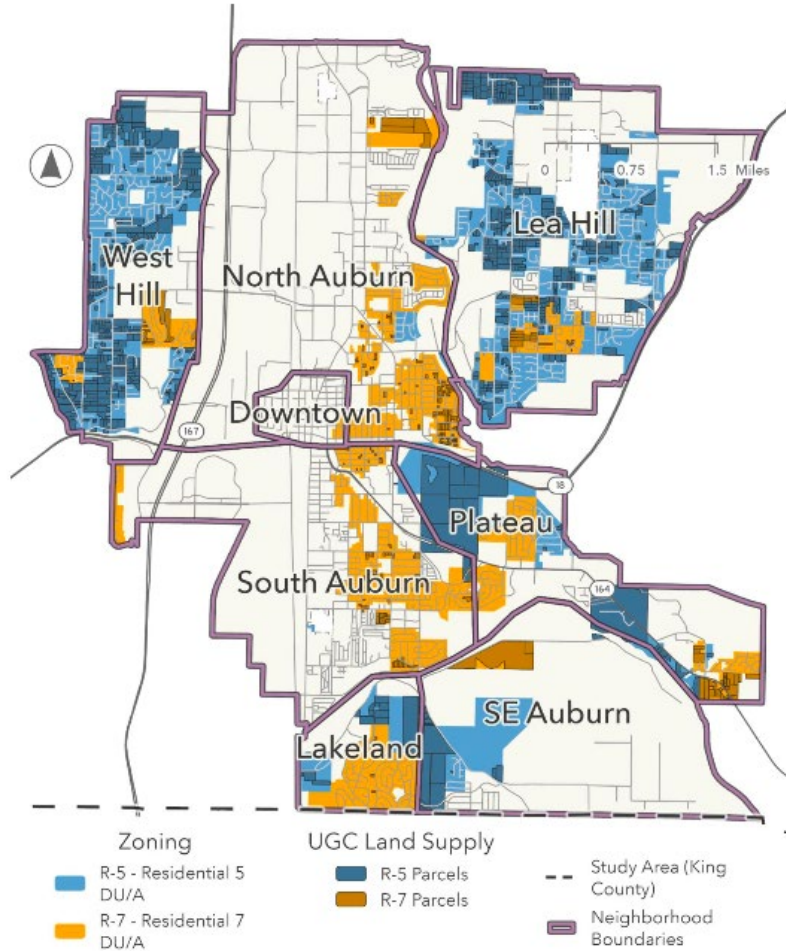
[Podium Feasibility Analysis](#)

[Naturally Occuring Affordable Housing](#)

Auburn Housing Action Plan



Auburn Housing Action Plan Implementation Strategy



Prototype	Value per Unit	Rent per Month	% AMI Affordable (2022 Seattle-Bellevue HUD Metro) ¹⁷
Townhouse (ownership)	\$554,064	-	119%
Fourplex (ownership)	\$329,800	-	71%
Duplex (ownership)	\$494,700	-	106%
Triplex (ownership)	\$407,400	-	87%
Fourplex (rental)	\$291,912	\$2,280	95%
Triplex (rental)	\$359,904	\$2,850	87%
Duplex (rental)	\$386,959	\$3,090	97%
Sixplex (ownership)	\$329,800	-	71%
Sixplex (rental)	\$293,143	\$2,280	95%



AUBURN MIDDLE HOUSING IMPLEMENTATION

Middle Housing Context Analysis + Financial Feasibility Study

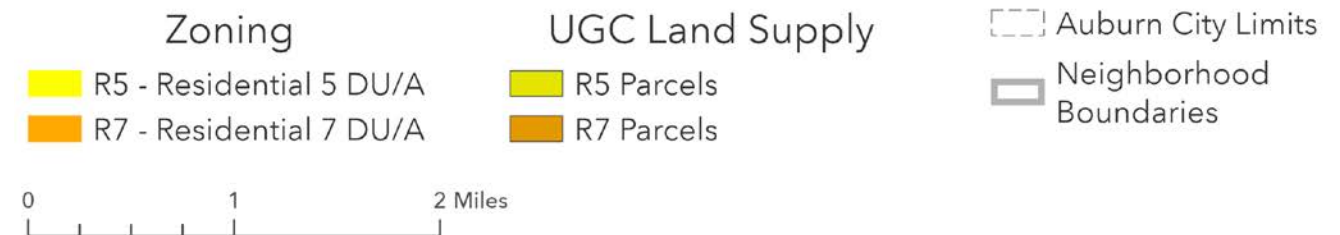
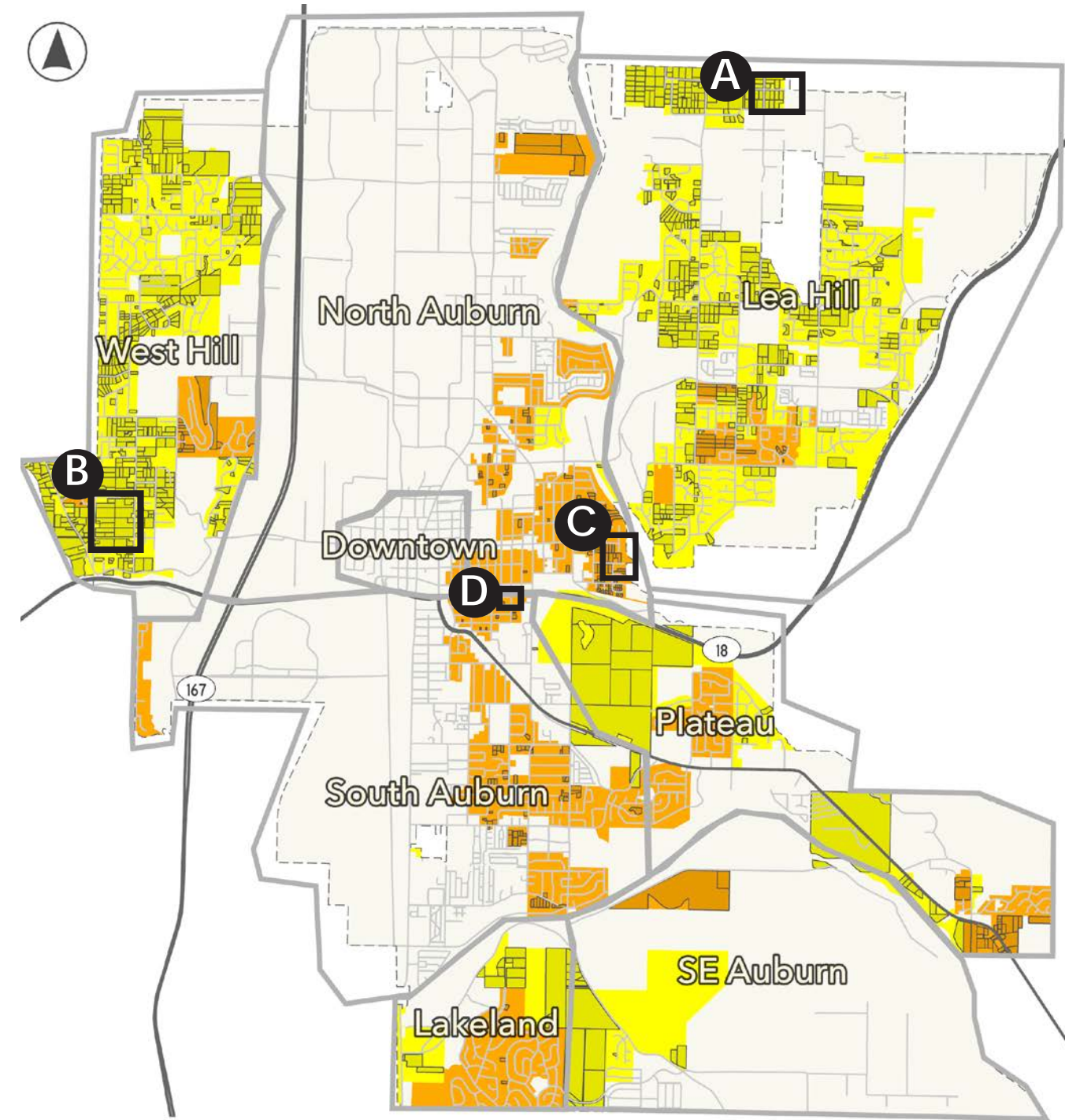
Housing Action Plan Implementation for the City of Auburn, focusing on the **feasibility of allowing middle housing in Auburn's R-5 and R-7 zones.**

1. Middle Housing Context Analysis

- Urban Design Considerations
- Matching Housing Types to Lot & Block Characteristics

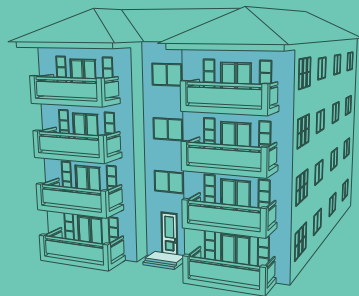
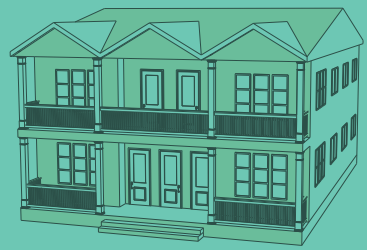
2. Financial Feasibility Study

- Middle Housing Prototypes
- Residual Land Value
- Feasibility Mapping



Average Parcel Size:
Site A - R5 41,000 SF
Site B - R5 90,000 SF
Site C - R7, 35,000 SF
Site D - R7, 5,000 SF

CONSIDERATIONS FOR MIDDLE HOUSING IMPLEMENTATION?



CONSIDERATIONS FOR MIDDLE HOUSING IMPLEMENTATION

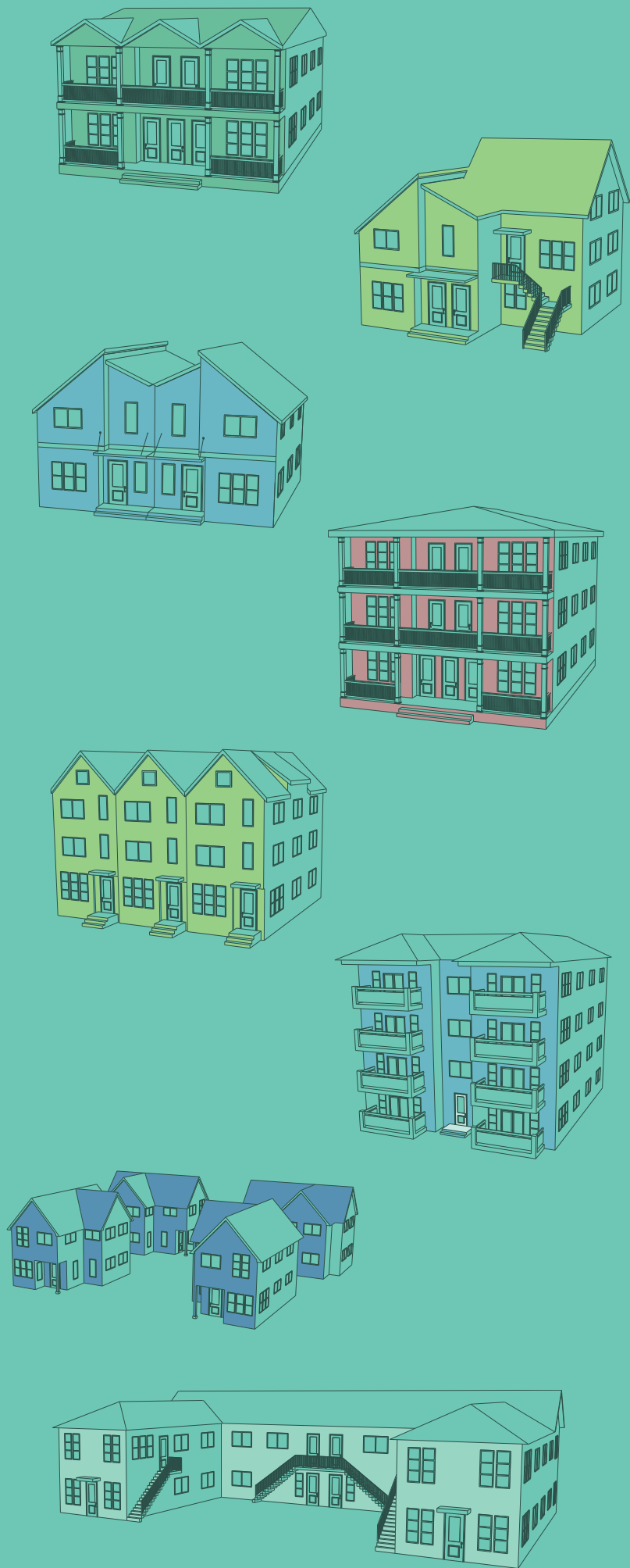
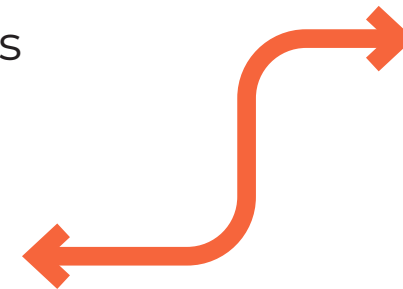
- Development Capacity
- Infill vs. Redevelopment
- Vacant Properties
- Subdivisions and Platting
- Regulatory Environment

- Physical Character of Existing Homes
- Lot Dimensions and Configuration
- Lot Access
- Landscape Composition
- Tree Canopy
- Street Design

- Transit Service
- Infrastructure
- Proximity to Services and Amenities

- Displacement
- Market Factor and Cost
- Local Housing Need
- Household Characteristics

**urban design
characteristics**



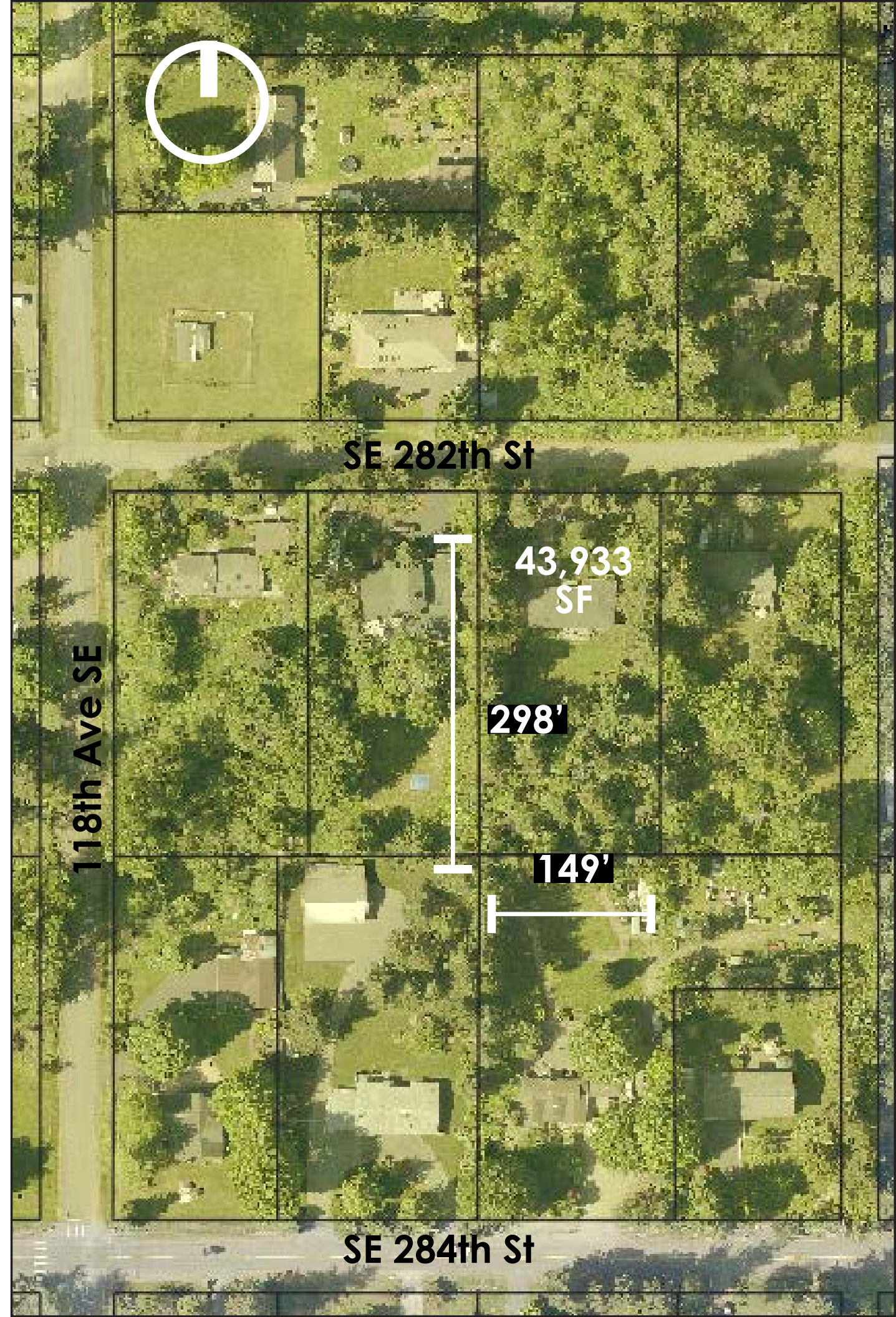
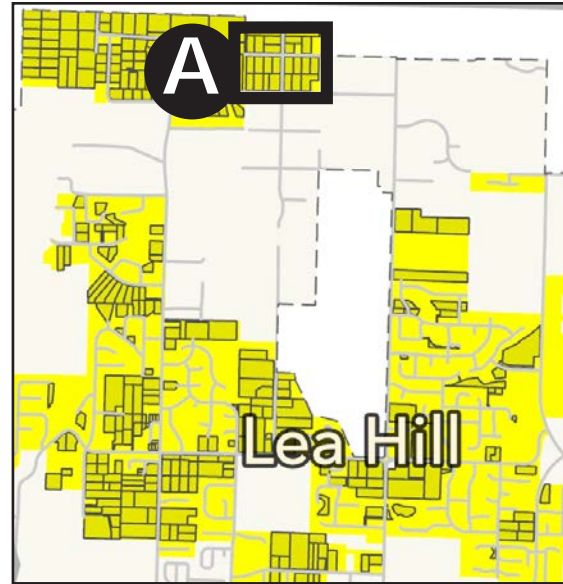
SITE A (R-5 ZONING)

Existing Lot and Property Characteristics:

- Net Site Density: 1 unit/acre
- Average Lot Size: 41,785 sf
- Variable lot dimensions (~170' x ~300')
- Tree Cover: Moderate, inner-block
- 1-2 story detached single-family, mostly front of lot

Relationship to Public Realm:

- 42' ROW, no sidewalk
- No alley access
- No street parking
- Adjacent to R-1 Zone + wooded areas
- Significant tree cover and rural character



SITE A (R-5 ZONING)

Middle Housing Opportunities for Renters & Owners:

- Infill cottage court
- Preserve tree canopy
- Back/front yard duplex infill
- Attached/detached ADUs possible

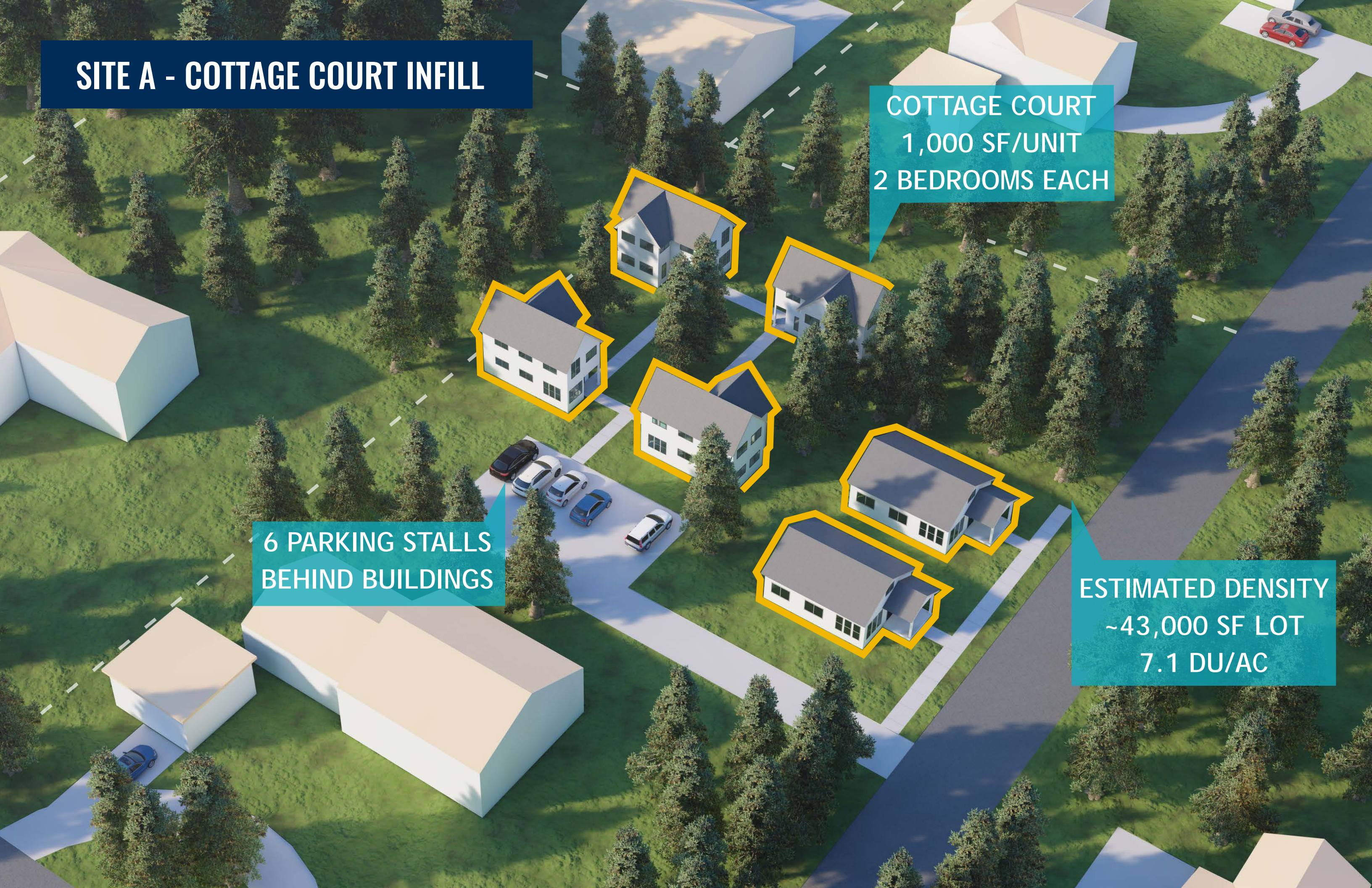


SITE A - COTTAGE COURT INFILL

COTTAGE COURT
1,000 SF/UNIT
2 BEDROOMS EACH

6 PARKING STALLS
BEHIND BUILDINGS

ESTIMATED DENSITY
~43,000 SF LOT
7.1 DU/AC



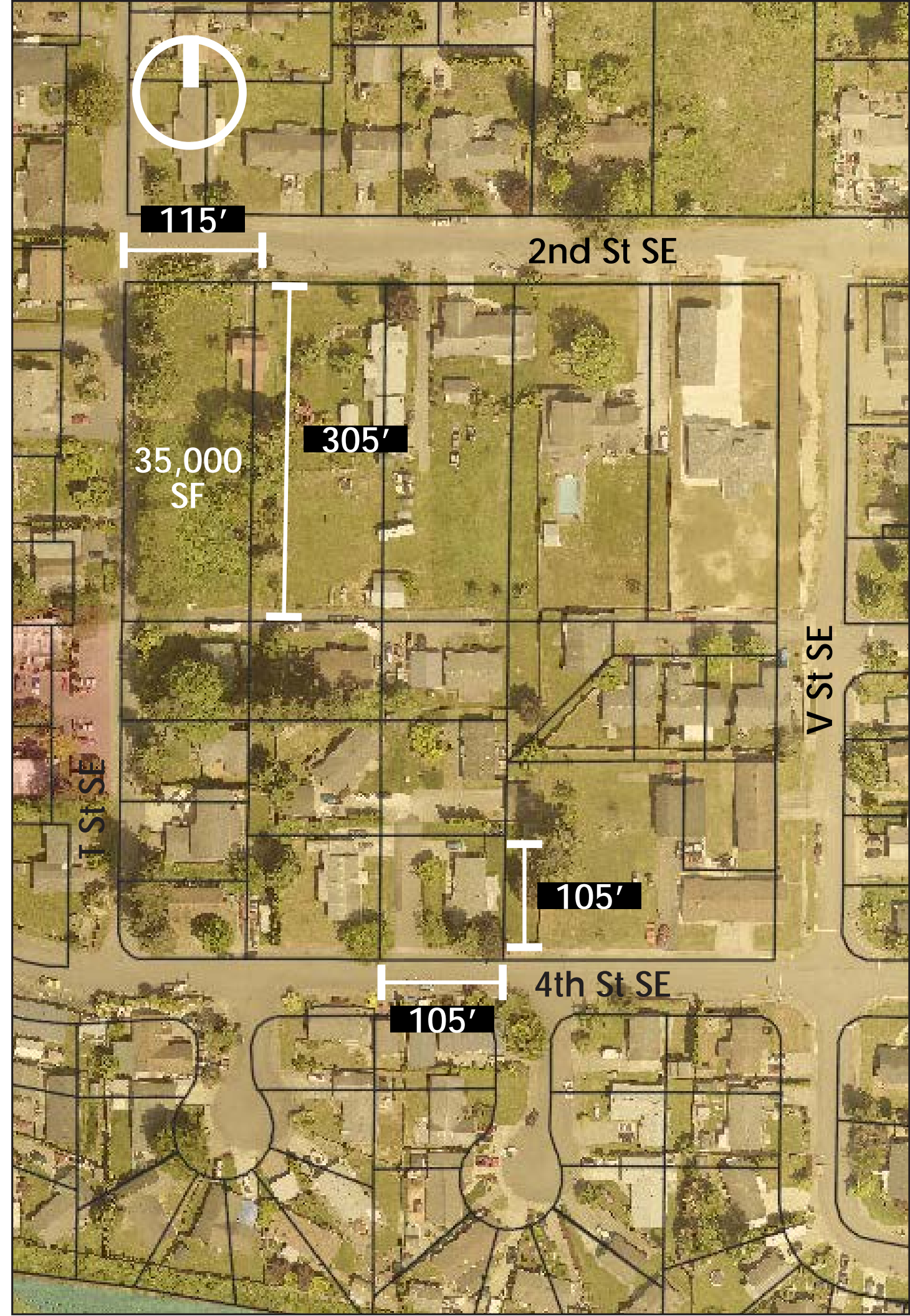
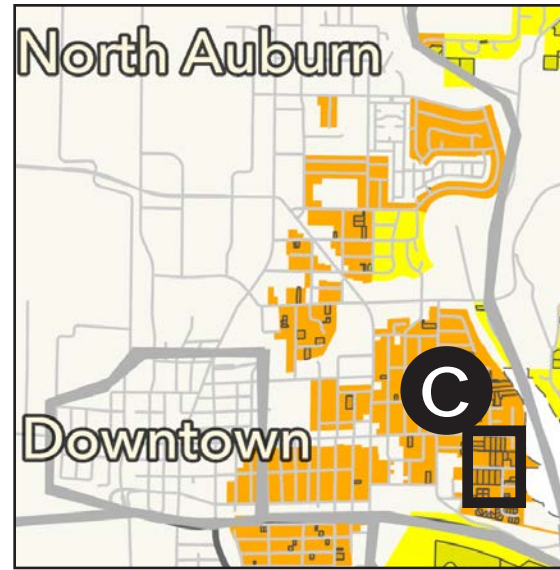
SITE C (R-7 ZONING)

Existing Lot and Property Characteristics:

- Net Site Density: 2.7 units/acre
- Average Lot Size 35,000 sf
- Deep narrow lots (115' x 305')
- Smaller square lots (105' x 105')
- Tree cover: light/moderate at block edges
- 1-2 stories detached single-family

Relationship to the Public Realm:

- 60' ROW
- Some sidewalk, some gravel shoulder
- On-street parking available on both sides
- No alley access, but shared driveways
- Adjacent to C3 Heavy Commercial Zone



SITE C (R-7 ZONING)

Middle Housing Opportunities for Owners & Renters?



SITE C (R-7 ZONING)

Middle Housing Opportunities for Owners & Renters:

- Infill townhomes
- Redevelopment fourplex
- Rear-lot duplex or DADU
- Use shared driveways
- Preserve tree canopy
- Street parking opportunities

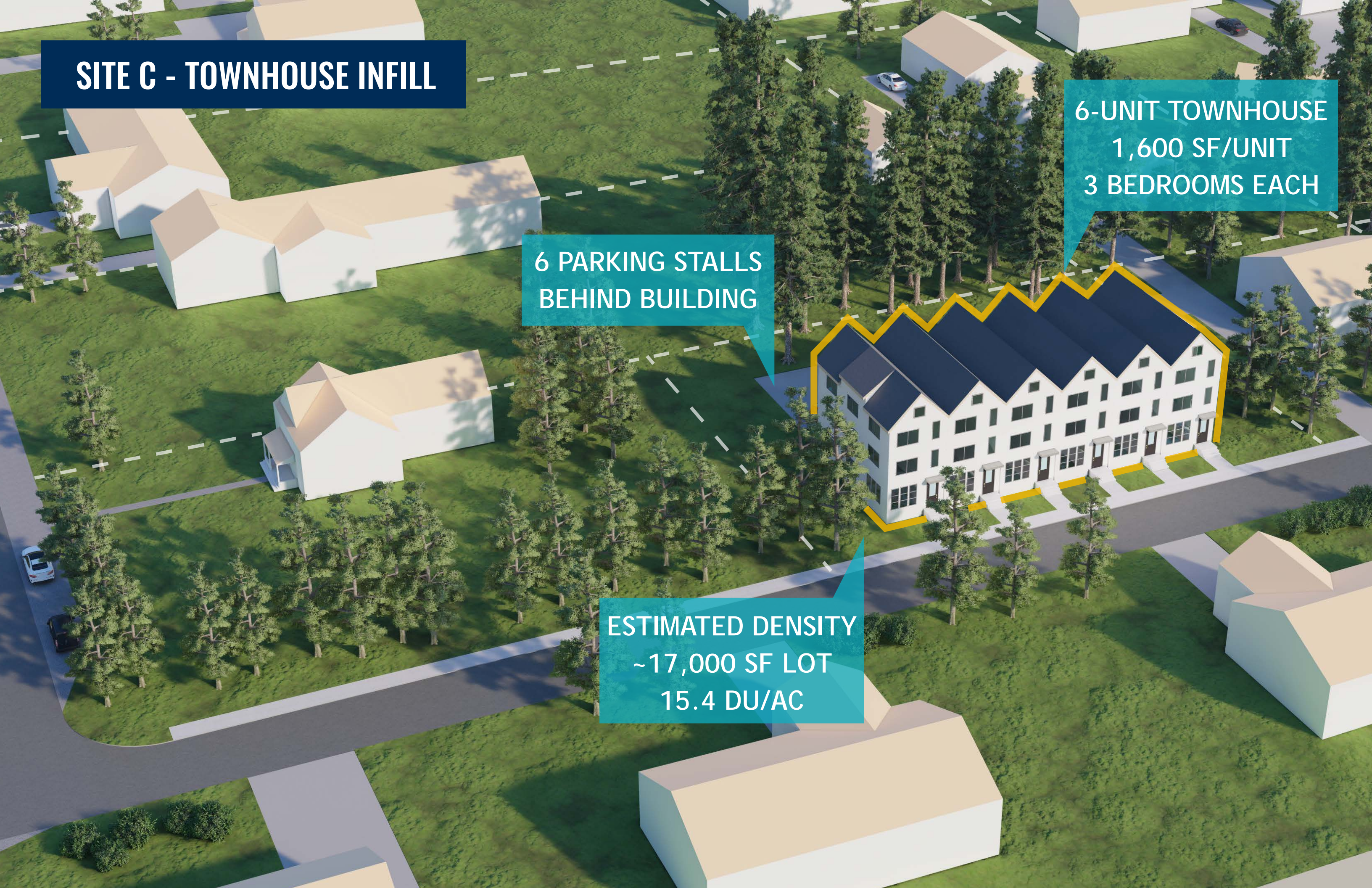


SITE C - TOWNHOUSE INFILL

6-UNIT TOWNHOUSE
1,600 SF/UNIT
3 BEDROOMS EACH

6 PARKING STALLS
BEHIND BUILDING

ESTIMATED DENSITY
~17,000 SF LOT
15.4 DU/AC



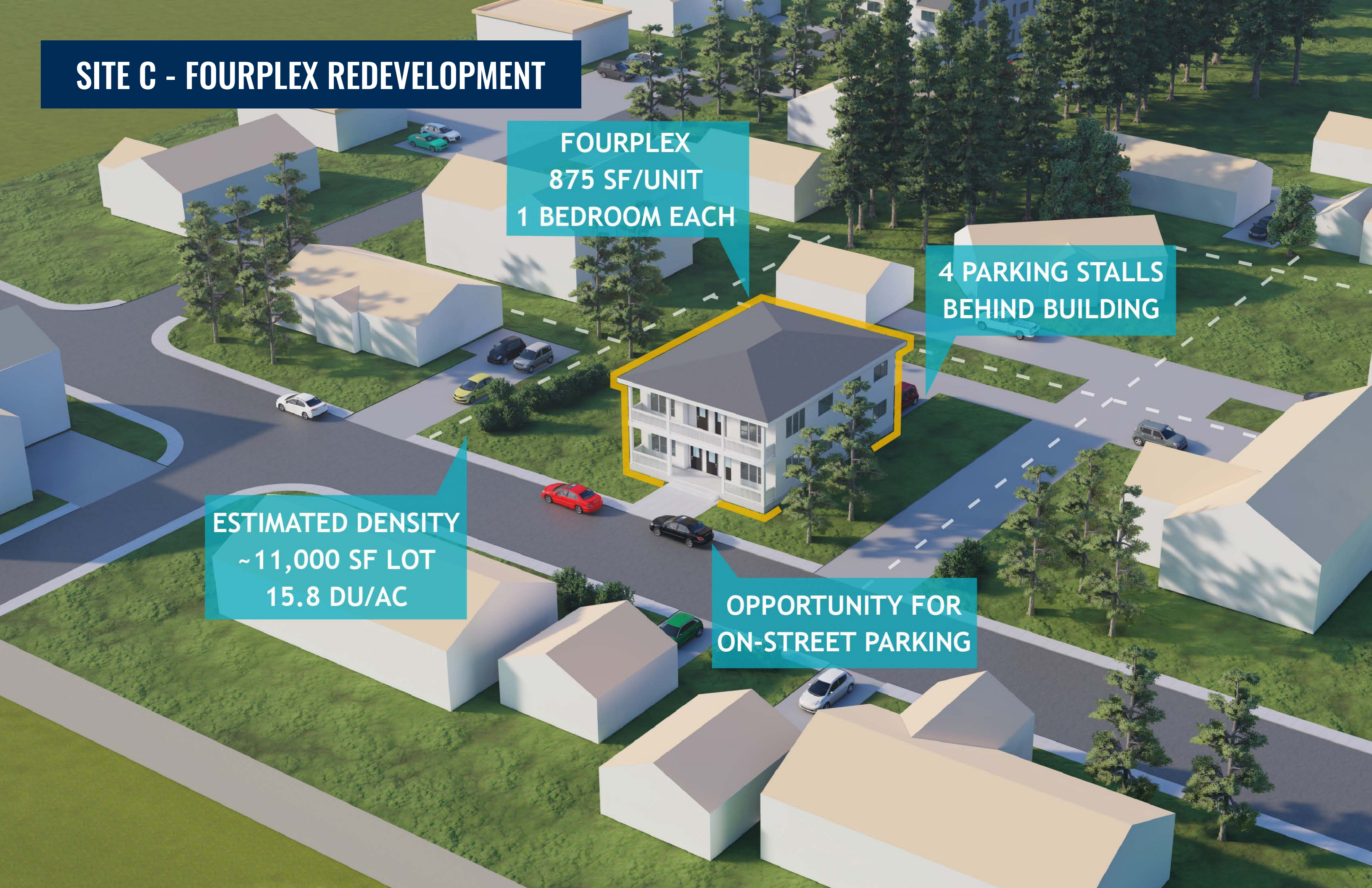
SITE C - FOURPLEX REDEVELOPMENT

FOURPLEX
875 SF/UNIT
1 BEDROOM EACH

4 PARKING STALLS
BEHIND BUILDING

ESTIMATED DENSITY
~11,000 SF LOT
15.8 DU/AC

OPPORTUNITY FOR
ON-STREET PARKING

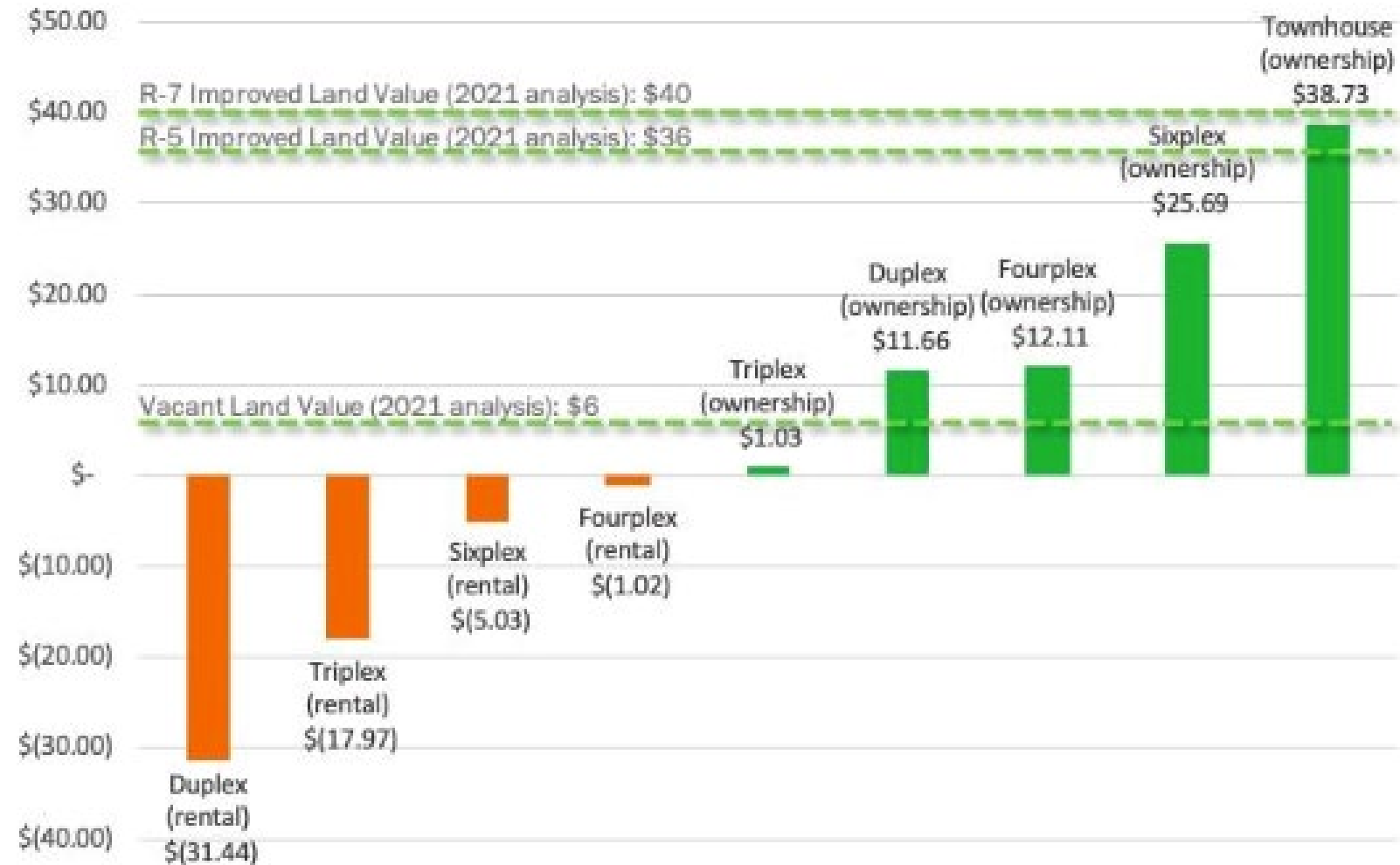


Key Findings from Feasibility Analysis

- The proforma analysis for ownership and rental feasibility for the townhouse, duplex, triplex, and fourplex development prototypes in the R-5 and R-7 zones reveals that only the ownership middle housing development types are feasible in today's market conditions.
- Feasible development occurs at price points that are available to moderate income households (70%-120% AMI)
- All ownership middle housing development prototypes evaluated are feasible in different parts of Auburn but the townhome, sixplex, fourplex, and duplex prototypes are the most likely development outcomes.
- If middle housing were allowed in R-5 and R-7 zones across Auburn, it is most likely that development of these housing types would occur on vacant parcels or on parcels where there is an existing structure/residence but where there is a vacant portion of the site that could accommodate infill development.
- Redevelopment of existing housing is only likely to occur (and infrequently) for the highest performing ownership prototypes (townhomes).
- It is unlikely that changing regulations and allowing middle housing types will lead to rapid or large-scale demolition and redevelopment of existing housing in Auburn.

Key Findings from Feasibility Analysis

Feasibility by Middle Housing Type and Tenure



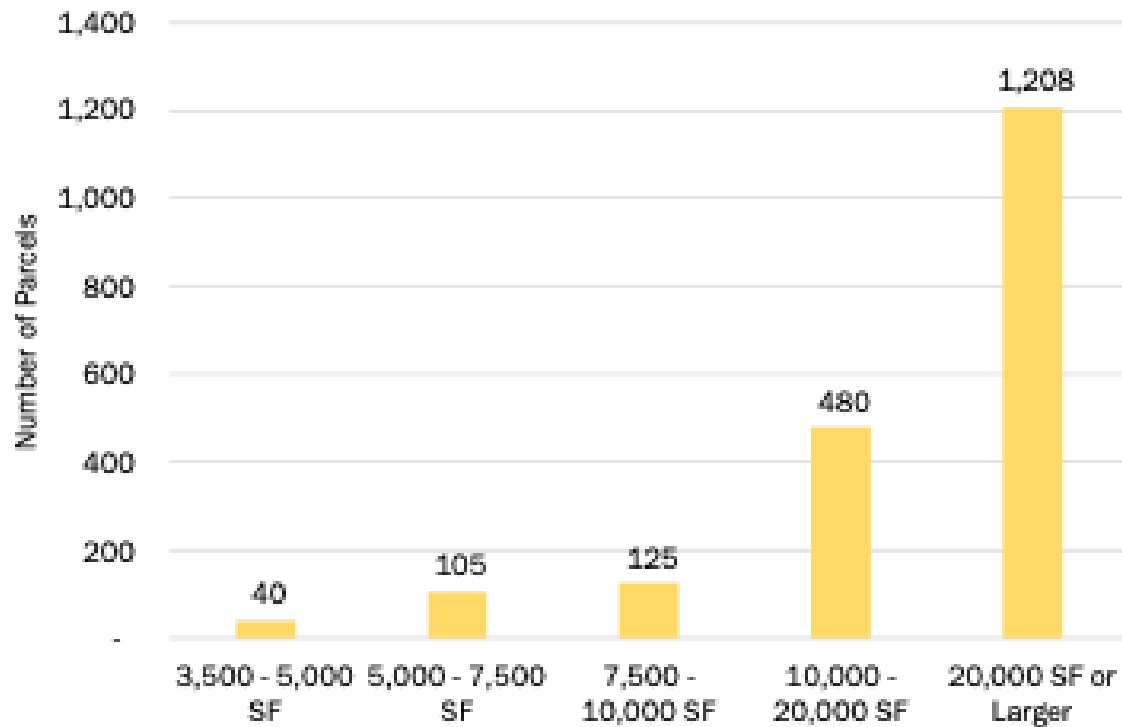
Key Findings from Feasibility Analysis

Prototype	Lot Size (SF)	Gross Building Area (SF)	Unit Size	Floors	Units	Bedrooms per Unit	Parking Stalls per Unit
Townhouse	11,000	9,765	1,643	3	6	3	1-Car Garage
Duplex	5,000	3,090	1,540	2	2	3	1-Car Garage
Triplex	7,500	3,675	1,229	2	3	2	1 Onsite Surface
Fourplex	7,500	4,200	875	2	4	1	1 Onsite Surface
Sixplex	7,500	6,300	875	3	6	1	1 Onsite Surface

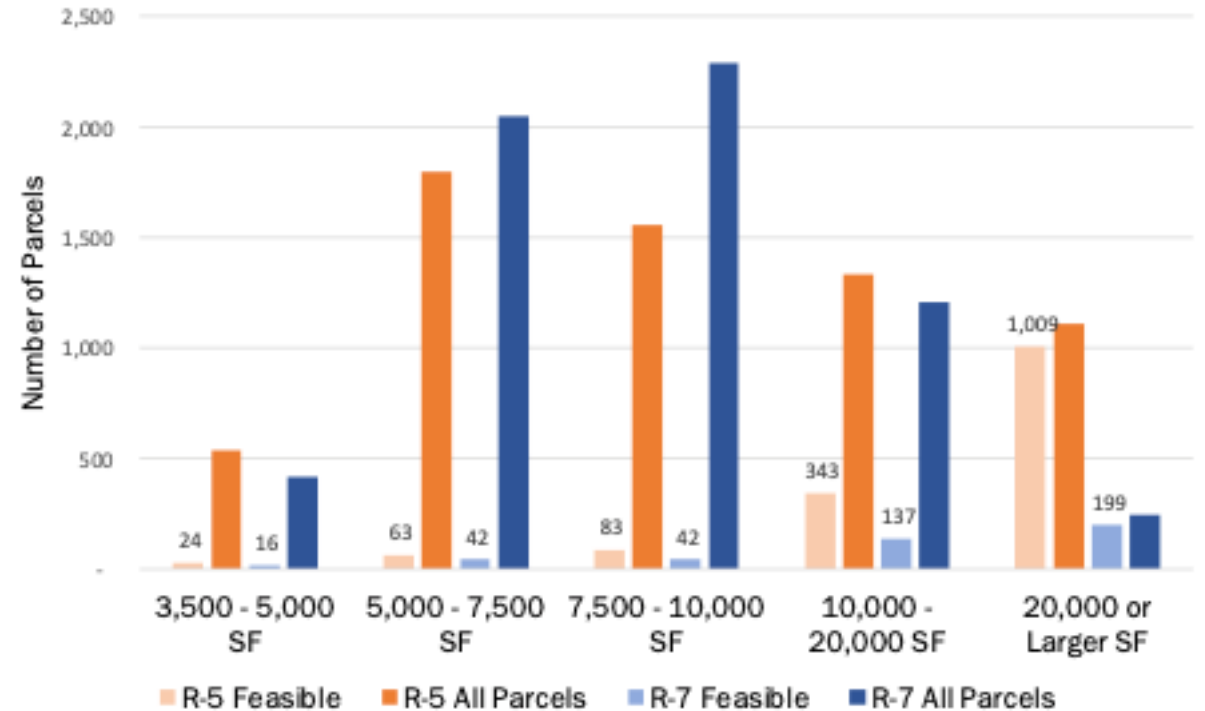


Key Findings from Feasibility Analysis

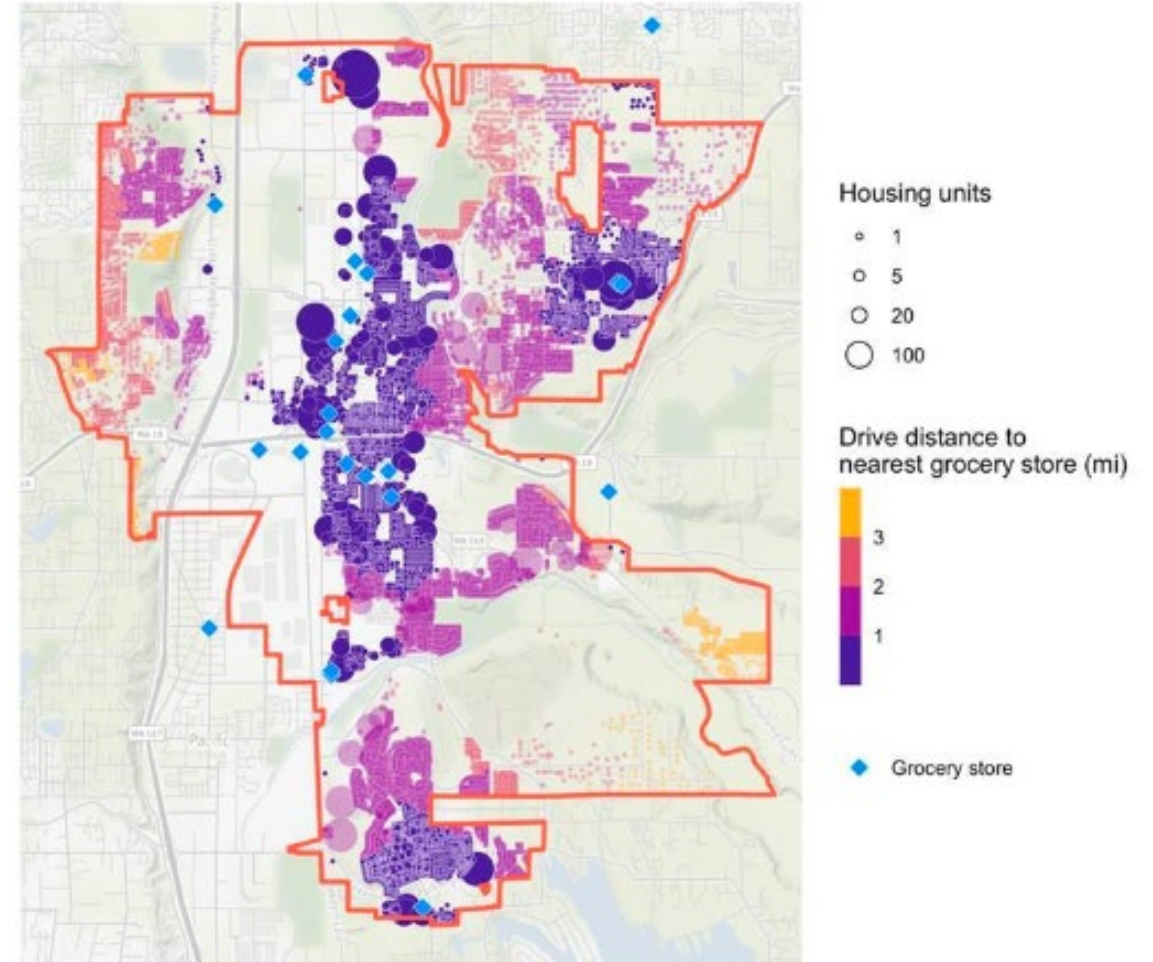
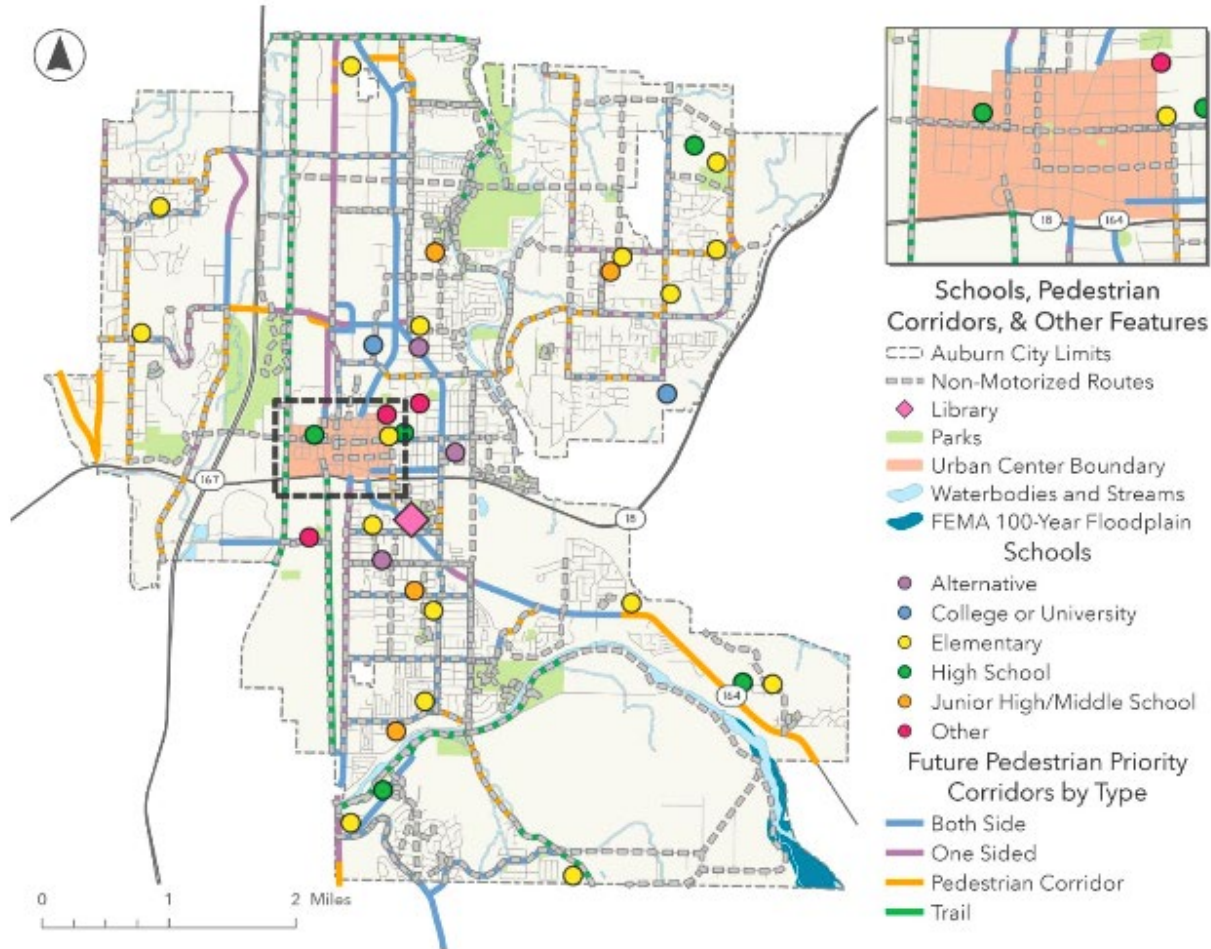
Feasibility by Parcel Size



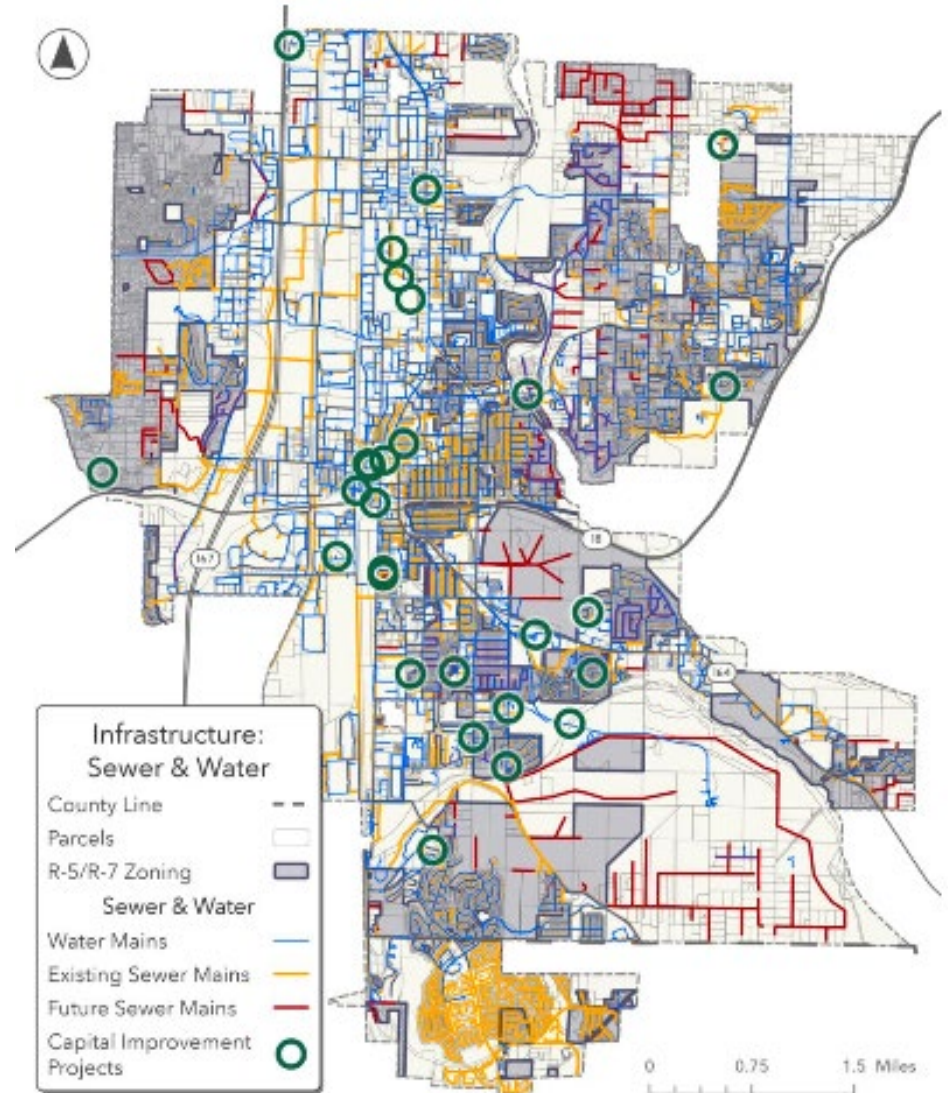
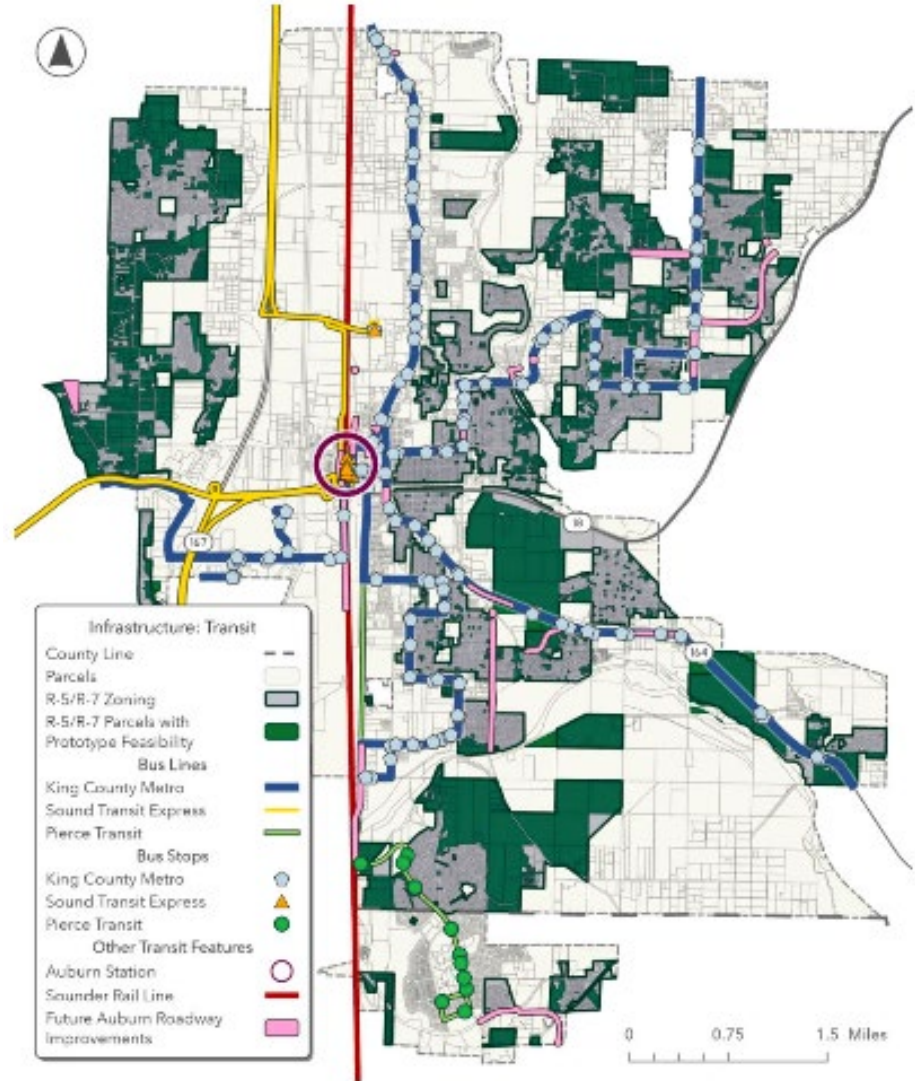
Feasibility by Parcel Size and Zone

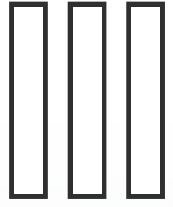


Understanding Access and Infrastructure Across Auburn



Understanding Access and Infrastructure Across Auburn





QUESTIONS & ANSWERS

Audience Discussion





SMALL GROUP ACTIVITY

Scenario Exercise for HB 1110 + HB 1337 Compliance

