Pacific County Infill Housing Opportunities

by Rachel Bell, Cameron Berrens, Jennifer Hunt, Omar Rasmussen
PC-08
01
Meet the
PC-08 Team
**Rachel Bell**

Rachel is a senior undergraduate student at UW Tacoma majoring in Urban Studies: Community Development and Planning with a certificate in Geographic Information Systems. She grew up in the greater Tacoma area and is fascinated by the ways in which we decide to change the physical world around us, and how that affects peoples lives. She is passionate about housing within the realm of urban planning especially affordable housing.

Rachel is excited to be working on this project to help build a future where everyone, at all income levels in Pacific County has a place to call home.

---

**Cameron Berrens**

Cameron Berrens is in his senior year of undergraduate studies, majoring in Urban Studies with a certificate in Geographic Information Systems (GIS). Additionally, he is working towards a minor in computer science and is set to graduate in the winter quarter of 2025. He is interested in the behind-the-scenes analysis that data can provide and integrating this mindset into shaping the cities of the future. Coming from a background in visual effects and motion graphics, Cameron finds his skills helpful in creating various visualizations to translate technical jargon into something that communities can understand. Apart from working on projects and attending classes, Cameron enjoys capturing images with film cameras and engaging in darkroom printing.

---

**Jennifer Hunt**

Jennifer Hunt is an undergraduate student majoring in Urban Studies: Community Development and Planning with a certificate in Geographic Information Systems (GIS). She graduates this Spring and is interested in the ways in which GIS can aid in urban planning, particularly the affordable housing epidemic across the nation. Visualization and communication of data excites her, as well as the prospect of people being better served by the cities in which they live. When she’s not behind the computer screen analyzing layers in ArcGIS Pro, she enjoys her part-time job at the urban community garden, digging in the dirt and enjoying every ounce of sunlight Washington weather has to offer.

---

**Omar Rasmussen**

Omar Rasmussen is a third year student majoring in Urban Studies - Community Development and Planning at the University of Washington, Tacoma. Previously, he studied Geography at the University of Calgary, where he took Urban Studies classes and familiarized himself with the faculty there. He has a strong interest in Urban Planning with a focus on Transportation Planning, specifically in the context of metropolitan regions. What interests Omar about planning is how different decisions made at that level have an influence on the physical built environment, as well as the degree to which planning decisions shape cities and towns across the country.
Our task
Our task

- Population growth projections for 2044 do not align with housing stock quantities in Pacific County’s incorporated Municipalities.

- The previous Pacific County LCY groups created vacant and underutilized parcel identification maps, a land capacity analysis, and generalized infill zoning recommendations for each city. We are building upon this work.

- We are using this previous work to identify zoning barriers to potential infill middle housing, which has been mapped for South Bend, Raymond, and Long Beach.

- We have also identified zoning change recommendations which can help municipalities think about how to adequately plan for housing growth under new housing bills.”
Middle Housing

WA state law defines “middle housing” as buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes. (Washington State Department of Commerce, 2024).

why reduce barriers to middle housing?

Benefits of reducing barriers to infill missing middle housing in small municipalities like Pacific Counties’ cities include:

- Increased Housing Options
  - Provides diverse and affordable housing types, attracting & supporting a wider range of residents.

- Economic Growth
  - Boosts local businesses and stimulates investment, revitalizing neighborhoods and supporting the local economy.

- Sustainable Development
  - Promotes efficient land use, reduces urban sprawl, and enhances walkability and community cohesion.
In 2021, the Washington Legislature changed the way communities are required to plan for housing with House Bill 1220 (HB 1220). The Growth Management Act (GMA) housing goal was amended to “plan for and accommodate” housing affordable to all income levels, significantly enhancing the previous goal, which was to “encourage affordable housing.”

HB 1337

HB 1337 (2023) requires all local governments planning under the GMA to allow at least two ADUs per lot within urban growth areas, with some limitations. Final guidance and additional resources for local government planners are available here:

HB 1110

HB 1110 (Chapter 332, Laws of 2023), enacted in the 2023 legislative session, requires 77 communities to revise their zoning codes to allow middle housing buildings of two to six units per lot in residential neighborhoods. This is in addition to the statewide requirement to allow two accessory dwelling units (ADUs) per lot within designated urban growth areas.
Updated HAPT Breakdown as of April 2024. The population growth allocation percentages are based on the population growth allocations from the Pacific County Comprehensive Plan (2021). We then applied these allocations to the new March 2023 HAPT population growth and housing need numbers for the county. The total housing unit need number for the county came from the HAPT tool, while the population allocations to each municipality came from table 2-7 “Projected Growth” of the Pacific County Comprehensive Plan (2021).

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Percent Allocation Population Growth 2020-2040</th>
<th>Total Housing Units Needed 2044</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unincorporated County</td>
<td>28.6%</td>
<td>400</td>
</tr>
<tr>
<td>Ilwaco</td>
<td>20.9%</td>
<td>293</td>
</tr>
<tr>
<td>Long Beach</td>
<td>33.58%</td>
<td>470</td>
</tr>
<tr>
<td>South Bend</td>
<td>3.98%</td>
<td>56</td>
</tr>
<tr>
<td>Raymond</td>
<td>12.94%</td>
<td>181</td>
</tr>
<tr>
<td>Total County</td>
<td></td>
<td>1,400</td>
</tr>
</tbody>
</table>
Middle Housing Types

Models from the Washington State Department of Commerce
## Duplexes (Small Middle Housing)

<table>
<thead>
<tr>
<th>MMHI type:</th>
<th>No. units</th>
<th>MMI dimensions (sq ft)</th>
<th>MMI area (sq ft)</th>
<th>Min lot dimensions (sq ft)</th>
<th>Min lot size (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duplex 01</td>
<td>2</td>
<td>24 x 45</td>
<td>1,080</td>
<td>44 x 95</td>
<td>4,180</td>
</tr>
<tr>
<td>Duplex 02</td>
<td>2</td>
<td>39 x 35</td>
<td>1,365</td>
<td>49 x 85</td>
<td>4,165</td>
</tr>
<tr>
<td>Duplex 03</td>
<td>2</td>
<td>36 x 36</td>
<td>1,296</td>
<td>46 x 86</td>
<td>3,956</td>
</tr>
</tbody>
</table>

Cottage Housing (Small Middle Housing)

<table>
<thead>
<tr>
<th>MMI type:</th>
<th>No. units</th>
<th>MMI dimensions (sq ft)</th>
<th>MMI area (sq ft)</th>
<th>Min lot dimensions (sq ft)</th>
<th>Min lot size (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cottage housing 01 (6 bldgs)</strong></td>
<td>6</td>
<td>21 x 22 (per bldg, x6)</td>
<td>2,772 total 462 (per unit)</td>
<td>105 x 120</td>
<td>12,600</td>
</tr>
<tr>
<td><strong>Cottage housing 02 (6 bldgs)</strong></td>
<td>6</td>
<td>21 x 25 (per bldg, x6)</td>
<td>3,150 total 525 (per unit)</td>
<td>105 x 120</td>
<td>12,600</td>
</tr>
</tbody>
</table>

source: [https://deptofcommerce.app.box.com/s/j2h7j57vb0roy3praq8w897ed3sspxza](https://deptofcommerce.app.box.com/s/j2h7j57vb0roy3praq8w897ed3sspxza)
## Triplexes (Medium Middle Housing)

<table>
<thead>
<tr>
<th>MMI type:</th>
<th>No. units</th>
<th>MMI dimensions (sq ft)</th>
<th>MMI area (sq ft)</th>
<th>Min lot dimensions (sq ft)</th>
<th>Min lot size (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Triplex 01</td>
<td>3</td>
<td>35 x 49</td>
<td>1,715</td>
<td>45 x 99</td>
<td>4,455</td>
</tr>
<tr>
<td>Triplex 02</td>
<td>3</td>
<td>45 x 39</td>
<td>1,755</td>
<td>55 x 88</td>
<td>4,840</td>
</tr>
</tbody>
</table>

Source: https://deptofcommerce.app.box.com/s/j2h7j57vb0roy3praq8w897ed3sspxza
# Fourplexes (Medium Middle Housing)

<table>
<thead>
<tr>
<th>MMH type:</th>
<th>No. units</th>
<th>MMH dimensions (sq ft)</th>
<th>MMH area (sq ft)</th>
<th>Min lot dimensions (sq ft)</th>
<th>Min lot size (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fourplex 01</strong></td>
<td>4</td>
<td>40 x 40</td>
<td>1,600</td>
<td>50 x 90</td>
<td>4,500</td>
</tr>
<tr>
<td>Fourplex 02</td>
<td>4</td>
<td>36 x 58</td>
<td>2,088</td>
<td>46 x 138</td>
<td>6,348</td>
</tr>
<tr>
<td>Fourplex 03</td>
<td>4</td>
<td>49 x 47</td>
<td>2,303</td>
<td>59 x 97</td>
<td>3,363</td>
</tr>
<tr>
<td>Fourplex 04</td>
<td>4</td>
<td>40 x 58</td>
<td>2,320</td>
<td>50 x 108</td>
<td>5,400</td>
</tr>
</tbody>
</table>
### Fiveplexes (Medium Middle Housing)

<table>
<thead>
<tr>
<th>MMH type:</th>
<th>No. units</th>
<th>MMH dimensions (sq ft)</th>
<th>MMH area (sq ft)</th>
<th>Min lot dimensions (sq ft)</th>
<th>Min lot size (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fiveplex 01</td>
<td>5</td>
<td>80 x 54</td>
<td>4,320</td>
<td>90 x 104</td>
<td>9,360</td>
</tr>
<tr>
<td>Fiveplex 02</td>
<td>5</td>
<td>98 x 71</td>
<td>6,958</td>
<td>108 x 121</td>
<td>13,068</td>
</tr>
</tbody>
</table>
Sixplexes (Medium Middle Housing)

<table>
<thead>
<tr>
<th>MMH type:</th>
<th>No. units</th>
<th>MMI dimensions (sq ft)</th>
<th>MMI area (sq ft)</th>
<th>Min lot dimensions (sq ft)</th>
<th>Min lot size (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sixplex 01</strong></td>
<td>6</td>
<td>67 x 47</td>
<td>3,149</td>
<td>77 x 97</td>
<td>7,469</td>
</tr>
<tr>
<td><strong>Sixplex 02</strong></td>
<td>6</td>
<td>42 x 62</td>
<td>2,604</td>
<td>52 x 112</td>
<td>5,824</td>
</tr>
</tbody>
</table>
### Courtyard Housing
(Medium/Large Middle Housing)

<table>
<thead>
<tr>
<th>MMH type</th>
<th>No. units</th>
<th>MMI dimensions (sq ft)</th>
<th>MMI area (sq ft)</th>
<th>Min lot dimensions (sq ft)</th>
<th>Min lot size (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Courtyard 01</td>
<td>6</td>
<td>67 x 47</td>
<td>3,149</td>
<td>77 x 97</td>
<td>7,469</td>
</tr>
<tr>
<td>Courtyard 02</td>
<td>~13</td>
<td>108 x 88</td>
<td>9,504</td>
<td>140 x 120</td>
<td>16,800</td>
</tr>
<tr>
<td>Courtyard 03 *not an option in Pac co due to 35 ft bldg height limits</td>
<td>6+</td>
<td>120 x 118</td>
<td>14,160</td>
<td>140 x 150</td>
<td>21,000</td>
</tr>
</tbody>
</table>
## Townhouses
(Medium/Large Middle Housing)

<table>
<thead>
<tr>
<th>MMH type:</th>
<th>No. units</th>
<th>MMH dimensions (sq ft)</th>
<th>MMH area (sq ft)</th>
<th>Min lot dimensions (sq ft)</th>
<th>Min lot size (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse 01</td>
<td>3</td>
<td>22 x 35 (per unit, x3)</td>
<td>2,310 770 (per unit)</td>
<td>76 x 85</td>
<td>6,460</td>
</tr>
<tr>
<td>Townhouse 02</td>
<td>5</td>
<td>22 x 35 (per unit, x5)</td>
<td>3,850 770 (per unit)</td>
<td>120 x 85</td>
<td>10,200</td>
</tr>
<tr>
<td>Townhouse 03 (2 bldgs)*not an option in Pac co due to 35 ft bldg height limits</td>
<td>6</td>
<td>20 x 35 (per unit, x3 for 2 bldgs)</td>
<td>2,100 (per bldg) 700 (per unit)</td>
<td>160 x 60</td>
<td>9,600</td>
</tr>
</tbody>
</table>
Municipal Recommendations
Our recommendations for reducing barriers to infill middle housing

1. Ilwaco
2. Raymond
3. South Bend
4. Long Beach
Ilwaco Recommendations
**Current**

- **R-1 Zoning District:**
  - Minimum lot size: 5,000 sq. ft.
- **R-2 Zoning District:**
  - Minimum lot size (Duplexes): 7,000 sq. ft.
  - Minimum lot size (Multifamily dwellings): 6,000 sq. ft. plus 1,000 sq. ft. for each additional ground floor dwelling unit and 500 sq. ft. for each additional dwelling unit above ground level
- **Front side setback standards (R-1 & R-2 Zoning Districts):**
  - Minimum front side setback length: 15 feet
Recommendations

- **R-1 Zoning District:**
  - Decrease the minimum lot size from 5,000 sq. ft. to 4,500 sq. ft.

- **R-2 Zoning District:**
  - Decrease the minimum lot size for Duplexes from 7,000 sq. ft. to 6,000 sq. ft.
  - Decrease the base minimum lot size for Multifamily dwellings from 6,000 sq. ft. to 5,000 sq. ft.
  - Decrease the additional lot size minimum increase for additional ground-floor units in multifamily dwellings from 1,000 sq. ft. to 500 sq. ft.

- **Front side setback standards (R-1 & R-2 Zoning Districts):**
  - Decrease the minimum front side setback length from 15 feet to 10 feet.
Raymond
Current

- Zoning
  - Allows higher density on smaller parcels
    - Duplexes on 6,000 Sq Ft
    - Multi Family on 10,000 sq ft or larger
- Vacant “infill” parcels
  - 86 Res. Parcels near sewer
- Sewer is not extended throughout UGA
- According to updated HAPT numbers, and allocated based on population growth shares, Raymond may need about 181 homes by 2044
Sewer
Sewer
Vacant Sewer-Connected Parcels

Square Feet

- Under 6,000
- Over 6,000
- Over 10,000

Example Parcels - Fitting in Middle Housing

- Triplex 02
- Fourplexes
- Fourplex 01
- Townhouse 01

[Map showing parcel locations and streets]
Example Parcels- Fitting in Middle Housing

Triplexes

Fourplexes
Example Parcels - Fitting in Middle Housing

Triplex 01

Triplex 01

Fourplexes

6000

5998

Raymond South Bend Rd

Fir St

Harrison Ave

Birch Ln

Eldorf St

Peters St

Seeley
Recommendations

- **Zoning**
  - Allow triplexes, possibly fourplexes on parcels less than 10,000 square feet if setback and height requirements are met
  - Setbacks
    - Front: Reduce to 10 or 15 Sq Ft
    - Explore reducing rear setbacks from 25 to 15 to 10 feet
  - Update zoning to align with HB 1337, allowing up to two ADUs per lot

- **Extend utilities - grants**
  - CHIP: Assists with utilities connection or covers costs of connection fees
  - Sales and use tax for affordable housing
  - Offer waivers connection fees for affordable and infill housing

- **Affordability**
  - Deed restrictions for income or limited equity and/or STR
  - ADUs
South Bend
Recommendations
Barriers to Infill Housing in South Bend

- no new multi-family housing allowed to be developed in Downtown Commercial district
  - visualized in Map 1
  - rec: amend code to allow new duplexes and/or MFH in Downtown Commercial district
- minimum lot sizes are prohibitive (11,600 sq ft for duplex and 20,000 sq ft for MFH)
  - demonstrated in Maps 2, 3, 4, 5
  - rec: reduce minimum lot sizes; City of Tacoma, for example, in their RIPP (Resident Infill Pilot Program) set out minimum duplex lot sizes in their residential zones to be 6,000 sq ft and multi-family infill housing unit minimum lot sizes to be 7,500 sq ft (City of Tacoma, 2024).
- restrictive max lot coverage
  - demonstrated in Map 6
  - rec: increase max lot coverage
- sewer not extended to many vacant lots
  - visualized in Map 7
  - rec: extend sewer; apply for (USDA) Rural Development - Water and Waste Disposal Loan and Grant Program (program that provides funding for water and waste disposal systems in rural areas and towns with populations of 10,000 or less. Municipalities in Pacific County may be eligible for these grants and loans to improve their sewer infrastructure. More information: https://www.rd.usda.gov/programs-services/water-environmental-programs/water-waste-disposal-loan-grant-program-3#other-requirements
key takeaways: there are 8 parcels in the Downtown Commercial district that could house duplex or MFH housing if zoning allowed.

Map 1 - SB

Duplex/MFH in Downtown Commercial

Parcel type

- Vacant Downtown Commercial parcels (8 parcels)
- Other vacant parcels (in Neighborhood district) (136 parcels)

other

City boundary
Vacant parcel analysis (by area)

Map 2 - SB

key takeaway:
Based on current SB zoning min lot sizes:
59 vacant parcels are too small for even a single fam dwelling (<8,700 sq ft),
18 could fit only single fam unit (<11,600),
38 could fit duplex (11,600-19,999 sq ft),
29 could fit MFH (> 20,000 sq ft)

Thus, current min. lot sizes are restricting MMH in South Bend

Parcel area size (sq ft)

434 - 8699 sq feet
8700 - 11599 sq feet
11600 - 19999 sq feet
20000 - 97620 sq feet

Other

City boundary

Current SB zoning requirements (as of 2024)

duplex min. lot size: 11,600 sq ft
MFH min. lot size: 20,000 sq ft
Vacant parcel analysis (by no. units)

Map 3 - SB

key takeaway: there are many vacant parcels in SB with capacity for larger MMH types (housing 6-13 units).

Max no. units possible (largest housing option)

- 0 units (4 parcels)
- 1 - 3 units (2 parcels)
- 4 - 5 units (10 parcels)
- 6 units (74 parcels)
- 7 - 13 units (54 parcels)

Other
- City boundary
Vacant parcel analysis (by no. units)

- 1 - 3 units:
  - (2 parcels)
    - duplex 01-03
    - triplex 01-02
    - townhouse 01

- 4 - 5 units:
  - (10 parcels)
    - fourplexes 01-04
    - townhouse 02
    - fiveplex 01-02

- 6 units:
  - (74 parcels)
    - cottage housing 01-02
    - sixplex 01-02
    - courtyard 01

- 7 - 13 units:
  - (54 parcels)
    - courtyard 02

(2 parcels)
(10 parcels)
(74 parcels)
(54 parcels)
Duplexes feasible but not allowed

- min. lot sizes for duplex in SB is 11,600 sq feet
- allowed solely in Neighborhood district

key takeaway: restrictive zoning is a barrier for the creation of duplexes in SB (69 vacant parcels fit a duplex but are not allowed)

144 total vacant parcels

parcel type
- Duplex will not fit and is not allowed (4)
- Duplex fits but not allowed (69)
- Duplex fits and is allowed (61)
- Downtown Commercial District (9)

other
- City boundary
MFH feasible but not allowed

- min lot sizes for MFH in SB is 20,000 sq ft
- MFH not permissible in Downtown commercial district (only allowed in Neighborhood District)

key takeaway: current restrictive zoning is a barrier to MFH middle housing opportunities in SB

Map 5 - SB

parcel type

- Will not fit MFH and is not allowed (13 parcels)
- Will fit MFH but is not allowed (97 parcels)
- Downtown commercial district [new MFH not allowed] (9 parcels)
- fits MFH and allowed (25 parcels)

other

City boundary
max lot coverage/restrictive reason

- Max lot coverage is 65% in SB’s neighborhood district.
- Key takeaway: Max lot coverage is the restrictive factor for roughly half of SB’s vacant parcels.

- 69 parcels restricted by max lot coverage.
- 75 parcels simply restricted by physical dimensions.

Map 6 - SB
key takeaway: many parcels near sewer and far from sewer, particularly in neighborhood zone

53 parcels 'on sewer'
40 parcels 'near sewer'
51 parcels 'far from sewer'

Environmental protection district parcels, far from sewer (1)
Neighborhood district parcels, far from sewer (51)
Downtown Commercial parcels, near sewer (3)
Neighborhood parcels, near sewer (39)
Downtown commercial parcels, on sewer (6)
Neighborhood district parcels, on sewer (43)

other

sewer lines
City boundary
sewer lift stations (4)
key takeaway: wetlands affect max. 41 of the 144 vacant parcels, particularly in the east part of the city.

Parcel type
- within 25 ft of wetland (8 parcels)
- within 300 ft of wetland (33 parcels)
- not affected (103 parcels)

Buffers
- 25 ft wetland buffer
- 300 ft wetland buffer

Other
- designated wetland
- City boundary
key takeaway: 25 of the 144 vacant parcels can be merged to allow for greater infill housing opportunities.

South Bend Mergable Parcels Map

Parcel type

- Mergable vacant parcels (25)
- Unmergable vacant parcels (114)

Note: all mergable parcels zoned as Neighborhood District.

Other

- City boundary

Methodology

- adjacent vacant parcels joined together using 'Dissolve' tool
- new parcel area compared to previous parcel area
South Bend Merged Parcels Map

Methodology:
- adjacent vacant parcels joined together using 'Dissolve' tool
- new parcel area compared to previous parcel area

Parcel type:
- Unmergable vacant parcels (119)
- Mergable parcels (25)

Note: all merged parcels zoned as Neighborhood District

Other:
- City boundary

Note:
- Before and after map showing the effect of merging adjacent parcels.
Recommendations to address these barriers in South Bend:

- decrease minimum lot sizes
  - look to Raymond and WA Dept of Commerce MMH type standard min lot sizes
- extend sewer
  - USDA water and waste disposal loan & grant program (grant example)
- increase max lot coverage
- decrease front setbacks (20 ft)
- allow new multi-family housing in Downtown Commercial District
  - Sisters, OR is a city that has made this amendment
- increase minimum ADU size from 500 sq ft
  - HB 1337 and municipalities like Eastham, MA which allow up to 1,200 sq ft
**Additional future considerations for South Bend**

- update GIS map for new zoning (changed in 2017)
- perform same analysis using merged parcels identified
- perform a wetland analysis based on categorization i-iv
- form-based code
  - a zoning regulation that prioritizes the physical form and design of buildings and public spaces over land use, promoting cohesive and aesthetically pleasing urban development
- floating or overlay zones (more flexible zoning tools)
Long Beach Recommendations
Long Beach Allowed Housing

Allowed Housing
- N/A
- Quadplex and Lower
- Single Family Only
- Duplex and Lower
- Hotels and Motels
- Live-work spaces within residential uses

Other
- Long Beach Outline
Long Beach Parcel To MMH Comparison

Largest Housing Option

- 0 Units
- 2 Units
- 3 Units
- 6 Units
- 13 Units
- Other

Long Beach Outline
Long Beach Can Fit Lot Coverage

Largest Housing Option

- **4 Units**
- **6 Units**
- **13 Units**
- Other

[Map of Long Beach highlighting different housing options]
Long Beach Largest Housing Option

Largest Housing Option

- 4 Units
- 6 Units
- 13 Units

Other

Long Beach Outline
Long Beach Barrier For Housing

More Restrictive

- Buildable Area
- Maximum Lot Coverage

Other

- Long Beach Outline
Long Beach Wetland Analysis Map

Sensitivity
- Within 25ft and 300ft
- Within 300ft

Buffers
- WA Wetlands
- WA Wetlands 25ft Buffer
- WA Wetlands 300ft Buffer

Other
- LongBeach Outline

19 of 66 are in 25ft and 300ft, 13 of 66 are with 300ft Buffer
Recommendations to address Long Beach:

- Allow Larger Middle Housing types
  - Courtyard Housing Type can fit
  - But is not allowed based on zoning

- Increase max lot coverage
  - 36 of 66 parcels are Lot Coverage capped
    - But larger housing units can be built

- Participate in a wetland buffer study
  - Determines appropriate buffers for the categories of Wetland
Recommendations to address Long Beach:

- Allow Duplex within zoning
  - R1 Single-Family Residential
  - Single-Family Residential Restricted

- Allow Triplex within zoning
  - R2 Two-Family Residential
  - R2R Two-Family Residential

- Allow Fiveplex and Sixplex Middle Housing
  - R3 Multi-Family
  - R3R Multi-Family
05
Q&A
THANKS

ADDITIONAL QUESTIONS? Contact us at:

- Omar Rasmussen - rasmuso@uw.edu
- Rachel Bell - rbell18@uw.edu
- Cameron Berrens - cberrens@uw.edu
- Jennifer Hunt - jehunt@uw.edu