



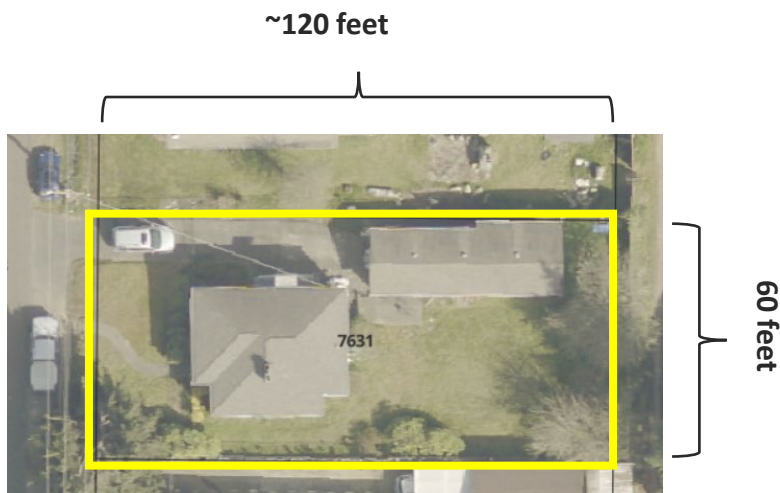


Middle housing flavors

	Multiplex (2+ units)	Townhouses	Cottage Cluster	Backyard Infill
				
Pro	<ul style="list-style-type: none"> ▶ Best heat efficiency ▶ Best for open space and trees ▶ Straightforward code revisions ▶ Shared entry with small number of units supports social trust 	<ul style="list-style-type: none"> ▶ Ground level entry units (street activation, if oriented to street) ▶ Ownership oriented ▶ Heat efficient ▶ Popular with builders 	<ul style="list-style-type: none"> ▶ Supports social interaction ▶ Ownership and/or condo oriented ▶ High quality open space (less sf but better utilization) 	<ul style="list-style-type: none"> ▶ Preserves existing structures ▶ Allows homeowners to access land value without relocating ▶ Ownership oriented ▶ Straightforward code revisions
Con	<ul style="list-style-type: none"> ▶ Building code imposes higher construction costs ▶ Usually entails replacement of existing house 	<ul style="list-style-type: none"> ▶ Inefficient layout (lots of stairs, hallways, narrow spaces) ▶ Hard to fit on narrow lots ▶ Usually entails replacement of existing house 	<ul style="list-style-type: none"> ▶ Requires a large site ▶ Heat inefficient (if detached units) ▶ Code is more complex 	<ul style="list-style-type: none"> ▶ Inefficient layout ▶ Heat inefficient ▶ Flag lots make for "messier" urban form

Burien Lot Characteristics

- ▶ The most common Burien lot shape is 60-70 feet wide and 120-150 feet deep
- ▶ Boulevard Park has many lots 50x300 ft lots which will be challenging to develop
- ▶ Some lots in Three Tree Point are as narrow as 30 feet



Typical Burien lot dimensions.

Burien Single Family Zones Comparison

Zoning Standards

RS-7200

- ▶ Minimum lot size: 7,200 sf
- ▶ Allowed buildings: House + DADU
- ▶ Parking: 2 per house

RS-12000

- ▶ Minimum lot size: 12,000 sf
- ▶ Allowed buildings: House + DADU
- ▶ Parking: 2 per house

Typical Lots by Zone

RS-7200

- ▶ Total parcels: 9,625
- ▶ Most homes built before 1952
- ▶ Median home size: 1,400 sf
- ▶ Median lot size: 8,500 sf
- ▶ 25% of lots are smaller than minimum lot size
- ▶ 14% of lots are large enough to split

RS-12000

- ▶ Total parcels: 2,982
- ▶ Most homes built before 1950
- ▶ Median home size: 2,000 sf
- ▶ Median lot size: 12,000 sf
- ▶ 50% of lots are smaller than minimum lot size
- ▶ 14% of lots are large enough to split

Discussion Questions

- ▶ Which approach to applying middle housing do you prefer: a special mapped zone or using parcel characteristics to determine where allowed? Why?
- ▶ What other factors make a parcel or area well-suited to having a greater concentration of homes?
- ▶ How would you explain to your neighbor the pros and cons of middle housing infill in neighborhoods?
- ▶ Should alleys be permitted for primary vehicle access to a site?
- ▶ What kinds of design elements are important to cover with design standards? What should be left to designers' discretion?
- ▶ *If time permits: what Urban Center Plan principles should be prioritized? What has changed or should be updated?*