

# MIDDLE HOUSING SURVEY RESULTS - SUMMARY

***This was an online survey conducted for a three-week period during May-June 2022 and generated 263 responses. Although the survey secured feedback from those engaged and interested in the middle housing topic, it was not designed to be statistically significant, and generated responses from approximately 1% of the City's total households.***

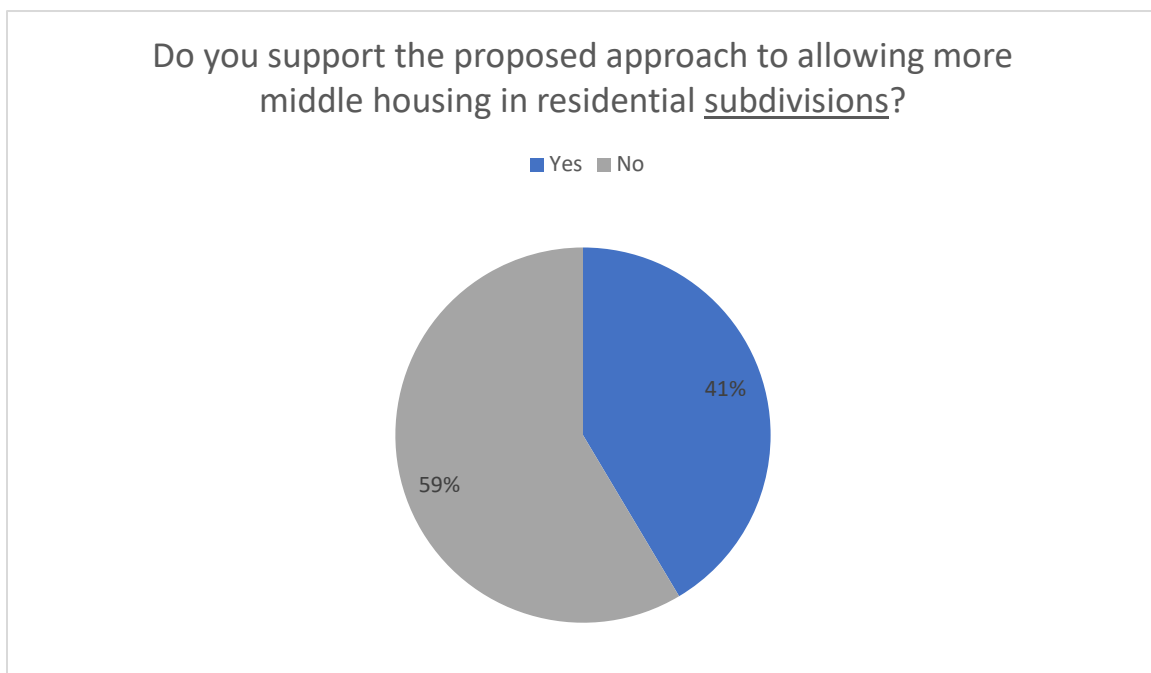
## ***Do you support the proposed approach to allowing more middle housing in residential subdivisions: why or why not?***

**Yes:** Support is generally focused on the need to provide more affordable housing, allow for better housing choices, and increase livability and vibrancy, particularly near employment centers.

- Many expressed interest in being able to have multigenerational housing and/or rental income through middle housing and ADUs
- Focus on diverse housing types for a range of households
- Need more housing for “essential workers” so they can afford to live and work in Bothell.
- Increased density in some areas will help reduce dependency on cars, reduce carbon emissions, make more efficient use of land.
- This is an opportunity for Bothell to be seen as a leader in this area.

**No:** Primary concerns are centered around increased density, quality and aesthetics of housing, concerns about renters living in the neighborhood, traffic impacts, and neighborhood “character”.

- Many expressions of concern about existing single-family neighborhoods changing
- Expressions of concern over increased density and higher proportion of rental units leading to increases in crime and safety concerns.
- Some concern over impacts to housing prices related to “upzoning”
- Some support for middle housing in new subdivisions, but not in existing neighborhoods.
- Concern over roadway and school capacity to accommodate increased density.



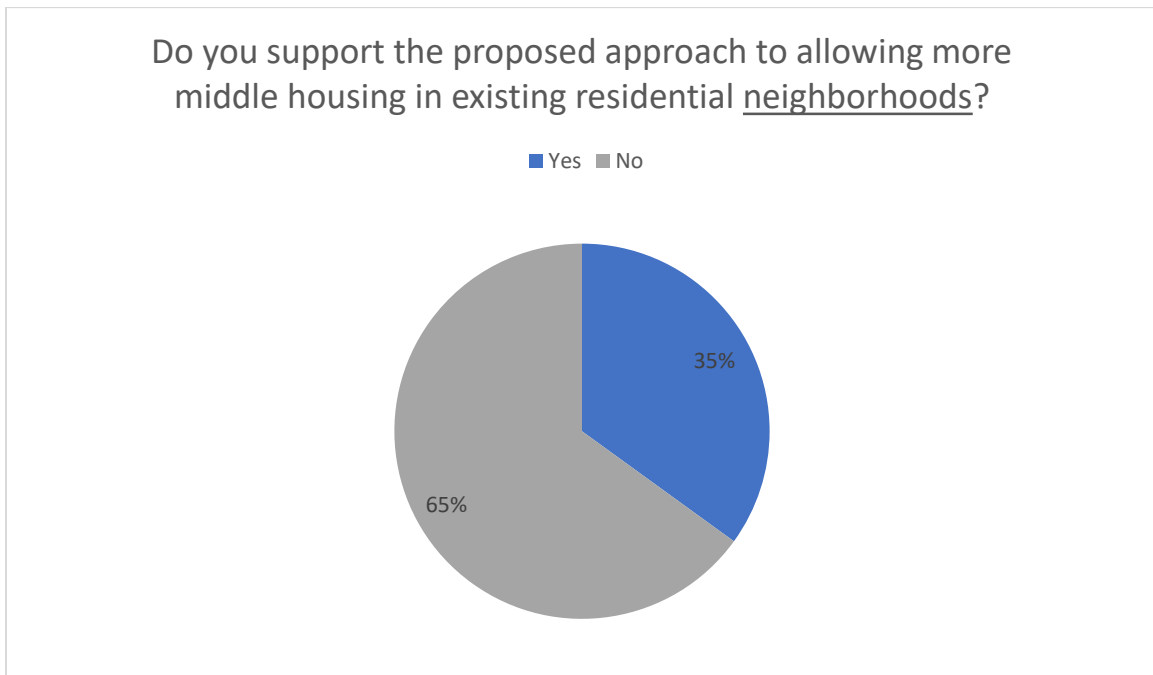
***Do you support the proposed approach to allowing more middle housing in existing residential neighborhoods: why or why not?***

**Yes:** Very similar responses to the question above. Support is generally focused on the need to provide more affordable housing, allow for better housing choices, and increase livability and vibrancy, particularly near employment centers. Additional details:

- It makes sense to provide opportunities for increased densities where infrastructure can support it.
- New housing types should be designed to minimize impacts to existing neighborhoods.
- New housing and increased densities will be more transit-supportive.

**No:** Very similar responses to the question above. Primary concerns are centered around increased density, quality and aesthetics of housing, concerns about renters living in the neighborhood, traffic impacts, and neighborhood “character”. Additional details:

- Concern about impacts to on-street parking in existing neighborhoods, perception that some neighborhoods already have a parking issue.
- Concerns about increased traffic in existing neighborhoods and related safety issues.



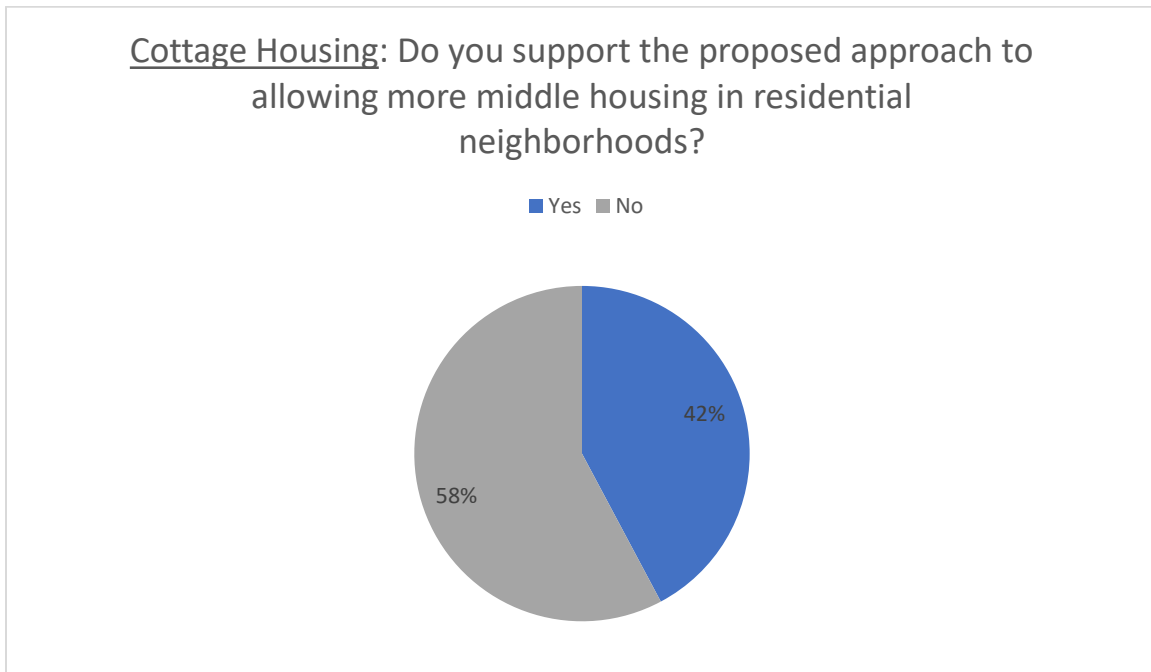
## ***Do you support Cottage Housing: why or why not?***

**Yes:** Similar response to the question above. Supporters of cottage housing focused on the opportunity to expand housing choices, options for smaller homes, and providing more affordable homes. Supporters also enjoyed the idea of homes with shared spaces to build community. Additional details:

- Smaller homes provide more opportunities for ‘starter homes’ and retirement.
- An alternative to townhome developments, single story or smaller homes may be more accessible to a broader population
- Flexibility in cottage layout design might provide opportunities to preserve more trees on site.
- There was concern about parking, cottage housing development should have off street parking

**No:** Similar responses to above. Concerned that increased density will negatively impact traffic, schools, and other infrastructure. Respondents were generally concerned new development would decrease home values and increase the possibility of criminal activity. Respondents also stated that they ‘bought into’ a certain type of community and were not interested in that changing.

- These types of housing wouldn’t be affordable anyways.
- There hasn’t been enough investment in infrastructure or schools to support more density and development in Bothell.
- These types of developments will look out of place in a single-family neighborhood.
- Concerns about privacy. Shared amenities aren’t always accessible to all, there should still be personal private spaces associated with homes in Bothell

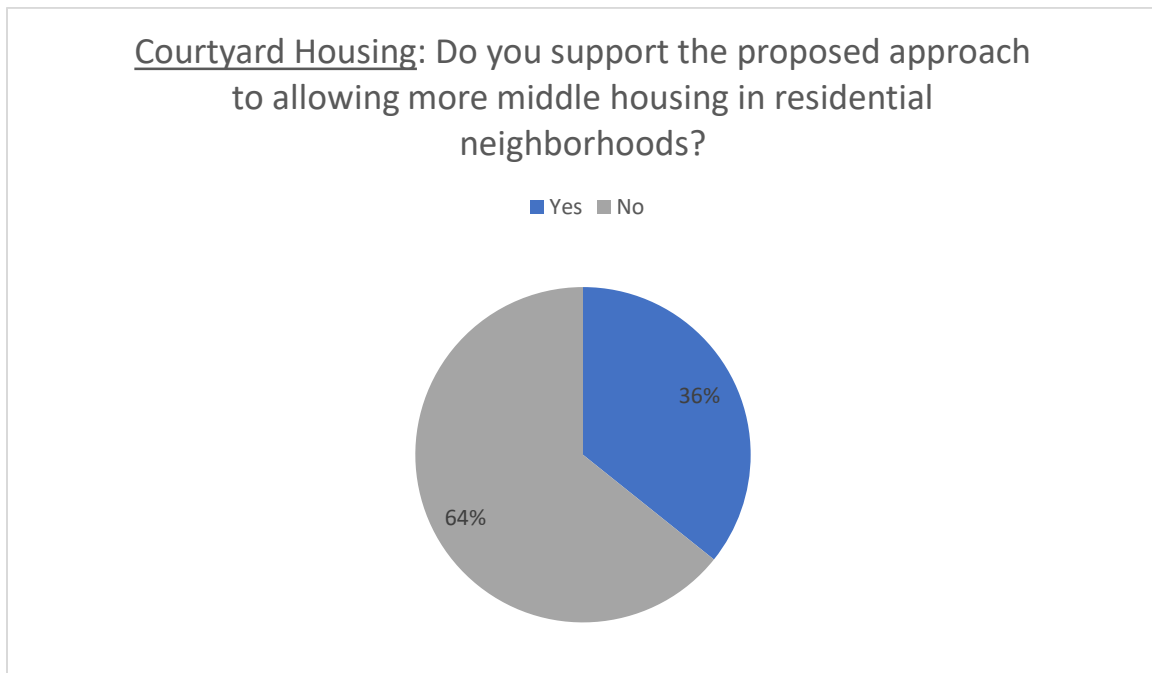


## ***Do you support Courtyard Housing: why or why not?***

**Yes:** Similar response to the question above. Supporters of Courtyard Housing focused on the need for more housing affordability and housing choice. Supporters liked the idea of smaller scaled homes that fit into the existing neighborhood, and those shared spaces can create community.

- Shared housing development such as courtyard housing provide inclusionary housing for a wide range of incomes
- Single story homes are more accessible for a wider range than townhomes
- Development style would maintain the look and feel of a residential neighborhood
- More choice and variety of housing are positives for a neighborhood
- There was a concern about the amount of parking required development need to provide off street parking

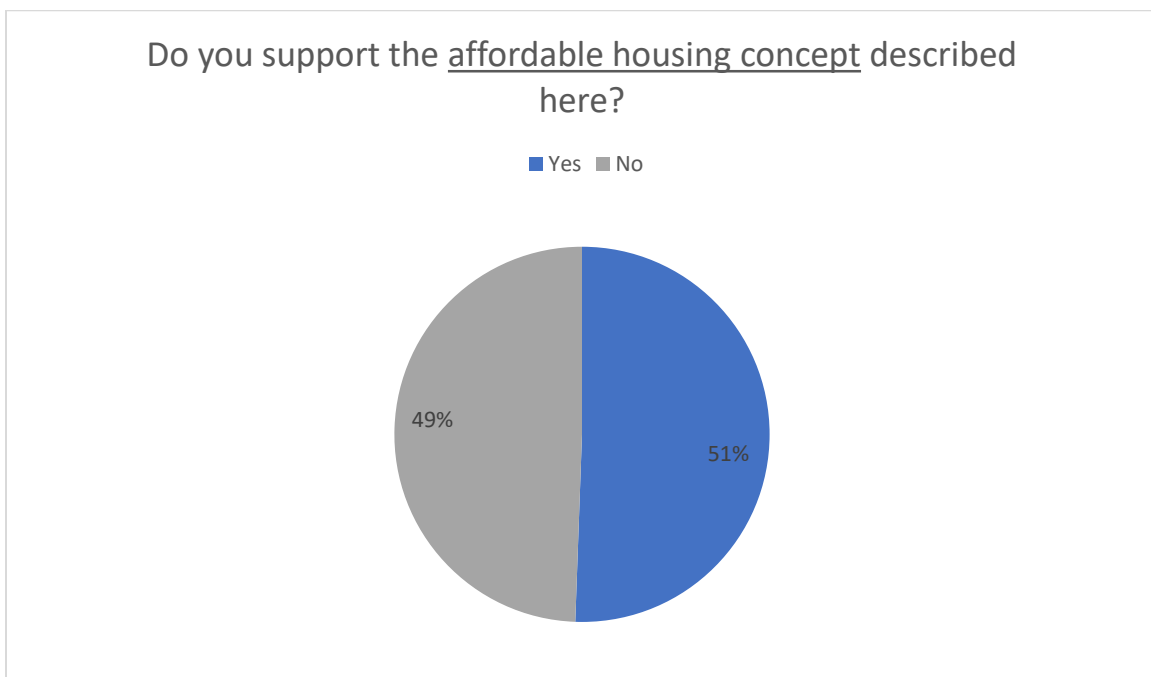
**No:** Very similar responses to the question above. Primary concerns are centered around increased density, quality and aesthetics of housing, concerns about renters living in the neighborhood, traffic impacts, and neighborhood “character”. Additional details Concerns are adding more housing if educational facilities and infrastructure cannot support it concerned about the impacts of growth on traffic. Parking is a concern. Respondents also stated that they ‘bought into’ a certain type of community and were not interested in that changing. Additional details: see cottage housing



## ***Do you support Affordable Housing: why or why not?***

**Yes:** There was a consensus that affordable housing is good, and that a wider range of people should have the ability to live in the city. It is important to provide spaces for service workers or other essential workers to live. Responses were generally supportive of more housing, and thought that requirements could be better than incentives. Supporters were also a little unsure about building more housing into existing neighborhoods and thought there could be more requirements in 'new neighborhoods' or areas closer to transit and commercial areas.

**No:** Respondents were generally concerned about adding more density, citing that they thought there were too many people already living in Bothell and the impacts of more density on traffic, schools, and the community hasn't been evaluated properly yet. Respondents also were concerned that even with affordability requirements, the units still were not affordable enough. There was concern about criminal activity, maintenance and upkeep, and a negative impact on home values. There was additional concern that affordable housing requirements are better suited for downtown, and should not be included in residential areas. Respondents also stated that if the city encourage more middle housing development, there would be less of a need for incentivized affordable housing. Some respondents thought that the affordable housing requirement description was too vague and requested more detailed information about how the program would work.

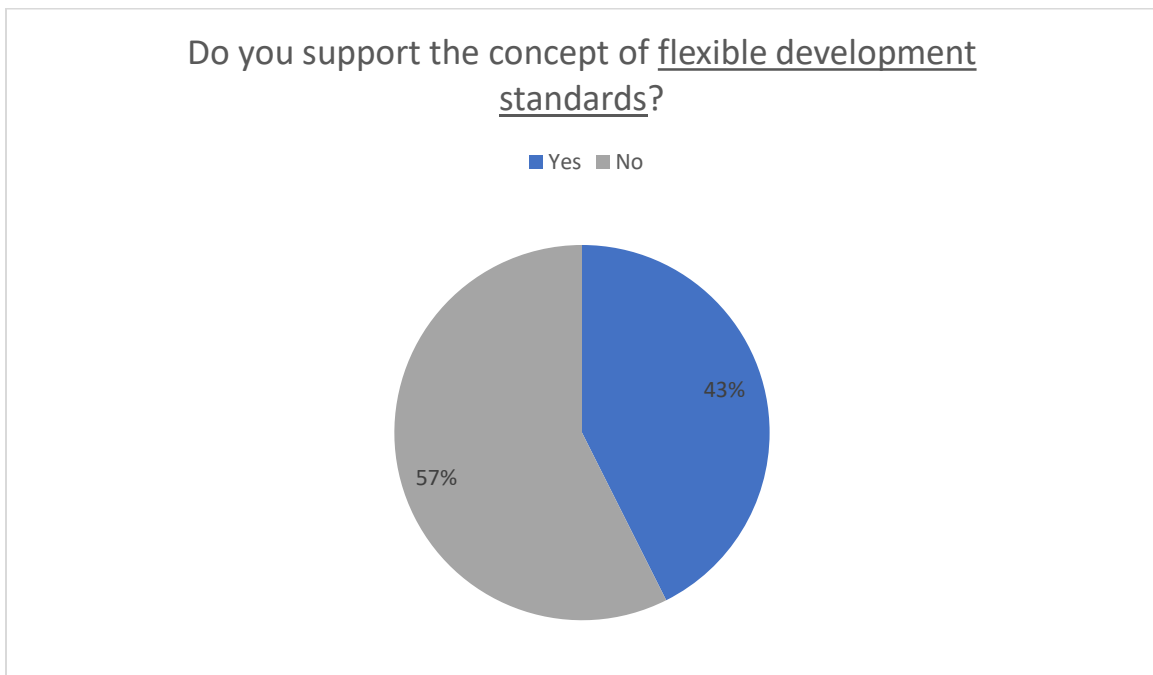


## ***Do you support the concept of Flexible Development Standards: Why or why not?***

**Yes:** Supporters noted that the development standards should include tree retention guidelines, preservation of wetlands / critical areas. Also noted was the desire for additional clarification on the scope, areas of application, and specificity of the development standards would be helpful.

- Consider flexible standards for new developments but not existing ones in an effort to retain existing single-family neighborhoods
- Being able to retain / improve existing structures (where current restrictions don't allow it) adds flexibility to building options for ADUs, converting an existing home, etc.

**No:** General feedback is that there isn't enough infrastructure (roads, utilities, sidewalks, schools, etc) to support additional housing and that flexible development standards should only be applied to new development, not existing.



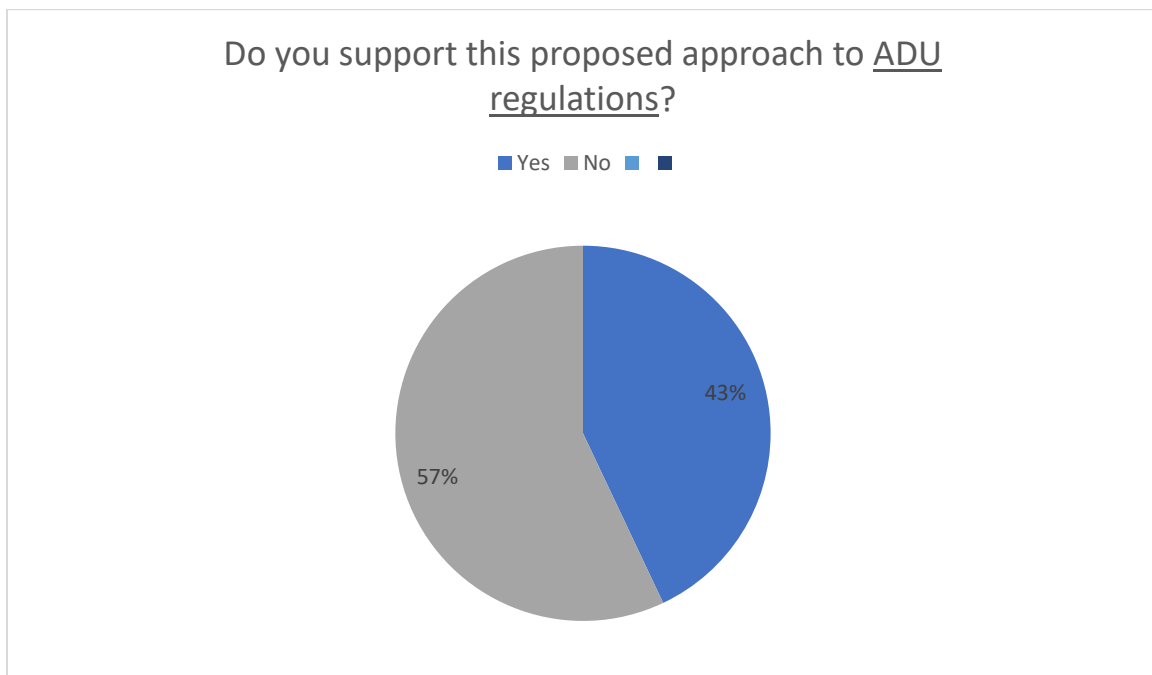
## ***Do you support this proposed approach to ADU Regulation: why or why not?***

**Yes:** There was support of ADUs if trees are retained and designs, in general, match the look and feel of the neighborhood.

- Additional consideration should be taken to maintain privacy between neighbors
- Some prefer only 1 detached ADU being allowed – 2 are fine, if one is attached

**No:** Similar to previous comments regarding not enough infrastructure to support additional dwelling units of any kind.

- Concerned about the space for additional parking for the ADUs and whether it will spill onto the street or be a requirement at all
- Concern for increase in rentals in neighborhoods without any oversight or regulation, especially if the owner-occupancy regulation is not applicable



## ***Do you support Parking Reductions as described here: why or why not?***

**Yes:** There was support for reduction or elimination of parking requirements overall, but especially near frequent transit, trails, or the downtown area.

- Recommendations for additional public parking such as multi-level garages at Park & Rides to facilitate / encourage use of public transportation.
- Feedback that parking reductions would push the community toward having fewer cars which would benefit the environment, reduce car traffic, etc.

**No:** Some survey participants feel there is plenty of parking in Bothell, others say there is not enough.

- Frustrated by current street parking and vehicle overflow from apartments that is already present and concerned parking reductions would increase this overflow onto side streets.
- There is concern that reduction in parking requirements will not reduce the number of cars and that people will still have and need cars because our current public transit is not adequate.

