

Appendix C: Adequate Provisions Checklist

Table C- 1: Low-Rise or Mid-Rise Housing Barrier Review Checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	No	Development regulations are clear and easy to understand	
High minimum lot sizes	Yes	While the minimum lot sizes are not particularly high in the City's residential multifamily zones, the minimum lot size per unit significantly restricts what can be built. For instance, although multifamily is allowed in the RM-3600 zone, just two units would be allowed on a 7,200 SF lot because 3,600 SF of lot area is required per unit. The current lot size per unit in multifamily zones results in a range of 12-48 units per acre - this would not allow for anything more dense than townhomes and garden-style apartments.	Regulate density via units per acre rather than minimum lot area per unit. Ensure that the density is high enough to allow for multifamily housing on a typical lot, and that feasible multifamily types are allowed.
Low maximum densities or low maximum FAR	Yes	Density in the multifamily zones is dictated by minimum lot area per unit rather than typical density or FAR metrics.	See above
Low maximum building heights	Yes	The height in all multifamily zones is limited to 35 feet. This is enough for roughly three stories of housing. This is likely to negatively impact feasibility on smaller lots, especially in zones where higher unit densities are permitted.	Increase building heights to allow for four to five stories, particularly in zones that allow for higher densities, like RM-900.



Large setback requirements	Yes	The City's code requires 20-foot front and rear yard setbacks. Side yard setbacks range from 10 to 20 feet. Large setbacks, especially when combined with other restrictions like height and lot coverage, significantly impact the feasibility of multifamily development.	Consider reducing front and rear setbacks in multifamily zones. Limit side setbacks to no more than 10 feet.
High off-street parking requirements	Yes	One and a half parking spaces are required for each multifamily unit in Lake Forest Park, regardless of the unit size or number of bedrooms. Structured parking is extremely expensive to build, and surface parking significantly limits what can be built on a site. Requiring parking at this ratio would significantly impact the feasibility of multifamily.	Developers will typically build parking whether or not it is required - lower minimum parking requirements ensure that developers have the flexibility to meet market demand. Lake Forest Park should consider eliminating parking requirements, or at least reducing the minimum to no more than 1 per unit.
High impervious coverage limits	Yes	The maximum lot coverage allowed in multifamily zones ranges from 35% to 55%. Combined with other code requirements like maximum building heights, this is likely to have a negative impact on the feasibility of multifamily construction.	Increase maximum lot coverage requirements to no less than 50%. Consider increasing further for zones targeted for higher density, like RM-900.
Lack of alignment between building and development codes	No	There is not a lack of alignment between building and development codes	
Other (for example: ground floor retail requirements, open space requirements, complex design standards, tree retention regulations, historic preservation requirements)	N/A		



PROCESS OBSTACLES		
Conditional use permit process	No	Multifamily is not a conditional use in the RM zones
Design review		
Lack of clear and accessible information about process and fees	No	An updated fee schedule is available on the city's website and the Help Topics page is linked there, with information on the permitting process.
Permit fees, impact fees and utility connection fees	No	The permit, impact, and utility connection fees do not appear to be significantly higher than other jurisdictions
Process times and staffing challenges		
SEPA process	No	SEPA is required in most WA jurisdictions. A planned action ordinance would remove the need for SEPA review and help reduce the cost and uncertainty of development.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS		
Lack of large parcels for infill development	Yes	There are many large parcels in Lake Forest Park, but most of these are built out with high-value homes, or are constrained by environmental issues.
Environmental constraints	Yes	There are significant slope and wetland constraints throughout Lake Forest Park.
		Allow for lot division that would free up additional land for development. Allow multifamily housing in more areas of the city.
		Increase the number of lots that are zoned for multifamily development, especially in areas with fewer environmental constraints.



Table C- 2: Supplementary Barrier Review Checklist for PSH and Emergency Housing

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Spacing requirements (for example, minimum distance from parks, schools or other emergency/PSH housing facilities) ¹⁶			
Parking requirements	Yes	The parking requirements for multifamily housing are 1.5 per dwelling unit, while the requirement for rooming houses is one space per four beds (or per two sleeping units). There is no specific distinction for PSH, but if 1.5 spaces are required for each unit, this would be a major barrier to feasibility.	Either reduce parking requirements to conform with rooming house requirements (0.5 spaces per unit) or eliminate parking minimums for PSH/emergency housing.
On-site recreation and open space requirements			

¹⁶ Note that RCW 35A.27.430 expressly states requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii). The restrictions on these uses must be to protect public health and safety.



Restrictions on support spaces, such as office space, within a transitional or PSH building in a residential zone	Yes	Office/retail uses are not permitted in the RM-3600, RM-2400, RM-1800, or RM-900 zones, where presumably PSH would likely be built.	Ensure that supplementary uses like service providers are allowed in PSH and emergency housing facilities in these zones
Arbitrary limits on number of occupants (in conflict with RCW <u>35A.21.314</u>)			
Requirements for PSH or emergency housing that are different than the requirements imposed on housing developments generally (in conflict with RCW <u>36.130.020</u>)			
Other restrictions specific to emergency shelters, emergency housing, transitional housing and permanent supportive housing			



