

Middle Housing Public Engagement Summary

Town of Coupeville, WA



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Prepared for
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Introduction

Purpose of Engagement

Recently passed House Bills 1337 and 1110 mandate jurisdictions to plan for a wider variety of housing than previously required. With grant funding from the Washington Department of Commerce the Town initiated this project to implement recent middle housing legislation (HB 1110). Additionally, The Town has supplemented this grant with its own budget to plan for Accessory Dwelling Units (ADUs) as part of the same code update process. This code update process will determine how and where different types of middle housing and ADUs will be permitted throughout the jurisdiction. The Town has started to collect public input before beginning the code analysis process.

The purpose of the middle housing Outreach Survey and Stakeholder Input Process is to gather input from the community which can inform the Code Update. Public outreach provides residents the ability to participate in the long-range planning of their town. This document outlines the process by which the Coupeville community was engaged, as well as an analysis of the feedback received.

Methods

Stakeholder Methods

Two groups met to discuss their desires for the code update process. The first event was a virtual community stakeholder meeting on May 30th, 2024. Town staff advertised the opportunity for the public to provide input through a group discussion via notice boards at key locations within Coupeville and on the Town's website dedicated to the middle housing project leading up to the event. Town staff presented a project overview, describing the goals of the middle housing update, ADU implementation options, and the applicable legislative requirements. Town staff then opened the group to questions and a guided discussion. In total, three community members attended the virtual meeting.

The second event was a combined, hybrid, public meeting of the Planning Commission, which met on June 4th, 2024. This meeting served as both the second community stakeholder group discussion and the first Planning Commission directional meeting. Town Staff began with a project overview presentation, highlighting the legislative context, showing commonalities between middle housing types, and giving an overview of ADUs. Staff opened the floor for a guided discussion. In total, five members of the community participated in the discussion. As a follow-up to the directional meeting with the Coupeville Planning Commission, Town Staff consolidated the direction and presented it to the Coupeville Town Council to ensure policy direction for this project is in line with the Town Council's goals (Appendix C)

Survey Methods

The Coupeville community was invited to provide early directional input on the middle housing Code Update project through the Town Hall bi-monthly Newsletter, at local events tabled by Town Staff, dedicated middle housing webpage and posted notices throughout the Town. These promotional materials are shown in Appendices D and E. The Community survey received 56 individual responses, including 52 online responses and 4 write-in responses. The survey was available in 2024 from April to July. Separately, Builders were invited to participate in the Builder survey through direct email invitations from Town Staff.

First Community Meeting Results

The First Community meeting group largely discussed their future-facing desires for middle housing. They considered the goals of the project, an intrinsic unaffordability present in the Town, desired design aspects, lot type considerations, and those groups that should be served by middle housing. The following analysis summarizes the desires of the group for Coupeville's middle housing Code Update. Full meeting notes can be found in *Appendix A*.

Defining the Project Goals

Participants discussed the goal of middle housing and ADU housing types as they apply to the Coupeville housing market. Participants identified ADUs as creating an opportunity for additional vacation rentals, which was an undesirable outcome. The group discussed the current town code about short-term rentals, the advantages, and disadvantages of vacation rentals in Coupeville, and agreed that additional middle housing should instead seek to create permanent housing opportunities for current town residents and prospective residents. The group identified avoiding negative impacts on the tourism economy as a goal of general town planning. The group discussed socially active housing types throughout the conversation, both for specific groups (such as the elderly population) and as a primary advantage to middle housing development.

Unaffordability in Coupeville

The group recognized that housing in Coupeville is unaffordable. The group identified a fundamental disconnect between the money residents earn and how much housing costs in the Town. A renter reported difficulty finding affordable rental units in or near Coupeville. A homeowner identified their high income (due to their employment in a less affordable jurisdiction) as the reason for their ability to afford a single-family home in Coupeville. Participants agreed that even people with moderate incomes and high levels of education often cannot find housing to fit their needs. The participants identified developer incentives as a cause for a lack of the desired housing: developers want to create the largest and most expensive product possible to gain the largest revenue per unit. The group agreed that creating appropriate developer incentives should be investigated as part of the code update.

Desired Design Aspects

The group discussed the desired visual characteristics of middle housing in Coupeville. The group wanted the mass and scale of new developments to not overpower the existing structures in town. As identified by the group, larger



developments can dwarf the smaller historic houses, which leads to a visual lack of cohesion. The perceived scale of structures from the street was also seen as an important part of the visual characteristics of housing. The group agreed that breaking up what could be larger structures into smaller structures was advantageous for a cohesive town aesthetic. One participant suggested creating a gradient of building scale throughout the town to avoid large discrepancies in size between neighboring structures. The group identified current design review processes as a key reason why Coupeville has maintained a beautiful and charming housing landscape.

Lot Type Considerations

The group defined several key aspects of lots best suited for middle housing development. Lots closer to transit routes and in more walkable areas were seen as better for middle housing because residents best served by middle housing may need easier access to key amenities. Existing lower-intensity and non-historic residential lots, such as those lots with relatively new single-family residences, were seen as good lots for redevelopment into middle housing types. Considering that town residents value parks and undeveloped green space, this was seen as especially beneficial.

Groups Best Served by Middle Housing

Two key groups were identified as key beneficiaries for middle housing in Coupeville. The participants agreed that housing designed for elderly residents to age in place would be beneficial. This was discussed as being implemented through single-floor, smaller, and easier-to-maintain homes. Middle housing could also facilitate opportunities for socialization among elderly residents. The group agreed that the people who work in Coupeville, particularly those who earn service wages, would be a key community served by middle housing. The group identified that the current housing opportunities in the Town do not match the needs of those who are employed in the town. Creating opportunities for people to live where they work was identified as a key project goal.

Combined Second Community and Planning Commission Meeting

The Combined Second Community and Planning Commission Meeting group spent more time expressing concerns related to the development of middle housing and ADUs throughout the town. Their concerns were related to growth, affordability, and visual nuisance. They also discussed design considerations. The following analysis summarizes the desires of the group for Coupeville's middle housing Code Update. Full notes can be found in *Appendix B*.

Design Considerations

The group agreed that Coupeville has a notably historic housing stock, which contributes significantly to its small-town, rural character. Participants said that while there is no unifying architectural characteristics through the town, the throughline is often the approachable small size and scale of the structures. The group agreed that regulating the bulk envelope of buildings to ensure consistency throughout town would likely be the most important regulation. Participants liked the idea of having larger developments look like smaller developments through smaller scale buildings. A participant noted that considering the number of single-family residences in town smaller than 800 square feet, a 1,000 square foot maximum ADU was a reasonable size. The group considered context-specific regulations to permit ADUs or middle housing based on how many ADUs or middle housing units already exist in their vicinity. By implementing this type of permitting scheme, moderate density units would be spread out throughout the Town and integrated into the existing stock instead of overpowering the older housing stock in one area. The group considered preapproved designs as well. They saw preapproved designs as a method to provide more confidence to homeowners considering ADU additions who otherwise may be wary of developing due to the Town's design review process.



Growth Concerns

The group expressed concern that increasing the number of housing units within their town boundaries would negatively impact the community. The group expressed some concern that the infrastructure in the town, specifically water and sewer, would not be able to meet the demand anticipated from additional residents. The group expressed interest in commissioning a report to understand the state of groundwater available on the Island. The group noted that there is lot of buildable land available outside of the Town's boundaries, but also expressed the value in preserving adjacent agricultural lands. Concern was also expressed by a group member that developers would find a way to take advantage of larger building envelopes without adhering to other required characteristics of middle housing. Throughout the conversation, there was a perception that state-imposed planning goals were arbitrary and not necessarily aligned with Coupeville's best interests or situation.

Affordability Concerns

Housing affordable to workers and other lower-income groups was seen as a worthwhile goal, but the group was not confident that allowing middle housing and ADU housing types would meet this goal. The group expressed concern that developers would develop middle housing types, but the cost necessary to construct the units would force developers to rent or sell the units to higher-income groups. One group member alluded to a previous unspecified analysis that found higher density housing in the area unlikely to be affordable to the targeted lower-income groups. A participant also noted that even those with moderate incomes cannot afford to buy or rent housing in Coupeville that fits their needs.

Visual Nuisance Concerns

Many members of the group expressed concerns for a potential lack of pride in residence from those who would live in middle housing and ADU housing types. This was often expressed as a concern for renters leaving nuisance vehicles in their front yards and otherwise not maintaining their public-facing spaces. The group agreed that the responsibility to avoid visual nuisances should be with the owners of the property and that owners who live out of town often do not maintain their properties as well as those who live in Coupeville. Several participants made the point that both renters and homeowners are responsible for visual nuisances and that encouraging more rental units will not necessarily lead to more visual nuisance in the Town. The group explored legislative options to better regulate the visual nuisances of concern.

Community Survey Results

The analysis below describes the current perceptions and future aspirations of respondents as they pertain to the Coupeville middle housing Code Update. Due to rounding, percentages may not add to 100. Complete tabulation of data is given in *Appendices F*.

Respondent Profile

Most of the survey respondents own their homes (89%) and live in Single-family Residences (84%). Of those who don't live in Single-Family residences, most live in Accessory Dwelling units (9%). The sample was asked to identify any level of Cost Burden they were experiencing. Over half (54%) identified as spending thirty percent or more of their income on housing costs, indicating various levels of cost burden. The sample's self-reported cost burden may be different than their actual cost burden.



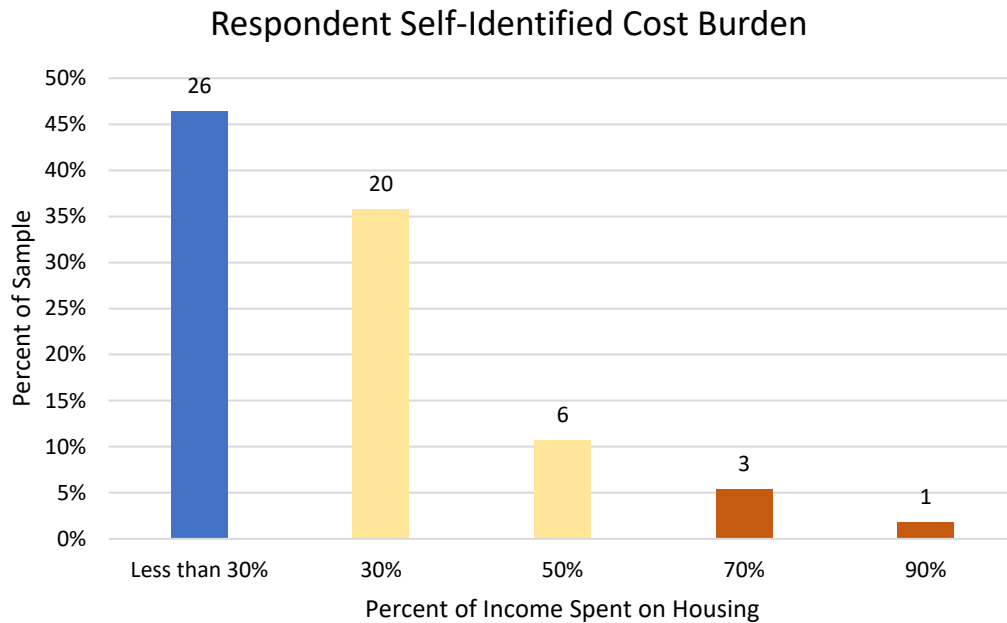


Figure 1: Respondent self-identified cost burden. Households that pay more than 30% on their housing are considered cost-burdened (shown in yellow), while those that pay more than 50% are considered severely cost-burdened (shown in red).

Significance

This survey received 56 responses, approximately 3% of the Coupeville population. This sample size can be considered a significant amount, which may represent the overall population accurately. When drawing conclusions from this sample, the respondent profile should be considered.



Middle Housing Concerns

Residents were questioned about their concerns regarding middle housing development in Coupeville. The area of most concern was neighborhood character, with nearly a third (31%) of respondents ranking it as their area of most concern. Affordability (21%) and environmental protection (17%) were also areas commonly ranked as top concerns. Aesthetics and density were widely ranked in the top four areas of concern. Developer interest and public safety were often ranked low as areas of concern. Survey participants were provided a write-in box for other areas of concern, and while many (81%) left this at the low end of the concern scale, more than half of the respondents wrote in other concerns. Some comments reinforced existing concerns, such as the affordability of new units or the loss of specific neighborhood character aspects- often historic character specifically. Infrastructure concerns were prevalent as well, with traffic and parking highlighted as areas of concern. Some people used the open response option to express their general disdain for middle housing development or to indicate that others will likely be unhappy with the development of middle housing in their town.

What are you most concerned about regarding middle housing development in Coupeville?

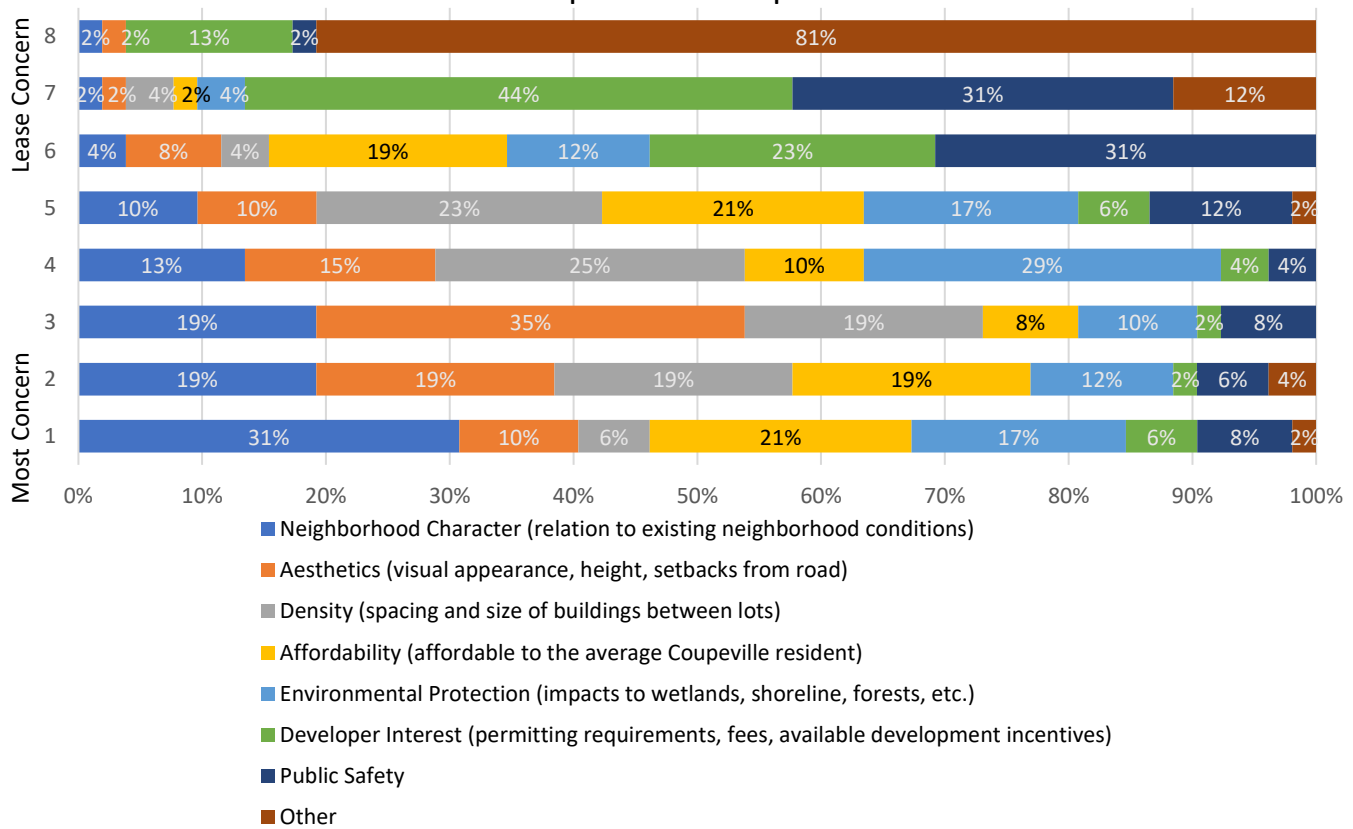


Figure 3: Participants were asked what they were concerned about regarding middle housing in Coupeville. The bottom bar represents areas where residents are very concerned about middle housing development in Coupeville, and the top bar represents areas where residents are least concerned about development.



Middle Housing Design

Participants were asked to give input on how they wanted middle housing to look in the Town. Broadly, people wanted middle housing to fit with the existing neighborhood character. Respondents preferred matching mass and scale of the existing structures surrounding the middle housing development or expressed their desire for small buildings, such as cottage housing developments. Many people noted that they want current code requirements for areas enforced “as-is” for new forms of middle housing. People also noted that providing discrete parking for the units on site is paramount. People commented that middle housing siting should facilitate access to mass transit and amenities such as grocery stores. The preservation of open spaces and required landscaping shows the sample’s desire for an increase of green space through the implementation of middle housing. Respondents commented that front setbacks will maintain community character by providing a buffer from the street to the house.

Respondents were also polled on specific middle housing design standards. Generally, people agreed with the standards proposed. The only proposal which did not receive support from more than half of the respondents (only 46% approval) was the allowance of middle housing in all residential zones. Residents were in the strongest support of maintaining middle housing unit height in accordance with Town development regulations, with 89% of participants supporting it. A similar large margin of survey participants supports general appearance standards (82%) and preventing conflict between driveways and main roadways (80%).

Indicate how you feel about some of these potential middle housing design and siting standards.

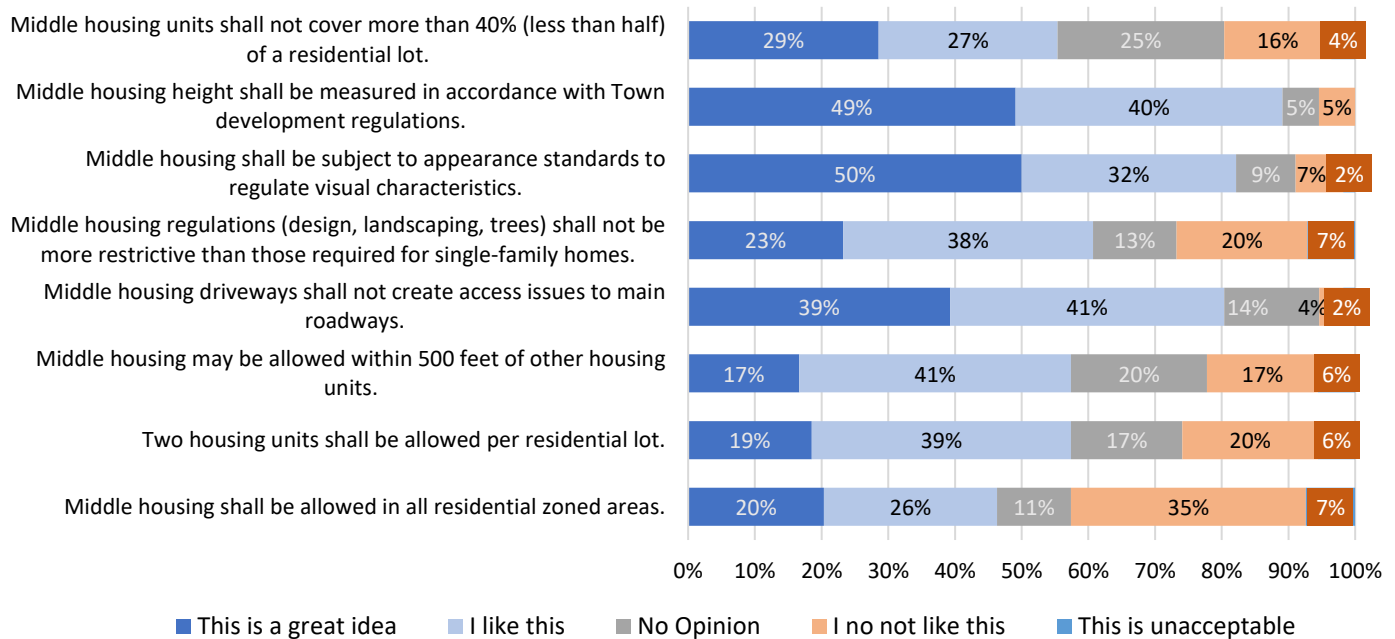


Figure 4: Participants were asked for their opinion on specific middle housing design and siting standards.



Community Values in Middle Housing

The survey asked respondents to identify community values and interests that should be prioritized in the development of middle housing. Some respondents took the opportunity to outright oppose any middle housing or any additional housing in the Town. Several respondents alluded to fears that development of middle housing would bring in residents who were unconcerned with the aesthetic character of Coupeville neighborhoods. Others wanted to make sure that the implementation of new housing would create units affordable to the Coupeville workforce, as opposed to creating units affordable only to those with a high income or as second homes. Survey respondents wanted to ensure that the development of new middle housing would not infringe on the amenities enjoyed by current residents, such as views. Many respondents alluded to preserving neighborhood character, and the facet of character most referred to be the height and scale of buildings. Respondents did not want buildings to stand out from the existing housing stock, either in design or in scale. Respondents also expressed the desire to preserve the availability and quality of water in Coupeville.

Builder Survey Results

The Builder Survey received two responses during the period it was open. Due to this very small sample size, the results of this survey may not accurately represent the opinions of the entire Coupeville building community. This small sample size should be considered when interpreting the results of this survey. Full survey results can be found in *Appendix G*.

Permit Process Improvements

Builders were asked what permit process improvements or development incentives would make middle housing more attractive and feasible to develop in the Town of Coupeville. Both builders agreed that expediting permit review and processing and continued developer collaboration and partnership would make middle housing development more feasible. One builder (one half of the entire sample) thought that flexible bulk development standards and reduced permit fees would improve the feasibility of middle housing development in Coupeville.

Current Middle Housing Feasibility

The survey asked builders what housing units were feasible currently in the Town of Coupeville. Both builders agreed that Single-Family residences, accessory dwelling units, townhomes, duplexes, triplexes and fourplexes were feasible. One out of the two respondents found that apartment complexes, cottage housing, senior/ assisted living, and mixed-use units were feasible. Mobile or manufactured housing received no votes as feasible. One of the builders indicated that they were interested in building more middle housing in Coupeville because more housing options will likely lead to more affordability, but that zoning code regulations were restricting the feasibility of middle housing development.

Changes to Increase Feasibility

The builders were asked to rank development standard changes in order of how effective they would be in creating cottage housing. Both builders put relaxed lot coverage and impervious surface standards in the top two slots. The builders agree that less restrictive setbacks would be effective as well (both ranked it third). Lowering parking and open space requirements were ranked in the middle of the efficacy rankings by both builders (4th and 6th place). Driveway and access standards and application and review procedures ranked low on the efficacy rankings, with the builders agreeing on the seventh and ninth place rank. Lowering zoning restrictions, floor area standards, and visual appearance and design review standards had mixed results.



What would make cottage housing development more attractive in the Town of Coupeville?

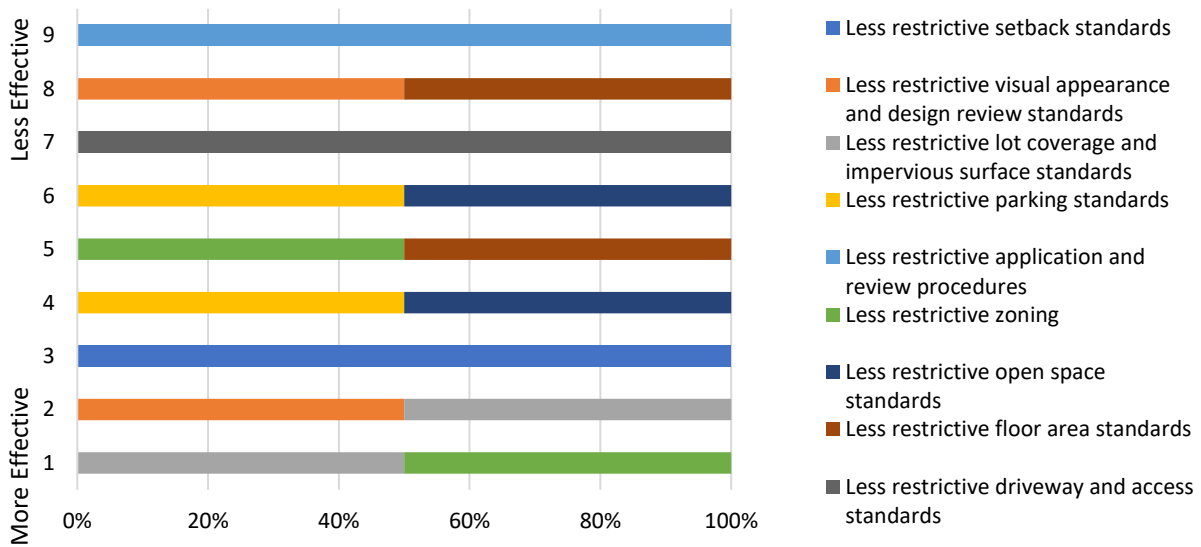


Figure 5: Builders were asked what development code changes would make cottage housing development more attractive in the Town of Coupeville.

Conclusion

While many members of the public had reservations about the implementation of middle housing types through Coupeville, the response was broadly neutral or positive. With careful, place-based design considerations and affordability strategically implemented, the middle housing update can be expected to be received positively.

Design Considerations

The primary concern expressed by the public was that middle housing code updates would result in a dramatic change in neighborhood character. Preserving the visual characteristics of the current Coupeville housing stock through the implementation of the middle housing code update should be a primary objective of the code update. Survey respondents were much more favorable to forms of middle housing that are similar in form to single-family residences, preferring cottages, townhomes, and ADUs over mixed-use units, apartments, and mobile homes. Stakeholder groups wanted the mass and scale of new developments to not overpower the existing structures in town, noting that larger developments often look out of place when they dwarf smaller historic structures.

Affordability

Every group identified affordability to target groups as a key facet of middle housing. The stakeholder group identified local workers and seniors as key groups that middle housing should serve. However, creating units affordable to people with lower income was seen as a challenge by all groups. A stakeholder group identified a disconnect between the money residents earn by working in town and the cost of housing in Coupeville. There was a concern shared that developers would develop middle housing types, but the cost necessary to construct these units would force developers to rent or sell the units to higher-income groups than intended by the code update project.



Appendix A: First Community Meeting Notes:

Notes by Cyrus Oswald

May 30th, 2024 6:00 pm

Attendees: Cyrus Oswald, Joshua Engelbrecht (Consultant and Town Staff), and three members of the public (M, K, and E)

Joshua (J) Presents:

- Meeting Etiquette
- Introduction of Joshua and Cyrus
- Project overview and meeting overview
- What is this project about? Coupeville town code, bringing local code into compliance with State Law.
 - o Going over the end goals of MMH as it applies to the Town: Other types of ownership, aligning state code, Implementing HB 1110, affordable housing requirements HB 1337
- MMH overview: both ADUs and MMH. “middle housing Light”- They aren’t constrained by the minimum requirements because they don’t fit the categories outlined by HB 1110.

Joshua opens up for questions:

- M: How does this fit into the comp plan update?
 - o The end product of this project will be filtered back through the comprehensive plan through the Land Capacity Analysis. This might change it due to a change in allowed uses
- K: Ownership vs rentals. ADUs seem like they’ll always be rentals. What applies to low income ownership?
 - o State legislation is interested in how ownership of ADUs can be separated. Cottage courts or courtyard apartments are more affordable, and you may be able to own these.
 - o K: Adding a lot of ADUs could add the potential to become vacation rentals.
 - o Currently they don’t allow short term rentals in residential zones. They have some short term residential ordinances in place, but they can alter them now that there are new requirements.
 - o K: clarifies they have a target of 350 housing units in the next 20 years. How does that look under the current code?
 - o We’re meeting the SFR requirements, but not the other categories of housing.
- K: “Dwelling in Coupeville” seniors able to age in place in Coupeville. Single floor, smaller houses, no exterior spaces, not everyone will be low income. No place to go in Coupeville. No developers want to build a single-story house. Aging in Place should be considered
- M: what were the suggestions that were brought forward to accommodate that group?
 - o K: They realized that cottage housing would be the way to go, but it’s super expensive to built it.
 - o J: This is a great case for MMH, it opens up these options for developers and provides an avenue to create incentives. We need to slot smaller scale developments into these existing neighborhoods
- E: Development costs for certain types of MMH are high. Why are they higher? What housing types are more expensive than other?



- K: Social component of MMH is attractive due to social interface. ADUs don't really have that. Communities designed for social interface
- J: The MMH tries to build in that communal walkable aspect into areas.
- **J: What is your experience with housing in Coupeville?**
 - K: As a renter, it's terrifying. I have lots of friends who cannot find housing anywhere near Coupeville. I got very lucky finding my current rental
 - M: Speaking for other people (I don't live in Coupeville). A friend had to live in someone's garden shed. There's a lot of great reasons to live in Coupeville, but the housing situation is terrible. People who work here can't live there. Stories of people with college/masters degrees living in garden shed +1K
 - E: Just moved to Coupeville a year and a half ago from Seattle, work remotely. In Seattle, couldn't afford more than a 2 bd place. Could end up affording here due to their double income out of area income. Traveling nurses who would have a huge salary cut if they stayed. Friends who are bouncing from temp housing to temp housing around town who work on farms and what not. Late 20s to late 30s range pinch in terms of housing options.
- **J: What are the essential visual characteristics of Coupeville?**
 - E: Really nice aesthetic, beautiful old housing, even newer have interesting styles that call back to previous eras by roof styles and colors.
 - M: Ross Chapin style in cottages: Mass is so distinguished and differentiated, you can't see that they've all been combined. Breaking up some of the mass of things, making them scale so they do fit. Smart walkability. If we think creatively about parking that should help open more options as well.
 - K: Preserve cultural landscape so you can still see the historic print of their timeline. Mass and scale are important so that you don't dwarf the historic houses. Scale and Context. There's been design review for 40 years, which has done that. There's lot of opportunity for MF dwellings. For instance, one is next to a commercial area, there's no historic housing nearby, sympathetic architectural styles to surrounding areas. Edges of the town, not right in the middle of historic districts. Blend into the neighborhood. Don't want 3 story buildings with 25 units in them, more difficult.
 - J: When we're talking about mass and scale, is overshadowing more important? Are we just trying to make them not stick out? What does compatibility come from? Where is the line that we can't cross?
 - K: we already have some things in place that can help. Radius of X feet for house size average.
 - K: You don't want to see a gigantic structure from the street. So if there's a bunch of grade change, better to have SFR and ADUs and not a MF building
 - E: I'm hearing height is very important and how it looks from the street is very important
 - M: These MMH places might need to be near transit routes and more walkable zones. It might be good to look at buildable lands that meet needs of transit and walkable needing people and what that means for MMH. Where is it best to put these units considering their other values and needs (like being close to schools, transit, groceries). Also what people who need to age in place.



- J: that highlights how this project is so interconnected with other aspects of Coupeville housing (shoreline, historic district, design review, BLR)
 - J: Thinking about not historic buildings, if they were removed and replaced with more intense use, what do you think about that?
 - K: There are people who would respond to a financial incentive to redevelop their SFR into a duplex
 - K: I like breaking out neighborhood-based design review. Can you do a similar thing for MMH and make very specific regulations for different areas?
 - M: In favor of redevelopment of non-historic structures. Knowing that there's a lack of greenfield lots and we like our parks and green space, this could be good.
 - E: If 10% of our housing is vacation rentals that are basically vacant, how do we capitalize on that? Is there a way to use existing housing stock by reducing vacancy rates.
 - K: Remember that vacation rentals bring a lot of businesses into town. They go out to dinner, use entertainment options, pay for stuff.
 - E: But if they're empty 9 months out of the year, then how does that weight in?
 - M: We're seeing the disappearance of shoulder season, but now there's more and more people coming around town. He would love to know the economic contribution of people who live here vs. don't. He wants to see the numbers about feasibility and how to make codes that work to both sides. Doesn't want to chase perfect at the expense of good
 - M: There are existing numbers about tourism somewhere
 - K: Tourism is our tax base, we need to make sure that it doesn't create an obnoxious environment for tourism.
 - E: He is more concerned about second homes. K agrees that empty houses are concerning. How do we make it more expensive to own a second home?
 - E: Somehow it's a net economic negative to discourage that type of activity.
 - C: interject that 15% of housing units are vacant, which may be accounting for second homes
- **J: Which of these housing types would you like to see more of in Coupeville? I understand that the context (mass and scale) is more relevant.**
 - M: Open space condominium permit: 4 cottages, she likes that.
 - E: Three units on one parcel, he likes how those fit into the neighborhoods
 - K: breaking up potentially larger MF buildings into separate units is good
- **J: Who in the community do you think would benefit from the creation of middle housing?**
 - J: I want people to want to and be able to stay here. The challenge is being able to provide housing for service workers. We want service workers, age in place people, etc. to stay here. What do you all think about that?:
 - M: I think that's fair. Certainly workforce (as defined in workforce housing) needs to be considered. Aging in place also needs to be considered. Even people with money who want a smaller scale lifestyle. If you make something that's accessible and appealing, it could be anyone in the community



- K: one of the hardest challenges for businesses in the area is staffing their businesses. Economic hazard to not having workforce housing
- E: He doesn't want to end up with an extreme divergence where you love the place but hate that you can't live there. Affordability issues are present in Coupeville even for people who make 100k+
- **J: Are you worried about any negative impacts from middle housing?**
 - K: Greatest concern is that the most lucrative project is inversely correlated with the most desirable project for the community. Developer wants 2k+ house with 3 garage 2 stories and as many as they can do. They want to max it out, how do you incentivize those types of projects so that the developer is willing to get less money per unit on their sales?
 - E agrees
- J: Next steps, PC meeting, survey, etc.



Appendix B: Second Community Meeting Notes:

Notes by Cyrus Oswald

June 4, 2024, 6:00 pm

Attendees: Cyrus Oswald, Joshua Engelbrecht (Consultant and Town Staff), the Planning Commission, and several members of the public.

Town Staff Presents:

Overview of what we're talking about with this project.

- Development regulation updates
- Bringing local code into compliance with State Law
- Implementing HB 1137 and HB1110
- Synthesizing what the State wants with what the Town wants to do. If their development code isn't in compliance with the comp plan, then the state legislation requirements take precedent.
- Coupeville doesn't have to implement HB 1110.
- Explains what MH is and how it's present in Coupeville.
- Explains what ADUs are and how they're present in Coupeville

Town Staff begins with question and conversation section.

What is your experience with Housing in Coupeville?

Nuisance vehicle issue:

- Grown up here. Housing has always been a vintage look. House is 100 years old, several others are even older in his area. Visual characteristics: Prairie town, town of historical characteristics. There are mismatches in architecture that look a little bit out of place. Worried about (duplex, triplex) new units being unrepresentable. Wants accountability between the owners of the property and the town of Coupeville. There are cute duplexes on his street, he just wants accountability with the property owners.
- Accountability: There are SFRs that also have cars/RVs in the front, how would this be enacted to be fair to everyone?
 - o Being a homeowner, typically you have some pride of ownership. There is pride of rentership sometimes, but (implied) not as much. Owners are the ones that should be required to keep it clean. Subjective requirement, can go south quickly if there's no oversight by the homeowner.
 - o Town Staff: There's no hobby vehicle code. There is an international code that we could adopt.
- Others agree with this general issue
- totally for MH for workers. But is that why they'll be built? Or will they be built by people who aren't part of the community and won't have any accountability. Need to be careful about how we approach MH. It's tough because it's a slippery slope. When you introduce MH, you introduce this potential
- There's a noise ordinance, can we have something similar for nuisance vehicles?
 - o Town Staff: Other places have these
 - o There are some very nice looking trailer parks in Coupeville with nice maintenance and nice governance.



- Someone comments that there's not really a difference between homeowners and renters, both do this type of nuisance activity. Additionally, there can be a yard/dump ordinance.
- The duplexes in the images look great, but that's not what they see in their area.
- Neighboring property owners are disregarding property maintenance issues. Worried about having properties owned by people who don't maintain them. She doesn't want more of that.
- Owners of SFR units have more skin in the game to maintain housing
- Someone proposes changing the Medium High Density name to middle housing, seems like Slight of hand
 - o Town Staff: Density is interesting because it doesn't really align with traditional development pattern. Coupeville has been done street by street, building by building. MH is a different style of allowance.
 - Feels that this is being imposed arbitrarily. There's plenty of land outside of the town limits, why do we have to put it all in the town? There are issues with water, sewage, and roads within the Town. The town should have more say on how this is going to manifest.
 - If they don't have infrastructure, what then?
 - Town Staff: they would have to demonstrate that they are planning to expand infrastructure or that it's too expensive. Also, Coupeville has been intentionally against expanding to protect their natural areas. The GMA is all about preventing sprawl how it's seen in other areas. The town is allowed to expand it's GMA, but the policy direction is towards infill to protect agricultural lands and other lands outside of town.
 - What do we have to do to get hard numbers on the area's carrying capacity in terms of infrastructure?
 - Town Staff: there's a hydrologist tomorrow talking about Island County issues, he'll report back. Whidbey island hydrology is complicated, it's very localized. They maybe could figure out that K, but they'd have to invest a project in. Legal water rights are different story.
 - Different issues between water rights and the amount of water available.
 - Town Staff: the amount of water we're allowed to pull out of our wells is greater than anticipated growth. But the environmental aspect of water recharge is different and we haven't dove into.
 - What is going to cause the growth in that much housing?
 - Town Staff: Basically it's a data update. This change is them coming into alignment with the greater Puget sound region. These Housing units are being allocated across Island County. Legislative requirements have changed.
 - o Wasn't there some math done that the alleged buyers cannot afford MH units? We'll end up with 350 units that aren't affordable to the people who they're supposed to.
 - Town Staff: The idea with MH is that it'll allow people buy it via building at a higher density. We have to build it out, we should try to accommodate it
 - o What would the natural growth rate be? Is this very different from that?



- It has been slow growth, mostly because it's been growth in the county. We have a in inset population growth control via our development boundaries.
 - PC member: to clarify, we haven't really been allowing that much growth and now it's being pushed upon us.
 - Town Staff: The goal of state legislation is to reel back what local jurisdictions have control of. Local jurisdictions might be holding back development.
- Previous plan doesn't make housing more cost effective. It will need a lot of revisions to reduce barriers.
 - Town Staff: the plan that was just adopted was not designed to implement those changes. The plan came first, then came the GMA updates, and now we're dealing with this.
- Who this housing that we're being asked to place in the town supposed to be for? If that's the case, I don't see any developer being able to build units that the low-income people can afford. It seems like developers are going to build these places, wealthy people are going to buy them, they'll be rented out, and then there'll be nuisance things in the front yard. And we'll have more traffic.
 - Town Staff: The town does have regulations to meet LOS. The goal of this project is to have less SFR homes that are being built, and make it feasible for developers to make this type of housing
 - Let's not jump so quickly from allowing renters to having junk in the yard. We're making judgements about people who would move into this housing. Also, there are people I know who make 80-100k and can't afford to live here. We're talking about extremes here, and I think that there are many people who are in the middle
 - We should also remember that we're talking about ADUs, which are often developed by homeowners. ADUs seems nice, and provide many options for homeowners with many needs. Does HB 1337 speak to places without sewer? There are lots of aging people who would like to downsize. Can you condominium the ADU unit? Provide opportunities for first time homeownership.
- There could be a pressure on schools and other infrastructure if there are demographic shifts from those who are moving in.

Town Staff presents AMI breakdown and Housing Unit Distribution.

- Discussion of short-term rentals
 - There is legislation in other locations that doesn't allow short term rentals in Residential zones
 - 15% of units are vacant, which is a lot of what they must build. This represents 1.3M in lost revenue for local businesses. Adding a 1.4% tax could account for that
 - Coupeville has a short-term rental ordinance.

Town Staff goes over HB 1337 and HB1110 and what they mean for Coupeville.

Town Staff presents the following four questions:

- What kind of Dwellings should be allowed in the RM-9600 zone?
- Should we modify other standards for these zones?
- Are there other design aspects that should be considered?
- Should an ADU be allowed to be greater than 1,000 square feet?



- I think 1,000 square feet is plenty. There are 800 square feet houses in town, this is big enough.
- Smaller units might be more likely to be short term rentals though, 1200 sf unit more attractive.
- Discussion of how 30% lot coverage becomes the de facto limit on dwelling units instead of density.
 - o Town Staff: we're allowed to do the code how we want
 - o Is there a way to allow coverage bonus to encourage ADU development
- The connection between lot coverage and visual characteristics. What is the priority here? Mass and scale from the street might be the most important overall.
- Making the design review much clearer would be important. Preapproved ADU designs would be a way to do this.
 - o I think that the variation of the lot topography etc. would require some amount of creativity, it'd be hard to do cookie cutter house on every one.
 - o This could be a good way for the town to contribute to this
- Can we open areas based on how many ADUs of Duplexes exist? So look at context specific regulations?
 - o Town Staff: size and scale requirements built into the design guidelines we have. There's a tradeoff built into design guidelines because it's a subjective process.
 - o The less squishy we make these process the more feasible it presents for new homeowners.
- I like the idea of having larger units look like smaller units. I think triplexes are on the iffy side of size allowance.
- Neighboring small lot has a huge house on it. They worked around requirements.
 - o Worried that once we start allowing larger scale housing it will start to allow it without the appropriate design review.
 - o Town Staff : What about lower lot coverage but also smaller lots? More dense, smaller scale?
 - o It seems like we're okay adding a nonprimary dwelling to an existing primary dwelling rather than adding a new and big building.
 - Especially depending on where it's located.
- Walkability issue. The limited resources in town necessitate discussion of location based development regulations.
- We have negative issues we want to make sure is taken care of: vacancy, maintenance of areas.
- Comfort with ADUs and infill as support for primary residences
- Duplexes, cottage courts, those types of small buildings as it relates to neighborhoods are the ideal for MHs.
- Concern for lack of public input, feel like not enough people know about it. Seems like we should let the businesses know or something. Concerned about putting policy in place
 - o We will get it. People will catch on and they'll show up.
 - o Town Staff is doing the outreach, it's just a confusing term.
- It's a challenging concept to understand. Hard to provide in survey monkey. It's hard to design good surveys and hard to give concepts in survey.



Appendix C: Middle Housing Development Regulations Project Staff Report



Town of Coupeville

4 NE Seventh • Coupeville, WA
360.678.4461 • www.townofcoupeville.com

STAFF REPORT

DATE: June 11, 2024
TO: Mayor Molly Hughes and Members of the Town Council
FROM: Joshua Engelbrecht, Community Planning Director
RE: middle housing Development Regulations – Project + Direction check-in

Council,

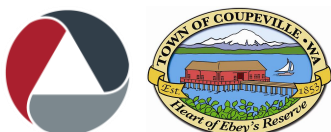
Town Staff and the Coupeville Planning Commission have initiated our middle housing code update project to bring our Development Regulations into compliance with recent changes to state legislation. As part of that project, the Town has received \$35,000 in grant funds to implement HB 1337, dedicated \$5,000 of Town funds to implement HB 1110, and hired Atwell Group to support the Planning department in this update.

Requirements under state law

There are two House Bills that are the focus of this update. House Bill 1337, which is directed at reducing barriers to the permitting of Accessory Dwelling Units and House Bill 1110, which is directed at reducing barriers to the permitting of “middle housing”, the term we use to talk about the various styles of dwellings that are in between Single-family detached houses and mid-rise apartment complexes in their form and size (image below).



Both bills include provisions that require the Town to update our development regulations to comply with the state legislation 6 months after our periodic update is completed (Dec. 2025) or be the state legislation “supersedes, preempts, and invalidates local development regulations”.



House Bill 1337 – ADU’s

<https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/House%20Passed%20Legislature/1337.PL.pdf?q=20230418105847>

Among the most relevant requirements under this state legislation are (taken directly):

- The city or county may not require the owner of a lot on which there is an accessory dwelling unit to reside in or occupy the accessory dwelling unit or another housing unit on the same lot;
- The city or county must allow at least two accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes in the following configurations:
 - One attached accessory dwelling unit and one detached accessory dwelling unit;
 - Two attached accessory dwelling units; or
 - Two detached accessory dwelling units, which may be comprised of either one or two detached structures
- The city or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet;
- A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for accessory dwelling units that are more restrictive than those for principal units;
- A city or county may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an accessory dwelling unit;

House Bill 1337 – middle housing

The main requirements under this state legislation revolve around the following matrix:

	Minimum number units that must be allowed per lot	Minimum number allowed within ¼ mile walking distance of major transit stop	Minimum number allowed per lot with affordable housing
Population of at least 75,000	4 dwellings	6 dwellings	6 dwellings
Population between 25,000 and 75,000	2 dwellings	4 dwellings	4 dwellings
Population under 25,000 that are contiguous with the largest city in the county with a population of more than 275,000	2 dwellings	n/a	n/a

Additionally, a municipality required to make these changes would be required to allow six of the nine listed middle housing types:

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



Interestingly, Coupeville does not fall into any of the categories that require compliance with HB 1337. However, its framework provides an opportunity to address goals of our comprehensive plan with grant funding from the State Department of Commerce.

Public Involvement

So far, public involvement related to this ordinance update has been primarily through a community survey, a virtual meeting to ask targeted questions, and our on-going Planning Commission meetings. The community survey has collected responses from 41 participants as of May 31, 2024 (survey closes at the end of June). The virtual meeting had three attendees, including one of our Planning Commissioners. The virtual meeting was recorded, and that discussion can be found on the middle housing landing page. The reports from our past engagement activities can be found as part of the June 4, 2024 Planning Commission Packet.

As part of the June 4, 2024 Planning Commission meeting, Staff conducted a modified public meeting that provided a more conducive space to ask targeted questions of the public with the Planning Commission present. As part of that meeting, members of the public provided additional comments (3 in-person, 2 virtual) that were taken into consideration as part of the Commission's discussion and direction to staff.

Direction

Under our work plan for this project, the initial responsibilities of the Planning Commission are to provide a direction recommendation to Town Council and Staff related to various aspects of this project that are not strictly required under the state laws impacting this project (specifically requirements under HB 1337, as mentioned previously). This staff report seeks to relay the direction recommended by the Planning Commission and to ensure both council and the commission are on the same page regarding priorities for this project.

Recommendations regarding the middle housing Development include:

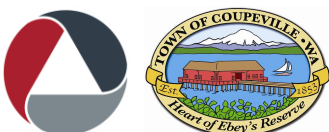
- Incorporate all the relevant HB 1337 regulations related to Accessory Dwelling Units.
 - Explore if 1,000 sq. ft. maximum for ADU's is the most appropriate. Alternatives could include allowing up to 1,100 or 1,200 sq. ft. for a single ADU.
 - Consider bonuses to lot coverage standards to facilitate ADU placement.
- Allow small, house scale development types. Primarily duplexes and cottage courts within the medium density (RM-9600) zone.

Staff recommendations also include:

- Consider triplexes in the medium density zone.
- Consider what middle housing options would be appropriate within the Low Density Residential zone.
- Expand our "multifamily" use type / definition to be more specific

Outside of this specific code update project, the planning commission provided direction and interest related to:

- Examine viability of a vacancy tax to encourage utilization.
- Explore adoption of a maintenance/upkeep ordinance to establish expectations surrounding resident care of front yards.
- Develop updates to the Ebey's Landing National Historical Reserve Design Guidelines to address mass and scale of middle housing in proximity to Historic Resources.



- Consider pre-approved designs for ADU's or other housing types to streamline review

Timeline and Deliverables

As mentioned previously, our grant is a deliverable based grant, in which we receive reimbursement once we complete each of our four deliverables. By January 31, 2025, the Town will:

1. Develop a public engagement plan (Finished!),
2. Document our engagement results (Due June, 2024 and January, 2025)
3. Draft an ordinance (Due October 2024), and
4. Finally take our final document through the adoption process (January 2025).

Next Steps

The next outlined deliverables are our first engagement report (to be consolidated from attachments 1 and 2) in the next couple weeks and the first draft of the updated ordinance in October of 2024. Staff will deliver updates and additional opportunities for discussion as we move forward through this project. We are also expecting our survey and interview opportunities specifically targeted at builders, architects, and contractors to generate comments throughout June and will return with an update on those comments. So far we have had 2 responses.

This project has a landing page on the Town's Website:

<https://townofcoupeville.org/middle-housing-development-regulations/>

Here, everyone will be able to see project updates, documents, and our most up-to-date schedule. And as always, everyone can reach me

via email at: Planner@townofcoupeville.org

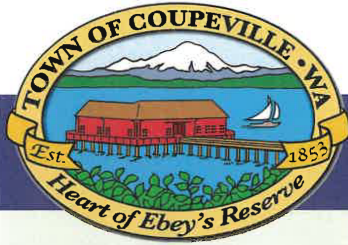
or

via snail mail at: Town of Coupeville, Planning
4 NE Seventh St.

Coupeville, WA 98239



Appendix D: June 2024 Town Newsletter



TOWN HALL NEWS

TOWN OF COUPEVILLE

VOL. XXVII, Issue 3

June 2024



FUN DONATION!

Evelyn Stocker Daly was a resident of Coupeville for nine years. She said Coupeville reminded her of her birthplace, Luzern, Switzerland, and that she had not only finally found her "happy home" again but had made the best friends of her life. Evelyn volunteered for the Coupeville Garden Club, the library, the Island County Historical Museum, and the Neighborhood Emergency Team (NET), and brought joy wherever she went.

Along with being a highly talented artist, pianist and cook, Evelyn was a fierce ping-pong player! She understood how it connected people instantly – and was a great outlet for her (and others') "wild side." Uproarious laughter and a playful competitive spirit took over.

In Evelyn's honor, her daughter Barbara Ireland, now a part-time resident of Coupeville, has gifted the town with an outdoor ping-pong table for Town Park. Adding magic to this gift is the fact a cement slab – the perfect size and perfect location in the park – was already there, as if waiting all these years for the ping-pong table to arrive. The table will be installed in June. In honor of Evelyn, bring your friends and family for a playful game of ping-pong. Thank you Barbara!

ANNUAL WATER QUALITY REPORT

Each year the Town prepares an Annual Water Quality report. This report conforms to a federal regulation requiring water utilities to provide water quality information to customers.

Your drinking water is highly regulated by Washington State Department of Health and the U.S. Environmental Protection Agency. All the Town's test results meet or exceed the standards and advisory levels set by these organizations. The 2023 report will be posted on the town's website, on or before July 1. If you have any questions regarding the report, please contact Public Works Director Joe Groan at 360-678-4461, ext. 110. townof-coupeville.org/departments/utilities/water



SEWER MAIN EXTENSION

The Town's sewer main will be extended 450 feet on Parker Road to Moore Place. Public Works staff will be doing the work and it is expected to take a week to complete. During this time, Parker Road may occasionally be closed to local traffic only. Thank you for your cooperation.

SUMMER REMINDERS

FIREWORKS IN TOWN

The Town of Coupeville allows the discharge of Washington State approved fireworks July 4 only, between the hours of 9 a.m. and 11 p.m. You must discharge your fireworks on your own property, not in parks, parking lots, at the boat launch or on vacant property. Have fun and stay safe. Happy Birthday, USA!



TALL GRASS & WEEDS

A reminder that grass and weeds above 12" must be mowed, both in the right-of-way and on your property. Let's get the grass down before it becomes a fire hazard. Town staff thanks you, the fire department thanks you and your neighbors thank you!

CALL BEFORE YOU DIG

Planting a tree? Installing a new mailbox? Building a fence? Replacing utility lines? These are just a few examples of activities that require a utility locate before you dig. Just call

811 at least two business days before starting any digging projects. Locators will come out and physically mark utility lines beneath the excavation area. Once the locate is complete, remember to dig carefully around marked areas with a hand tool. Buried electrical or waterlines can be close to the surface. Call 811 before you dig to prevent personal injury, property damage, inconvenient outages and costly repair bills.



JOIN OUR TEAM!

Ebey's Landing National Historical Reserve Trust Board Member

Nine-member board meets twice a month for a term of four years. Appointed position. The Trust Board is responsible for management of the Reserve according to adopted plans and agreements. You can find a volunteer application at townofcoupeville.org/government/boards-commissions.

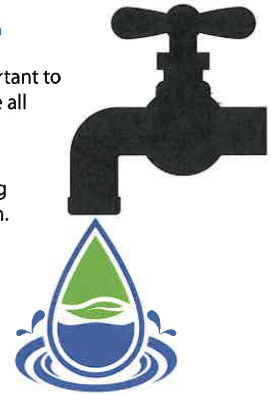
Neighborhood Emergency Team (NET) Coordinator

Part-time position for the town leading and coordinating the efforts of our all volunteer NET. Responsibilities include managing neighborhood captains and lead volunteers, overseeing such things as emergency centers, newsletter, website, supply inventory, etc. Planning annual emergency drill, planning bi-monthly volunteer meetings and arranging training and speakers for meetings. Find an application and full job description at townofcoupeville.org/join-our-team.

Water Conservation Tips

The Town's drinking water comes from an aquifer, it is important to conserve year-round but especially in the summer when we all tend to use more water.

- Don't water mature trees and shrubs unless necessary. If watering newly planted landscape, do so in the morning or evening so the water does not evaporate in the hot sun.
- Use a professional car wash station that recycles their water, don't wash cars at home.
- Always make sure the dishwasher and clothes washer are only run with full loads.
- Make sure you don't have running toilets. Even a small leak in a running toilet can waste up to 30 gallons per day. Check that those outside faucets are not dripping too.
- And be a part of Coupeville's summer look: *Our grass is brown, that's how we roll in town!*



*"Live in the sunshine. Swim in the sea.
Drink in the wild air."*

-Ralph Waldo Emerson

WHAT'S HAPPENING

WEDNESDAYS

Lunch and Learn Senior Programming!

See flyer in this billing for menus and topics.

JUNE 15

Coupeville Pride Celebration!

See flyer in this billing for details.

JUNE 28-30

Coupeville Lions 45th Annual Garage Sale!

See flyer in this billing for details.

JULY 27

Farmers Market 45th Anniversary!

See flyer in this billing for details

JULY 25-28

Whidbey Island Fair 99th celebration!

Look for details of this year's "Farm to Fair"

Three Important Opportunities to Give Us Your Feedback

Middle Housing Code Update Project

Community survey is open now through the end of June

The Town of Coupeville is excited to offer a community survey for the Middle Housing Code Update project. This is an opportunity for you to share your thoughts about what the future of housing should look like in Coupeville. The community survey is available in person at Town Hall and online on the town's website, townofcoupeville.org/middle-housing-development-regulations/.

Ebey's Reserve Guideline Update

Public meeting June 14 in the Rec Hall at 6 p.m.

The town and the county are working with Ebey's Reserve staff to update the Ebey's Reserve Design Guidelines. This update will respect the reserve's past while recognizing changes in construction techniques, materials, design and alternative energy sources. Please join us June 13 at 10 a.m. in the Board of County Commissioners Hearing Room during the Historic Preservation Commission meeting or June 14 at 6 p.m. in the Rec Hall to discuss these updates. Additional information can be found at www.ebeysreserve.com/.

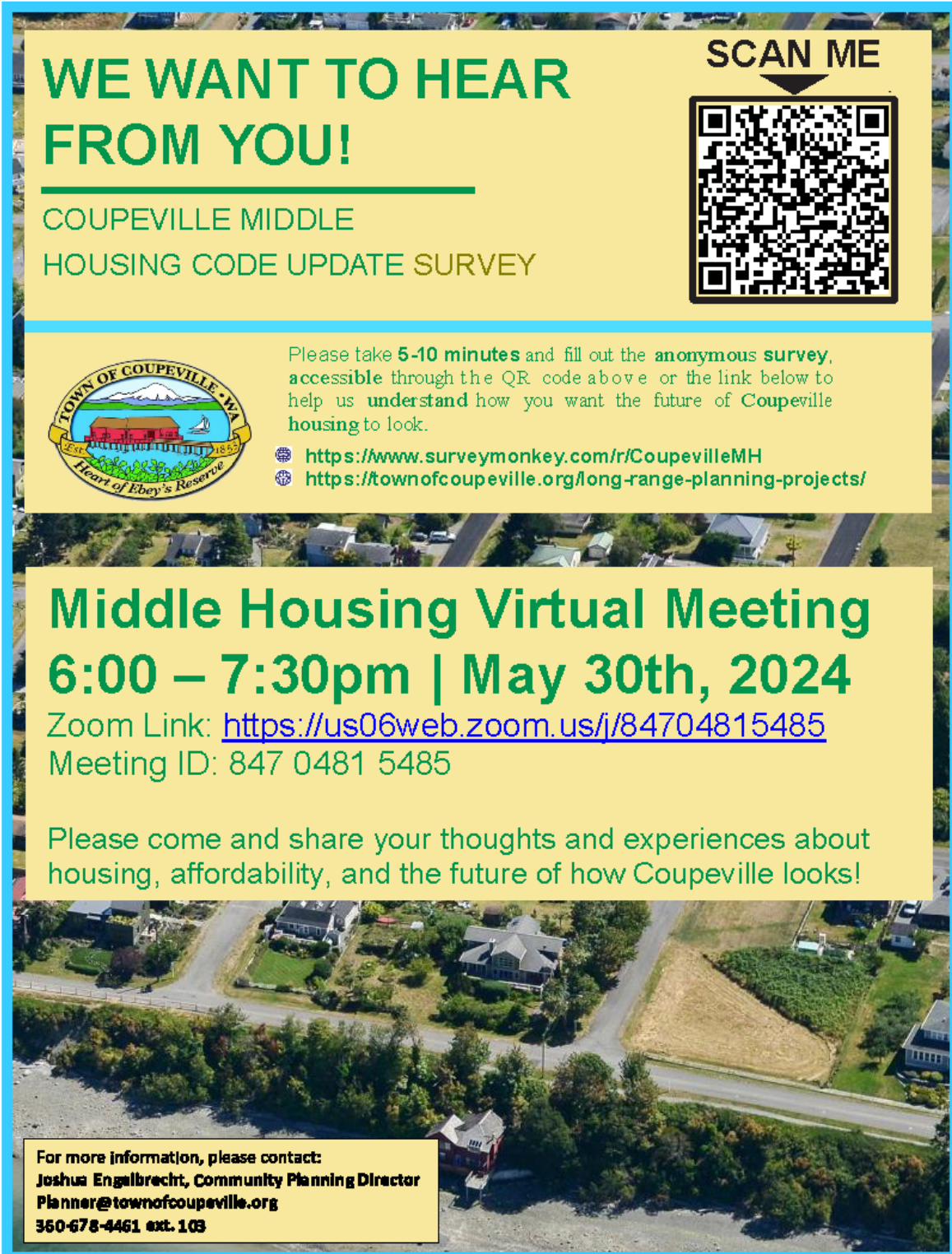
Coupeville Comprehensive Plan Update (again!)

Community Open House July 17, Rec Hall, presentation 6 p.m.

In 2023, the town completed a sorely needed update to our Comprehensive Plan, the centerpiece of local land use planning decision-making in town. While the 2023 plan resulted in a robust vision of our community and goals to manage population growth, future development and to protect rural lands and natural resources, the state made serious changes to the Growth Management Act (GMA), which were not fully incorporated into our last document. As such, we are revisiting our plan with the help of Facet NW and a grant from the Washington State Department of Commerce. A critical component of the Comprehensive Plan Update process is public engagement and participation. Procedures are being established to encourage folks to participate through a variety of venues, including (but not limited to) public meetings, workshops and online surveys. The first Open House will be July 17, in the Rec Hall. Town staff will be available all afternoon for you to drop by and see our progress and chat with the Community Planning Director. We will also have a presentation starting at 6 pm. Additional information about this project will be available on the town's website, townofcoupeville.org/coupevilles-2025-comprehensive-plan-periodic-update/.




Appendix E: Middle Housing Advertisement Flyer



WE WANT TO HEAR FROM YOU!

COUPEVILLE MIDDLE HOUSING CODE UPDATE SURVEY

SCAN ME




Please take **5-10 minutes** and fill out the **anonymous survey**, accessible through the QR code above or the link below to help us **understand** how you want the future of Coupeville housing to look.

- <https://www.surveymonkey.com/r/CoupevilleMH>
- <https://townofcoupeville.org/long-range-planning-projects/>

Middle Housing Virtual Meeting
6:00 – 7:30pm | May 30th, 2024
Zoom Link: <https://us06web.zoom.us/j/84704815485>
Meeting ID: 847 0481 5485

Please come and share your thoughts and experiences about housing, affordability, and the future of how Coupeville looks!

For more information, please contact:
Joshua Engalbrecht, Community Planning Director
Planner@townofcoupeville.org
360-678-4461 ext. 103



Appendix F: Community Survey Responses

Table 1: Question 1

Q1. Do you rent or own your current residence?	Responses	
Rent	10.71%	6
Own	89.29%	50
	Answered	56
	Skipped	0

Table 2: Question 2

Q2. What best describes the percentage of your income spent on housing costs?	Responses	
Less than 30%	46.43%	26
30%	35.71%	20
50%	10.71%	6
70%	5.36%	3
90%	1.79%	1
	Answered	56
	Skipped	0

Table 3: Question 3

Q3. Which of the following housing types best describes where you live?	Responses	
Single-Family Residence	83.93%	47
Accessory Dwelling Unit (e.g., "in-law suite" or "granny flat")	8.93%	5
Townhome	0.00%	0
Duplex	1.79%	1
Triplex or Fourplex	0.00%	0
Apartment Complex	1.79%	1
Cottage Housing	0.00%	0
Mobile or Manufactured Home	1.79%	1
Senior/ Assisted Living	0.00%	0
Mixed-Use Unit	1.79%	1
	Answered	56
	Skipped	0

Table 4: Question 4

Q4. Which of these types of "middle housing" would you like to see? (Rank the choices by order of preference)	1	2	3	4	5	6	7	8	9	Total	Score
Accessory Dwelling Unit	39%	13%	13%	19%	4%	4%	4%	2%	4%	54	7.07
Townhome	24%	13%	24%	4%	15%	2%	7%	9%	2%	54	6.35
Duplex	4%	26%	17%	31%	9%	13%	0%	0%	0%	54	6.44



MIDDLE HOUSING PUBLIC ENGAGEMENT SUMMARY

Triplex or Fourplex	6%	9%	9%	11%	20%	19%	17%	9%	0%	54	5
Apartment Complex	0%	0%	4%	4%	11%	17%	22%	22%	20%	54	3.02
Cottage Housing	22%	26%	7%	11%	17%	9%	2%	4%	2%	54	6.61
Mobile or Manufactured Home	2%	2%	2%	2%	6%	7%	17%	17%	46%	54	2.43
Senior/ Assisted Living	4%	7%	13%	7%	2%	24%	20%	17%	6%	54	4.33
Mixed-Use Unit	0%	4%	11%	11%	17%	6%	11%	20%	20%	54	3.74
										Answered	54
										Skipped	2

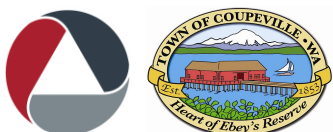
Table 5: Question 5

Q5. What are you most concerned about regarding middle housing development in Coupeville?(Rank the choices by order of preference)	1	2	3	4	5	6	7	8	Total	Score
Neighborhood Character (relation to existing neighborhood conditions)	31 %	19 %	19 %	13 %	10 %	4%	2%	2%	52	6.19
Aesthetics (visual appearance, height, setbacks from road)	10 %	19 %	35 %	15 %	10 %	8%	2%	2%	52	5.63
Density (spacing and size of buildings between lots)	6%	19 %	19 %	25 %	23 %	4%	4%	0%	52	5.33
Affordability (affordable to the average Coupeville resident)	21 %	19 %	8%	10 %	21 %	19 %	2%	0%	52	5.44
Environmental Protection (impacts to wetlands, shoreline, forests, etc.)	17 %	12 %	10 %	29 %	17 %	12 %	4%	0%	52	5.33
Developer Interest (permitting requirements, fees, available development incentives)	6%	2%	2%	4%	6%	23 %	44 %	13 %	52	2.85
Public Safety	8%	6%	8%	4%	12 %	31 %	31 %	2%	52	3.69
Other	2%	4%	0%	0%	2%	0%	12 %	81 %	52	1.54
									Answered	52
									Skipped	4

Question 6:

If you have an "Other" concern in question 5, please explain.

- Roads, sewer, water- unable to support more housing. Change the whole feel of Coupeville. added houses and more residents have made Oak Harbor difficult to get to and around. Too much traffic. Coupeville need to stay historic, that is it's charm.
- Too many trees are being cut down. This causes run off and landslides and destroys wildlife habitat. Letting more lazy houses be built will use up our water supply. I say stop all development for five years unless it is duplexes for low income and seniors. And homes are being built too much here. Huge houses are a blight.
- All of these can lead to a higher population on the island. Higher population = increase in traffic accidents, higher prices (food, gas, utilities), higher crime rate...



- Will a lot of Single Family lots get upzoned to Middle housing? How will we attract affordable middle housing? How much new middle housing will become second homes? Will Coupeville lose its rural character? Will the tree regulations preserve enough trees? How many more residents can Coupeville absorb? Will the middle housing be built in appropriate areas? Will green space be saved?
- The fact that many people in the town, based on the feedback from the large public gathering last year on the recent Comp Plan, have so many of the concerns that were listed above and will likely block increased density and other innovative solutions to the town and county's affordable housing crisis. Many of those folks appear to want no change yet they will complain about not having the services they want because businesses cannot find workers due to this housing crisis. The historic houses here are relatively few compared to the existing housing inventory. And historic houses in historic neighborhoods (outside of the historic district homes that are larger and built at that time

by the more affluent citizens) were generally very small houses on small lots (5000 sf) yet many people want to retain large SFR lots to retain "the historic character" of Coupeville. If that is the case, then the minimum density should be reduced significantly and the lot coverage kept lower to ensure more small homes are built). Many of these small historic homes have and will continue to be replaced by much larger homes, still on these small historic lots. In summary, my concern is the "not in my backyard" attitudes and "we don't want anything to change."

- Concerned about losing rural landscapes and the original mandate of Ebey's Preserve.
- none
- No SUBSIDIZED HOUSING! THE SUBSIDIZED HAVE NO REASON TO MAINTAIN PROPERTY. NO SUBSIDIZED HOUSING! PROPERTIES BECOME AN EYESORE.
- overall cost and environmental impact with increased cars, trucks, RVs resulting from increased population on Whidbey Island. It goes beyond borders of towns and the middle housing in Coupeville. We are an Island and increased population comes with their cars/trucks. people will travel back and forth through towns increasing traffic on the ONE major highway we all use that used to have zero traffic lights. My concern about increased traffic comes with a question. Do we need to build more infrastructure to accomodate those cars/trucks/RVs? Because Coupeville is Island County's seat in the middle of the Island, vehicular traffic and its environmental effects is my major concerns over housing.
- Increased tax load
- Make sure infill code aligns with other town policy priorities (sustainability, accessibility, non-discrimination.) If you allow this density, make sure you include mandates (not meaningless incentives) re: affordability. Langley's consultants told their Council they could adopt "inclusionary zoning" after adopting MFI zoning -- NOT the case! Once you adopt MFI zoning, you've already given away the market incentive for affordability.
- Push back and undue political influence by highest income residents AND residents who refuse to concede to making changes to help resolve Coupeville's lack of affordable housing for (too many) of our service and retail workforce.
- I just wanted something in front of "Developer Interest".
- Current and future capacities of sewer.storm and water infrastructure.
- NA
- ADU's are NOT a housing solution; they are just a luxury perk for high income residents and provide no actual long term housing. Many studies support this finding.



- Infrastructure Many of our streets are too narrow to walk safely, particularly after sunset or early morning. I am also concerned with allowing developers to design our town.
- Want to maintain Coupeville's rural small town character, walkability, slow traffic, general overall safety, open green spaces/town green, forests and trails, public beach access etc
- n/a
- Equitable and fair housing opportunities
- Na
- Increased traffic in neighborhoods
- The term middle housing seems rather broad. It's hard to give an informed opinion on the survey
- I am also concerned about infrastructure, specifically traffic congestion. I also am concerned about keeping what makes living on the island special (natural beauty) and having it paved over.
- I have some concern that these types of new dwellings will impact not only safety in the community but also aesthetics of our small town. We get much of our revenue from tourist dollars and changing the look and feel of the main Coupeville downtown could have a negative impact on that. I also am wondering how this complies with the rules/laws from the Ebey's Landing Federal Preservation designation.
- We need to be careful in how we implement this housing as we do not want to lose the flavor of our town. I found it hard to rate these questions as they are all very important.
- N/a
- Destruction of the character of Coupeville. Most residents here do not want growth.
- None
- Concerns related to quality of life. Most everyone drives a car on rural whidbey, so enough parking needs to be provided so that it's not a parking blowout as these developments often become.
- Is there enough water to support additional housing?
- Maintain historic character

Question 7:

How do you want middle housing to look?(For example, what are your preferences for neighborhood character, landscaping, parking, vehicle access, location of driveways and garages, etc.?)

- I don't want middle housing at all. Whatever they paint it. We don't need it. Put it in Oak Harbor or Freeland or Langley. NOT IN COUPEVILLE.
- More trees, smaller homes, set backs, tiny home villages
- I would like to see middle housing be sensitive to current neighborhood character. As Coupeville gets more dense landscaping is crucial. Shade, water retention, animal habitat, livability need lots of landscaping.

I would like to see a lot of thought go in to parking, vehicle access, location of driveways and garages. And when rules are adopted I would like to see less variances given and the enforcement of codes.

Coupeville is in a one of a kind National historical reserve. No matter what the state mandates, citizens should be allowed to put in measures that protect this unique place.



- I prefer for middle housing to minimize the visual prominence of parking and vehicle access, emphasizing walkability and interface with the street.

I would love to see middle housing development plant more street trees.

I believe middle housing can conform to the aesthetic of town, but would prefer not to impose new visual standards beyond those already enforced in town.

Cottage court style developments are a great fit for town. I believe duplex/triplex and mixed use developments close to downtown would also be a great fit.

- Garages not being the prevalent feature as viewed from the street. A variety of housing choices so people of all income brackets and ages can live in town. Their exterior design should have some appropriate rules so that there is some character rather than looking like a cheap spec house. Shared driveways where appropriate. More trees to mitigate climate change. Better code and enforcement so that more healthy existing trees remain and those trees are protected from the developer causing damage to them when clearing and grading.
- Would like to keep the rural, small town and historical aesthetic. Keep Coupeville unique. Any multi-family housing should be tucked away with minimal exposure to main streets and thoroughfares.
- similar to the cottage development with garages in the back, shared green space and a limit on size. See Ross Chapin's book Pocket Neighborhoods.
- Good pedestrian access, must be naturally landscaped, pleasant aesthetics compatible with surrounding architecture.

Vehicles and vehicle support (driveway, parking, garages) should not be prominent.

- Human scale within walking distance from public transportation, jobs, schools, shops, etc.
- Aesthetically consistent architecture with surrounding homes, off-street parking
- Vintage, bungalow style. Do not infringe on existing neighbors with added traffic.

Walkable pathway basements are necessary. Leave trees alone as much as possible. Mandate requirements to maintain property. No abandoned vehicles, washing machines, derelict boats, RVs and garbage. Save Coupeville!

- Middle housing needs to have careful consideration to how many vehicles people are using and bringing into our island for use. Cars, trucks, and RVs not only take away visually from the Island's beauty but increasingly will add fossil fuel until the country goes all electric. Until then, the diesel and old car emissions, leaking oil and gas onto the roads en masse, will be belching out their toxic fumes all over the place. Asphalt/concrete non permeable surfaces should be avoided at all costs. If you think it cannot impact a town, research its effects on flooding an area anywhere USA. Stormwater drainage needs to be a major factor in planning. Native plantings meadowscaping instead of wasteful lawns that need watering in the dry season. Use existing footprints for development sites instead of clearcutting the natural environment that is cherished by residents here. If development must happen on virgin landscape, leave as much old tree and canopy growth as possible



to retain the biodiversity of the land. Designate those areas public trails never to be built on. The physical environment is paramount to healthy living. Ideally the middle housing staying within the town limits, walking to grocery store, mass transit access, and county social services would hopefully decrease the amount of cars, trucks, RVs on the road coming from these new residents. We do NOT have to build bigger better roads and highways to accomodate more people with their STUFF, we might have a shot at not desecrating the environment to the degree where it is tainted forever. Over my lifetime I have seen NJ get desecrated. Cars truck buses and asphalt concrete and us trying to reshape the landscape for the quick sale of greed causes this. Humans have not changed but the speed at how this can happen have with our advanced machinery,

- Rural
- Langley adopted a "form-based" infill code, mandating a mono-culture "character", devoid of other local policy objectives. The "form-based" part of this code is VERY problematic. It is contrary to inclusive design and sustainable design objectives, in favor of aesthetic subjectivity. E.g. zero-step entries that are required by HUD are discouraged, because supposedly an inaccessible 12" stoop creates privacy that is equivalent to 9' larger setback if zero-step entry. Also, building siting requirements have no relation to the type of buildable lots that are actually available, and assumes square blocks, when most are more like bowling alleys, etc. None of this has to do with conforming to Coupeville's historic character - a goal that can really best be addressed through a design review, rather than a strict perscriptive code. Please learn from Langley's mistakes!
- In keeping with historic character of Coupeville. Most especially within the Reserve and along streets traveled by visitors.

Over all this is a difficult question to answer.

On an aside, would like to see the town lot at library made larger and green made smaller to allow for more visitor parking. ADD signage that drives cars DOWN 8th St to lot's entry. The circling from N. Main down Front up Alexander is a hazard and irritating. Larger signage at Alexander and Coveland might help force cars up to Town lot. Obviously not related to housing but a serious problem for resident drivers and walkers.

- Fit within the character of the town. Maintain natural areas and open space. Density in spots that can handle extra traffic.
- Matching dominant architectural form, preserving solar access of adjacent lots, screening parking so it does not dominate street frontages. Middle housing never seems to provide enough on-site storage, so that should be a design element. To best utilize Island Transit, MH should be located within easy walking distance to existing or planned transit stops.
- I don't know what middle housing means from your survey?
- Up to 3 stories. with landscaping. Multi storey units tend to be less cost per sq ft.
- Should blend with character, but the entire point is this is smaller, easier to maintain housing. It will not all look like historic turn of century single family homes.
- I would like to see sidewalks, trees and street lights installed along all streets. I'd also like to see an end to resident on street parking.
- Want to maintain Coupeville's rural small town character, walkability, slow traffic, general overall safety, open green spaces/town green, forests and trails, public beach access etc



- It should look like it belongs in Coupeville- not a gleaming tower of modernity.
- fenced yards or areas for dogs, native landscaping, housing and parking away from street
- I like the look and layout of the colorful condos on 1st street. I would like to see more of those types of condos.
- In alignment with historical land preservation efforts and character of current, existing properties. Support for planning for future energy conservation and eco-friendly upgrades in housing and landscape designs.
- 2 stories maximum, NO HOA, allow use of meadowscape/native lawns rather than manicured greens, if garages are present add solar!
- I like having housing types interspersed so it feels like a gradient from denser town center to the edges that are more rural. This makes it feel less obvious where density changes and it feels more natural moving around town. I also don't want density to mean more of a focus on cars. It would be great to have walkable paths as the obvious and parking is present but more hidden.
- Nice landscaping, cared for look, green space
- Maintain historical small town look and feel.
- Neighborhood Character, landscaping, parking off road or under building
- Enough off street parking. Native non invasive plants .
- I would prefer developments to be south of hwy 20 to preserve the character of historical Coupeville
- Near public transit
- Out of downtown area, blending with present architecture.
- Far spaced apart. You do not want to create opportunities for areas to become slums. Keep as much of the natural beauty of the island as possible and think about increased traffic needs. (Each adult will probably have a car—two cars minimum per unit)
- I want the middle housing to preserve the character of the area - similar look and feel to our historic homes and downtown area. As part of Ebey's Landing Federal Preserve I believe it should follow those strict requirements. Properties should be kept clean and neat via landscaping as well.
- I prefer small yards in the front so that front doors don't open right onto the street. Garages or parking in the back. I think paying attention to details on architecture is very important and should blend seamlessly with the buildings around them
- Design should be thoughtful in keeping with what is already here. Garages should not be all you see when you look at this housing. Parking should be off the street whenever possible. Landscaping should be easily cared for so it always looks nice. We do not want out town to look like a suburban development.
- Blended into existing neighborhood character, not expanded into rural reserve areas.
- Minimal impact
- Needs to strongly fit the character of coupeville. Adequate parking needs to be provided with no exceptions, especially in neighborhoods with limited street parking since that will create safety issues. Buildings should not be super top heavy or ultra dense like what they are building in Lynwood, Seattle, etc. Enough green space and buffer needs to be provided.
- Middle housing would require parking and easy access to cars and public transportation
- Integrate as to maintain general architectural and aesthetic flavor of the neighborhood.

Landscaping should be native and water saving.



Parking off-street

- Fit in with existing neighborhoods. Parking off street
- Mass and height similar to the surrounding homes, reasonable footprint on lot with some setbacks, parking behind home, not street side, garages located in back of house or set back on the side of the house,
- Green space. Sidewalks for walking. I prefer alleys with garages and parking in back.

Table 6: Question 8

Q8. Indicate how you feel about some of these potential middle housing design and siting standards:	This is a great idea	I like this	No Opinion	I no not like this	This is unacceptable	Total	
Middle housing shall be allowed in all residential zoned areas.	20 %	11 26%	14 %	11 6	35%	19 7%	4 54
Two housing units shall be allowed per residential lot.	19 %	10 39%	21 %	17 9	20%	11 6%	3 54
Middle housing may be allowed within 500 feet of other housing units.	17 %	9 41%	22 %	20 11	17%	9 6%	3 54
Middle housing driveways shall not create access issues to main roadways.	39 %	22 41%	23 %	14 8	4%	2 2%	1 56
Middle housing regulations (design, landscaping, trees) shall not be more restrictive than those required for single-family homes.	23 %	13 38%	21 %	13 7	20%	11 7%	4 56
Middle housing shall be subject to appearance standards to regulate visual characteristics.	50 %	28 32%	18 9%	9 5	7%	4 2%	1 56
Middle housing height shall be measured in accordance with Town development regulations.	49 %	27 40%	22 5%	5 3	5%	3 0%	0 55
Middle housing units shall not cover more than 40% (less than half) of a residential lot.	29 %	16 27%	15 %	25 14	16%	9 4%	2 56
							Answered 56
							Skipped 0

Question 9:

Are there any specific design standards you want Coupeville to implement?

- Victorian Historic or not at all
- Classic architecture, leave trees, provide for garden spaces



- I like a home more "classic/ historical" style (as has been utilized in downtown Coupeville Businesses in the past
- Prioritize alternative energy and design. Appliances that save water. DO not block existing neighbors view.
- I would prefer to implement minimal additional standards beyond those already in force for developments in Coupeville.
- Yes, but I don't know what these might be. We need professional recommendations from middle housing experts on how to achieve good appearance in a cost effective way to ensure building affordable housing is achievable.
- Keep historical look and feel in all new architectural designs.
- I think a well planned community of small cottages should be considered in addition to 2 houses per lot.
- Same as other single family development within the town ..so landscaping, tree requirements must apply. Also need more attention to impacts associated with more vehicles. Some residential lots will not be acceptable given historic overlay and some site specific conditions. Unfortunately approvals must be case by case which will make it challenging to prove decisions are equitable and will burden Town staff, but a process is needed because a)middle housing is necessary but b)blanket approval for all residential zones would be a disaster.
- Ebey's Design Standards
- Not at this time
- Vintage look. Bungalow style. Make units look like they belong in Coupeville
- In this survey there is no mention of the traffic patterns that will surely increase as population increases. This needs to be thought of in tandem with the "design" standards of where middle housing will be basically allowed in residential areas. Increased people, will need an increase in law enforcement of speed limits, reckless driving and all the public safety issues that people bring with them into town. Design standards really depend on where Coupeville allows middle housing to be built. Greed and self interests always play a part. If we keep middle housing in the town of Coupeville proper where there is some infrastructure already in place to follow the pattern and expand upon, then the visual design needs to coincide with what is existing around it. For example, there is a slated property that there was talk of using by the mobile home park and old frontier building behind the prairie center grocer store. existing footprint and in a place walkable accessible to mass transit and near schools. they were also talking having a food bank coexisting in the space with it. Great idea so the design in this space some asphalt needs to be hauled away and native planting meadowscaping one vehicle per unit. how many units in this space I could not say. Again the traffic will increase in an already busy intersection someone without self interest and vision knowledge of planning would have to assess how the design could be the least impactful to the existing environment, to the flow of our existing traffic without having to forge a new road. Obviously if we could use the most energy efficient way of building and keep firewalls for multiunit living safe for their residents it is a win win. Lookwise, it could keep the rural sense of community however cost effective without cutting costs on safety of its residents.
- Rural
- All "middle housing" should have to comply with the state and federal design standards that are mandated for affordable housing. E.g, accessible design for all first floor units, and complying with Evergreen Sustainable Development Standards. Otherwise it creates unfair advantage for luxury townhomes over affordable developments.



- In keeping with current historic buildings. There ARE enough building styles for a developer to choose from, hence shouldn't present an issue.
- An average unit size ordinance would provide for increased density as the average unit size decreases. This enables missing middle housing by allowing for greater density, even in smaller structures. Adjust parking requirements so that providing parking spaces doesn't drive the project design. (If you live in 'middle housing' there really is no excuse for having three or more cars per unit). Focus on form and scale, not density metrics.
- What are design standards? An example would be helpful.
- Cottages with common spaces and parking. Three storey with balconies and shared utilities
- There should be no difference in standards between middle housing and single family homes. Period.
- I am concerned that this survey does not include condominiums. Done well they can be an inexpensive way for young families and retired people to afford home ownership.
- Please do not turn Coupeville into suburbia like Oak Harbor
- No.
- Continue to align with historical character of national preserve within preserve boundaries. Plan for green spaces, parks and eco-friendly designs.
- Add environmental friendly options, such as solar arrays, rainwater systems, rain garden landscaping, etc. NATIVE OR NON-INVASIVE PLANTS ONLY for landscaping. Sustainable/recycled building materials
- No box houses. Seattle has these in spades and I don't think they would be in line with coupeville character.
- To maintain the town's character
- No, as long as it is south of hwy 20
- None noted
- Didn't we go over this issue in the last 2 years? Why is it on the forefront again?
- Coupeville has too many standards already (in my experience). Just please do not let this place become crowded and junkie.
- No modern design buildings - keep our historic character!
- Not particularly
- If middle housing is allowed in all residential areas the design should be compatible with what is already on a given street. The density should also match the street where the middle housing would be built. I don't know why middle housing cottages or duplexes should be 500 feet from other houses. I do believe we should keep the height to no more than two stories. I would stress that having these homes designed so that they fit in with what is already there is very important.
- Conformance to all applicable building codes and standards.
- No
- Blend into the surrounding establishments
- Parking is one of my greatest concerns, as well as continued access to sunlight from existing properties.
- I believe Ebey's Design Guidelines have been working for us.

Question 4:



What community values and interests should be prioritized in middle housing development?

- No development
- The navy has stopped providing housing for their members. That causes a housing shortage. Filling lots up with single family second homes causes housing shortages. Housing should be affordable no matter what size it is. It isn't affordable because greedy landlords and developers.
- Respect for all our neighbors! ie. don't block existing views (desired), keep noise levels down while building or entertaining, keep the amount of concrete paired down & trees/shrubs removed to a minimum. We like living here because it's not a city, but an old, lovely, historical town.
- Local affordable housing. Keeping Coupeville rural character. Placement to ensure as many green areas as possible. Creating more town parks as middle housing increases. Values that are expressed by town residents and will be in new comp plan. Scores of people are coming that don't understand concept of protecting our natural resources. The planning commission needs to create and enforce rules to do so.
- walkability, affordability.
- water quality and sewer/septic safety
- Ensuring that building affordable housing is economically viable so that it is built. Incentives to encourage this are necessary. It is critical we provide places for our workforce to live and be able to have their own homes (not just have to rent) to keep our community diverse and businesses and public services vibrant and available.
- Aesthetics, low density, historical small town character.
- The appearance of the new structures should not take away from the historic look of Coupeville
- Historic, aesthetic, and environmental integrity while encouraging diverse housing that is needed without onerous rules that don't really meet objectives but drive up the cost
- Walkability, livability and keeping prices of middle housing at an affordable level. Middle housing will not work if wealthy people buy them as second homes. How can we ensure the people who need these homes, get them?
- Retaining open spaces, convenience to schools and local employment; i.e., hospital, county government buildings.
- No subsidized housing. These units are not handouts. Living here is a privilege...not a right.

Coupeville is a treasure. People living here must be expected to keep our neighborhoods clean and attractive.

- Keep it modest, small town, and with public safety in mind including our natural resources, traffic patterns and overall infrastructure. Keep self interests and greed out of the picture as much as possible.
- Keep it small
- Please see Langley's analysis of it's own MFI code, in terms of its after-the-fact consideration of inclusionary zoning -- it shows their MFI-FBC will only likely result in a mono-culture of high income townhomes.
-

1. Guidelines and regulations that direct owners, developers, architects, and builders to take impact on neighbors into account when proposing and planning to build. Not all that "Capitol" focused but decent and civil considerations of neighbors should be a rule of



thumb. We've seen TOO MANY broken and or shunned relationships between residents in the past.

2. Height restrictions! No building that exorbitantly blocks neighbor's sun exposure and or views. You want to build BIG buy a large lot off main roads outside of town and have at it.

3. No buildings that aren't sound proofed enough for close relationship to neighbors.

- Environmental Protection, aesthetics and character of town, minimize traffic impacts, affordable housing options. Let's create opportunities for young families to live here.
- Efficient land use, infill where infrastructure supports it, and architectural form that is consistent with most of the existing community and the historical character of Ebey's reserve.

An accurate lot-by-lot inventory of Coupeville should be undertaken to assess which lots can be developed or re-developed as middle housing. The quality of the housing units should be considered as well, not just quantity or existing density. And with more density of housing will come potential impacts to existing infrastructure. The Town's stormwater "system" is inadequate; sewer, water and poorly-designed street intersections (driveway spacing, sight distance, vertical curves, etc) must also be considered while proposing increases in density. Good design criteria (if actually administered) can accommodate increases in density, and enhance the community.

- I'm still not sure what middle housing means exactly, but I'd say maintaining the character of the town.
- Pockets within existing communities. Green spaces included with density
- Affordability and accessibility to average income.
- I think that there should be no buildings higher than two stories. The majority of dwellings currently in town are one or two stories. Anything larger will destroy the aesthetic of our town.
- Maintain Coupeville's rural small town character, walkability, slow traffic, general overall safety, open green spaces/town green with farmers market, forests and trails, public beach access etc. Please do not turn Coupeville into a crowded suburbia like Oak Harbor has become. Increasing town density without infrastructure won't work well. If WA state really wanted more people to live in Coupeville they would provide more support to our schools and hospital etc.
- Equity and environmental stewardship
- Equity, Diversity, Inclusion, and Belonging.
- environmental stewardship, community engagement, health & wellness
- Embracing diversity and being welcoming.
- Respect for the environment, respect for historical preservation, support of a safe, friendly, family-based, diverse community. Economic sustainability for multiple levels of income. Fewer large vacation homes that sit vacant and more primary residences.
- Inclusivity, safety, environmental friendliness



- Ensuring that everyone who works in coupeville can also live here. Making sure that we do this sustainably in terms of our resource use especially water.
- Affordable housing that looks nice
- Small town historical. Only town within a national historic reserve.
- Affordability, safety, aesthetics, drug free.
- I wouldn't want to see ultra modern structures in our historic town.
- Rentals should be a minimum 30 days to prevent transients and maintain a sense of community for residents
- None noted
- It's not a given that middle housing should go forward
- Maintaining Coupeville's small town-ness and charm. Don't touch the Green. Leave wooded/green areas alone.
- We are a small, safe, and tight-knit town and I want to ensure that these housing developments do not conflict with these values.
- As you can tell, I am very interested that these structures do not stand out like sore thumbs so design is a priority. That includes landscape.
- A sense of community - good design, affordability
- Maintaining the quality of life in Coupeville. Not sure why we need a push for low or moderate cost housing. This is an expensive place to live because of a variety of factors that will not change, and doesn't lend itself to this "middle" housing effort. Guess we now have a name change to "middle" from high and low density?
- Small town feel - Too much density is already turning Coupeville into suburbia
- Those who will care and upkeep
- We need to strike a good balance here.
- Affordable to locals
- Affordable options for infill development
- Middle housing mixed in with current neighborhoods. Don't create a low-to middle housing neighborhood.
- Cleanliness, green space. Up keep of spaces.



Appendix G: Builder Survey Responses

Table 1: Question 1

What permit process improvements or development incentives would make middle housing development more attractive and feasible in the Town of Coupeville? Please select all that apply.	Responses	
Flexible bulk development standards	50.00%	1
Reduced permit fees	50.00%	1
Expedited permit review and processing	100.00%	2
Developer collaboration and partnership	100.00%	2
Improved access to permit information sheets	0.00%	0
Improved community education on allowed housing and permit procedures	0.00%	0
	Answered	2
	Skipped	0

Question 2: Optional: if we did not list a desired process improvement or development incentive, please describe what you would recommend below.

- None

Table 2: Question 3

What types of housing units are feasible to build in the Town of Coupeville? Select all that apply.	Responses	
Single-Family Residence	100.00%	2
Accessory Dwelling Unit (e.g., "in-law suite" or "granny flat")	100.00%	2
Townhome	100.00%	2
Duplex	100.00%	2
Triplex or Fourplex	100.00%	2
Apartment Complex	50.00%	1
Cottage Housing	50.00%	1
Mobile or Manufactured Home	0.00%	0
Senior/ Assisted Living	50.00%	1
Mixed-Use Unit	50.00%	1
	Answered	2
	Skipped	0

Question 4: Are you interested in building middle housing in the Town of Coupeville? Please explain why or why not.

- Yes, more housing options will likely lead to more affordability

Question 5: What development barriers to creating middle housing exist in the Town of Coupeville?

- Zoning code restrictions



Table 3: Question 6

What would make cottage housing development more attractive in the Town of Coupeville? Rank by the order of effectiveness	1	2	3	4	5	6	7	8	9	Total	Score
Less restrictive setback standards	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	7
Less restrictive visual appearance and design review standards	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%	2	5
Less restrictive lot coverage and impervious surface standards	50.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2	8.5
Less restrictive parking standards	0.00%	0.00%	0.00%	50.00%	0.00%	50.00%	0.00%	0.00%	0.00%	2	5
Less restrictive application and review procedures	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	2	1
Less restrictive zoning	50.00%	0.00%	0.00%	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	2	7
Less restrictive open space standards	0.00%	0.00%	0.00%	50.00%	0.00%	50.00%	0.00%	0.00%	0.00%	2	5



Less restrictive floor area standards	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%	0.00%	50.00%	0.00%	2	3.5
Less restrictive driveway and access standards	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	2	3
										Answered	2
										Skipped	0

Question 7: Optional: If you have additional comments on the development standards referred to above, please share your thoughts below.

- None

