



Growth Strategies

Sultan Comprehensive Plan Update

March 28, 2024

Agenda.

- 1. Tonight's Goal**
- 2. Growth Strategy Context**
- 3. Refined Growth Strategies**
 - Planning Board Recommendations
 - Updated Description & Examples
 - Implementation Considerations
 - Geographic Distribution
- 4. Wrap-Up**



March Process.

1

March 7 Workshop

- Technical Background
- Strategy List, Considerations, & Geographies

2

March 19 Planning Board

- Refine Implementation Considerations
- Draft Spatial Distribution

3

March 28 City Council

- Additional Feedback
- Growth Alternative Direction to be formalized in FLUM



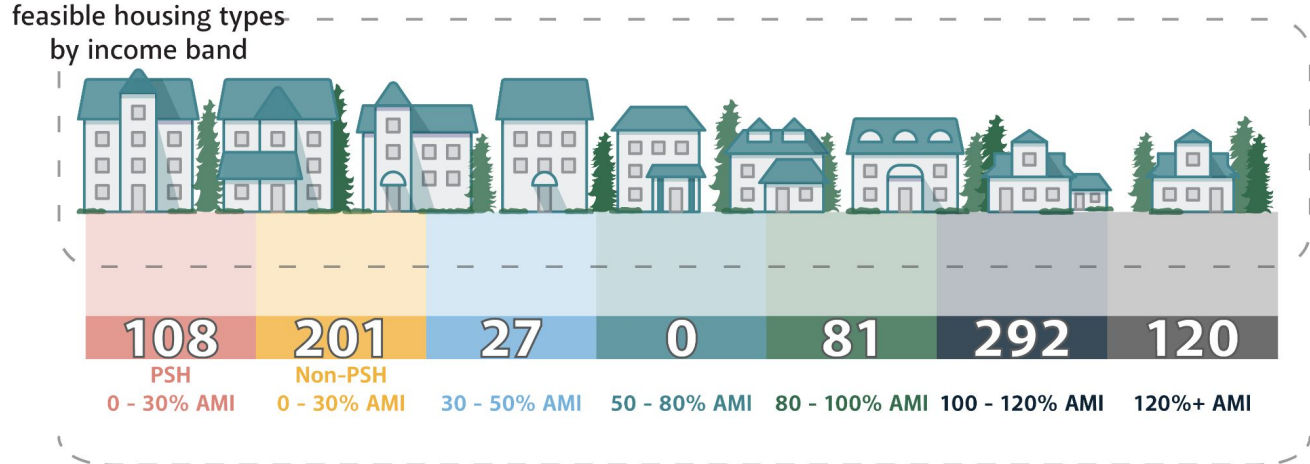
Goals for Tonight

- ❖ **Reach clear consensus on a working list of growth strategies to be used in Future Land Use Mapping, Parcel Capacity Estimates, Traffic Modeling, and Policy Updates.**
 - Strategies can evolve after tonight. Detailed code updates for implementation will be discussed this summer.
- ❖ **For each strategy:**
 - Discuss missing broad policy considerations
 - Address outstanding questions
 - Confirm appropriate locations for implementation

Remaining 2044 Growth Targets & Housing Need for Sultan.

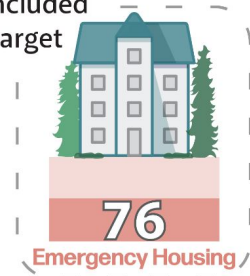
Based on Area Median Income (AMI) for Snohomish County:
\$104,083

Sultan AMI: **\$89,150**



REMAINING GMA MANDATE (829 homes) not included in target

+1,329 Jobs



Feasible Housing Types.

Assumed Affordability



**Single-Family
Detached**

**Higher Income
(>120%+ AMI)**



Duplex



Triplex



Townhomes



Cottage Cluster

**Moderate Income
(>80-120% AMI)**



Manufactured Home



**Accessory
Dwelling Unit**

**Low/Moderate Income
(50-100% AMI)**



Sixplex



Courtyard Building



Stacked Flats

**Low-Rise
Mixed-Use
Buildings**

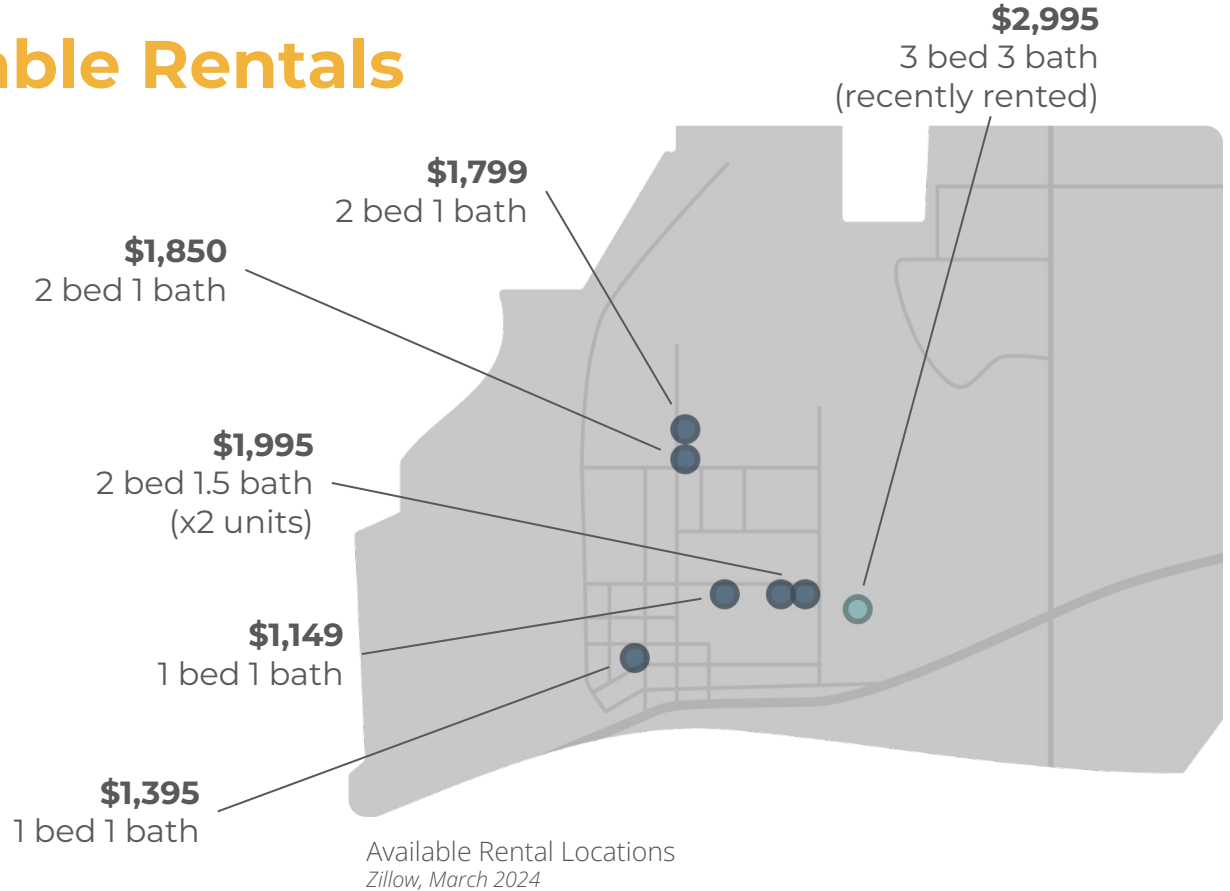
**Low Income + PSH
(0-80% AMI)***

** deep affordability req. incentives & subsidies*

Currently Available Rentals

Clustering of rental units

Few single-family in rental market



Currently Available Rentals

800 4th Street, Unit A
2 bed, 1 bath, 720 sqft
\$1,850

AMI Range: 80-90%

Four-Plex Building



800 4th Street
Sultan, WA

Currently Available Rentals

401 8th Street (Two Units)
2 bed, 1.5 bath, 1200 sqft
\$1,995

AMI Range: 90-100%

Six-Unit Rowhome



401 8th St
Sultan, WA

Currently Available Rentals

211 4th Street, Unit B
1 bed, 1 bath, 500 sqft
\$1,395

AMI Range: 70-80%

Five-Plex Building



211 4th Street
Sultan, WA

Currently Available Rentals

640 Date Ave, Unit B
1 bed, 1 bath, 760 sqft
\$1,149

AMI Range: 60-70%

14-Unit Building



640 Date Ave
Sultan, WA

Unavailable Rentals

808 Pine St
3 bed, 3 bath, 1,345 sqft
\$2,995

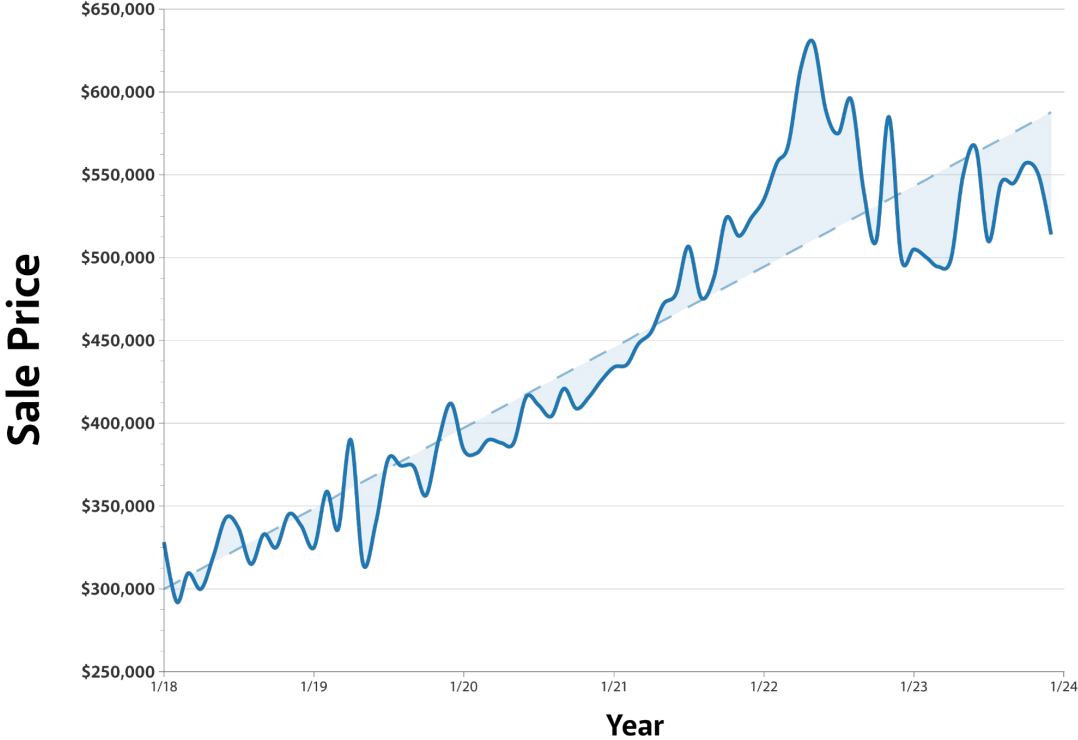
AMI Range: 115-120%

Single-Family Detached



808 Pine St
Sultan, WA

Median Home Sales Price

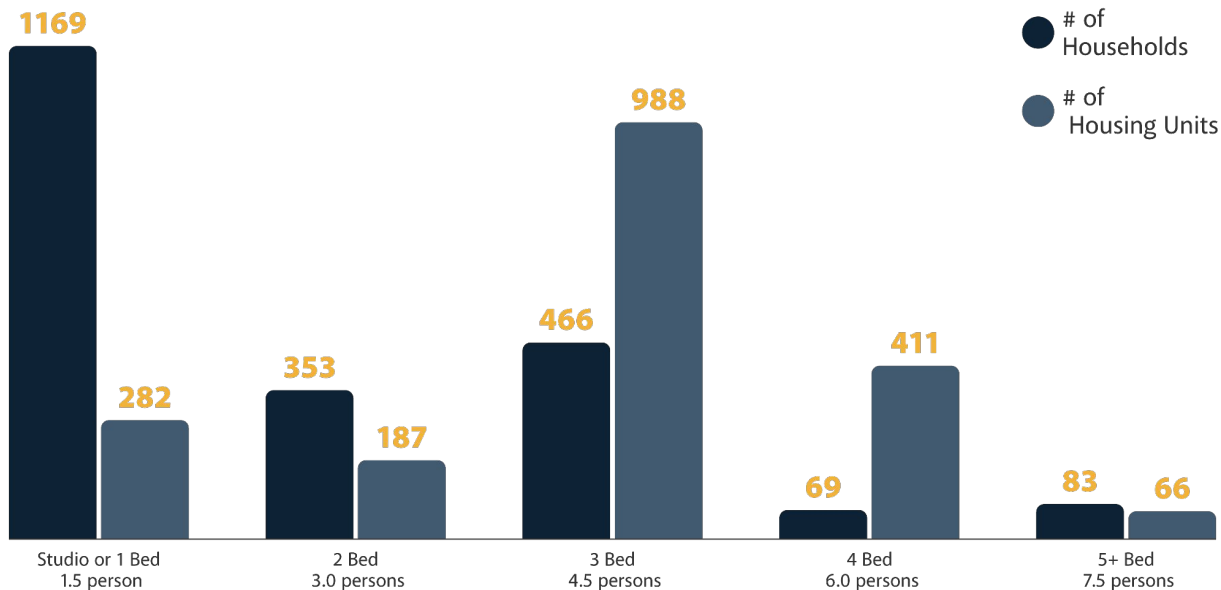


Redfin, accessed March 2024

Growth Strategies Also Address Local Needs.

Mismatch between unit size and household size

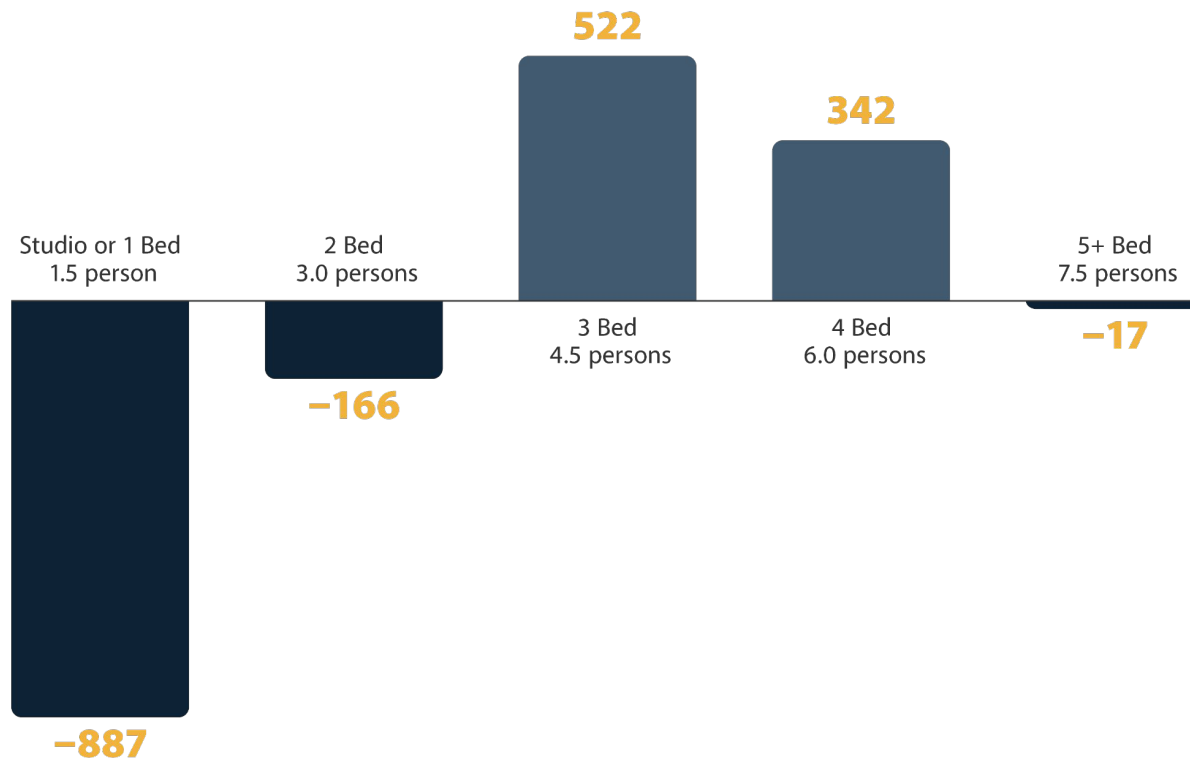
US Census Bureau,
ACS 5-Year 2018-2022



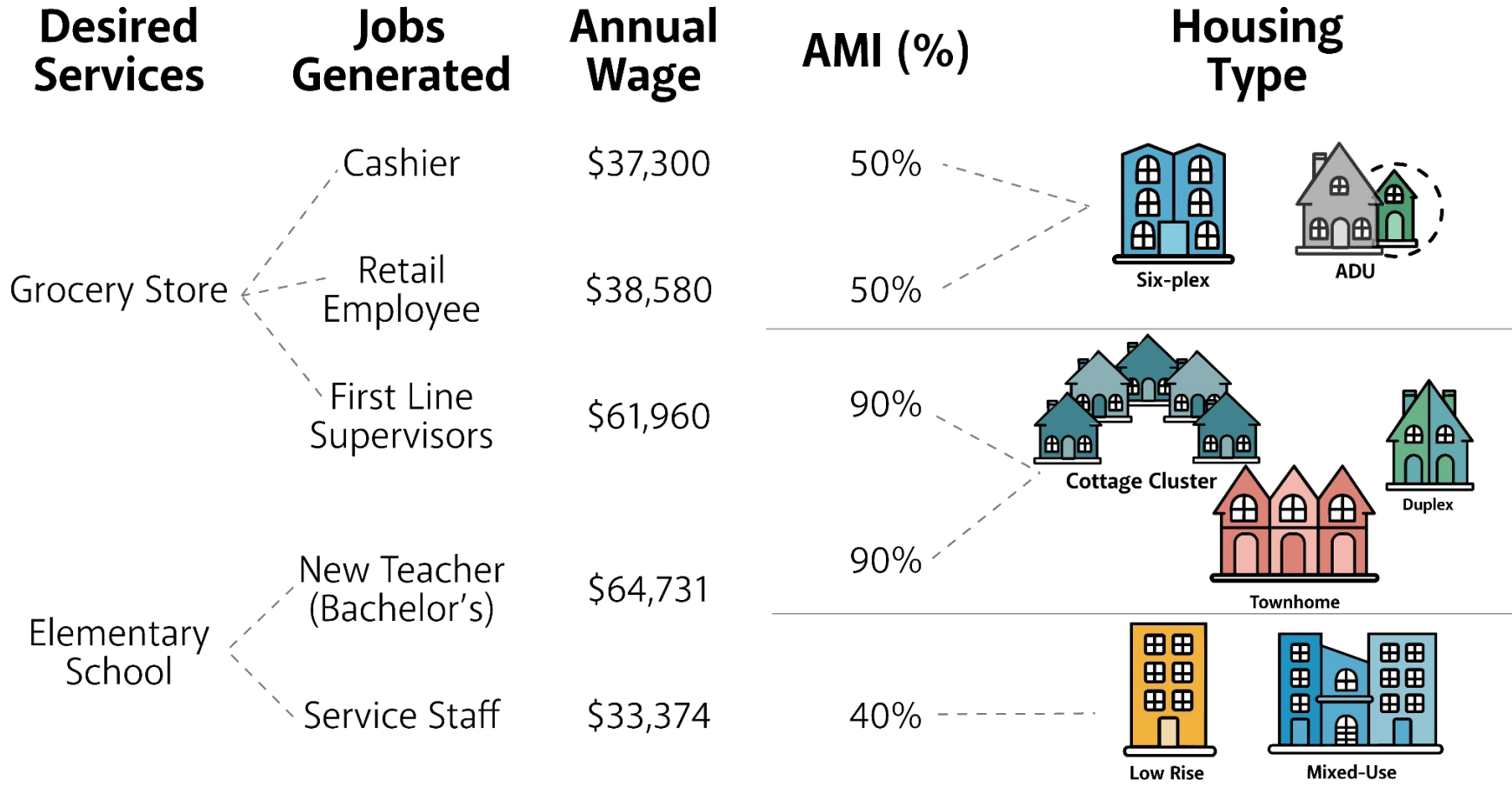
Growth Strategies Also Address Local Needs.

Deficit of Studio,
1 bedroom, and 2
bedroom units

Surplus of
3 bedroom and
4 bedroom units



US Census Bureau,
ACS 5-Year 2018-2022



Desired Services

Jobs Generated

Annual Wage

AMI (%)

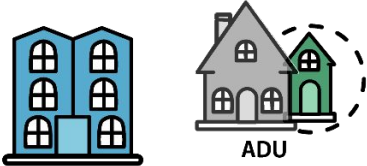
Housing Type

Daycare	Childcare Workers	\$39,890
Downtown Restaurant	Food Prep	\$43,520
	Waitstaff	\$58,640

50%

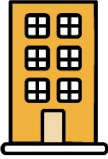
60%

80%



Six-plex

ADU



Low Rise



Mixed-Use



Townhome



Duplex



Cottage Cluster

Growth Strategies Recommended by Planning Board

Affordable Housing Strategies

- ❖ Residential Development on Religious-Owned Land ✓ ?
- ❖ Increased Building Heights for Residential / Mixed-Use Development ✓ ?
- ❖ Density Bonuses in Exchange for Community Benefits ✓ ?
- ❖ Middle Housing ✓ ?
- ❖ Infill Housing ✓
- ❖ Live-Work Units ✓
- ❖ Improved Subdivision Design Standards ✓
- ❖ Subarea Planning ⊗ ?
- ❖ Mixed-Use & Commercial in More Areas ✓ ?
- ❖ Commercial Uses with Higher Job Density ✓ ?

- ✓ Supported
- ? Outstanding Questions
- ⊗ No Consensus

Overarching Considerations for Higher Density Housing

- ❖ **Parking, Access, & Street Design**
- ❖ **Avoid Concentration of Affordable Housing**
- ❖ **Ensure Public Safety**
- ❖ **Development & Design Standards:**
 - Variation in setback
 - Variation in building form: shape, scale
 - Building diversity: architectural style, color, material



Residential development on religious-owned land

- Utilize vacant or surplus property owned by religious institutions
- Retain existing structure(s)
- Locally appropriate density bonus provided (RCW 36.70A.545)
- Supported in HAP **Action C.1.1**
- Implementation via **overlay zoning & minor updates to development standards**



Stuart Street Co-op Affordable Apartments
McGee Avenue Baptist Church. Berkeley, CA



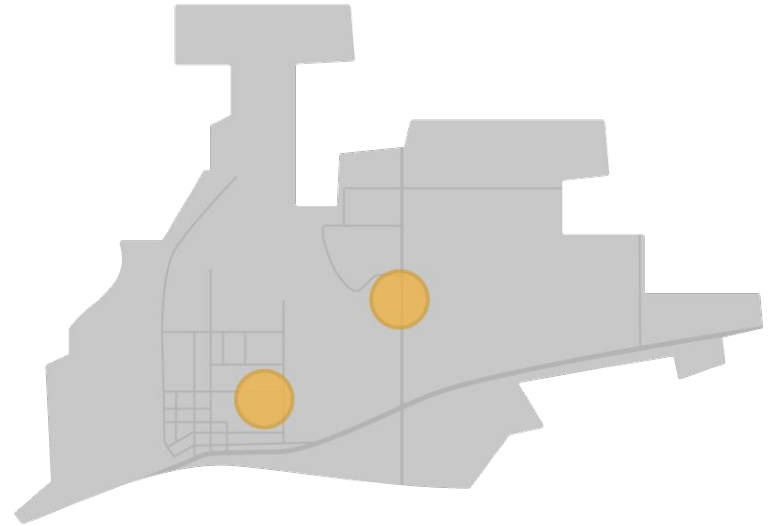
Residential development on religious-owned land

Policy Considerations

- Ensure long-term affordability
- Navigate change of ownership
- Complimentary building design
- Parking management
- Combine with Community Land Trusts where possible

Outstanding Questions

- What's an appropriate level of density for these sites?
- Are there additional policy considerations for this strategy?



Level of
Impact

Mid

Increase building heights for residential / mixed-use development

- Low-rise construction of 3-4 stories (35-45 feet) required for mixed-use development, live-work units, & walk-up apartments
- Supportive densities 18+ du/ac
- Most zones currently capped at 30 ft (<2.5 floors)
- Implementation via **overlay zone** and/or **development standards**



Fir Street Flats
Bothell, WA



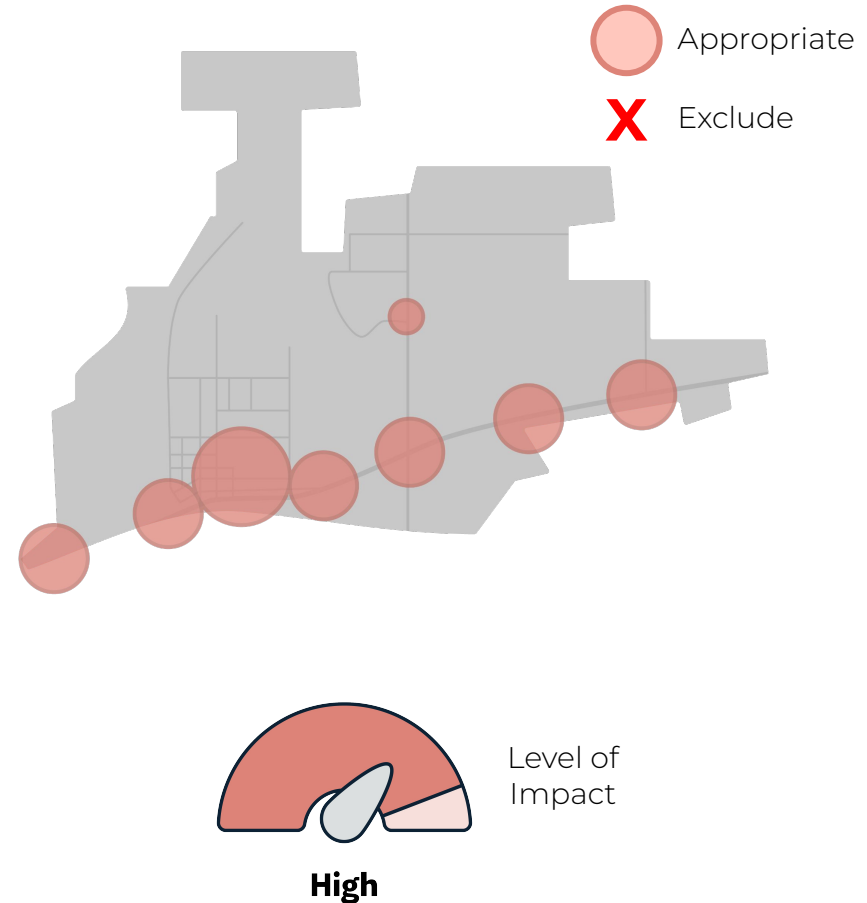
Increase building heights for residential / mixed-use development

Policy Considerations

- Fire equipment is limiting
- Viewsheds and building design
- Not appropriate in residential areas

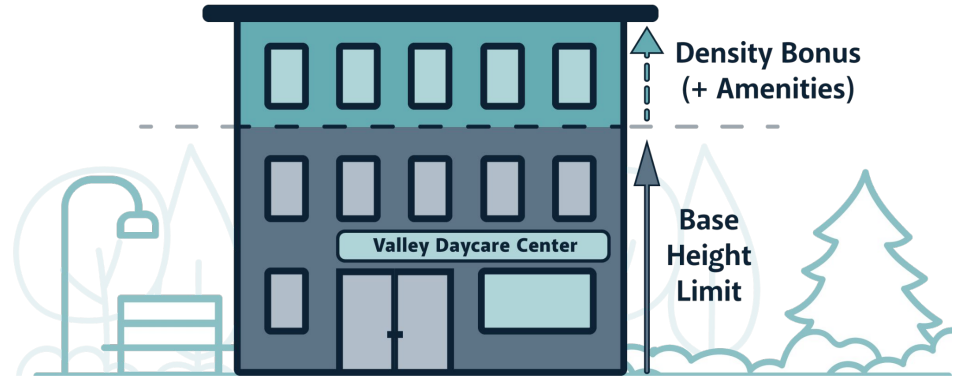
Outstanding Questions

- What are appropriate locations for 3 stories vs. 4 stories?
- Should there be a distinction for mixed-use vs. residential buildings?
- How should increased height work with height/density bonuses?



Density bonuses in exchange for community benefits

- Extra residential units or commercial area in exchange for:
 - Affordable units
 - Public art
 - Public amenity
 - Other community benefit
- Supported in HAP **Action B.2.1**
- Implementation via **calibrated density bonus program in zoning code with specific list of community benefits**



Residential Density Bonus Illustration
Framework

Density bonuses in exchange for community benefits

Policy Considerations

- Define community benefit details
- Clarify amount of bonus
- Concerns for misuse of bonus
- Concerns for staff time spent developing & implementing
- Fee-in-lieu not appropriate

Outstanding Questions

- Which community benefits are appropriate trade-offs for bonuses?
- How much bonus is appropriate?



Twin Lakes Housing
Marysville, WA

Low
Level of Impact

Middle housing

- Duplexes, fourplexes, cottage courts, townhomes, & other forms of house-scale multi-family housing
- Limited types allowed in HDR, NC, and UC zones
- Supportive densities: 12-18 du/ac
- Supported in HAP **Strategy B: Goal 1**
- Implementation via **permitted uses and development standards in zoning code.**



Chico Beach Cottages
Silverdale, WA



Middle housing

Duplex



Triplex



4 and 5Plex



⊗ Disliked by Planning Board
(inappropriate in neighborhoods)

Middle housing

6Plex



Townhouse



Cottage Cluster



⊗ Disliked by Planning Board

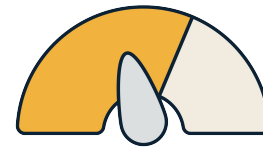
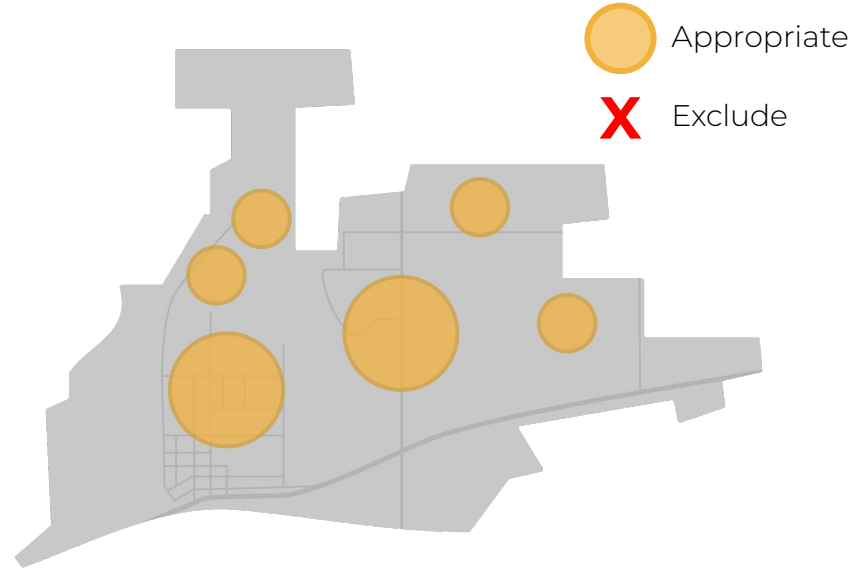
Middle housing

Policy Considerations

- Architectural continuity
- Apt for most neighborhoods
- Parking management concerns
- “Right-size” development regulations based on building type

Outstanding Questions

- Are there middle housing types or styles that should be excluded?
- What are appropriate locations for 4-units vs. 6-units?



Level of Impact

Mid

Infill Housing

- Utilize existing medium/large parcels, both vacant and underutilized
- Retain existing homes and structure(s)
- Supported in HAP **Action B.3.3**
- Implementation via **minor updates in development standards for lot coverage, building spacing, etc.**



Local Infill Project
Anacortes, WA



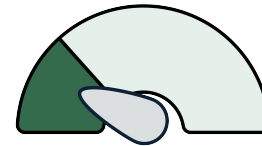
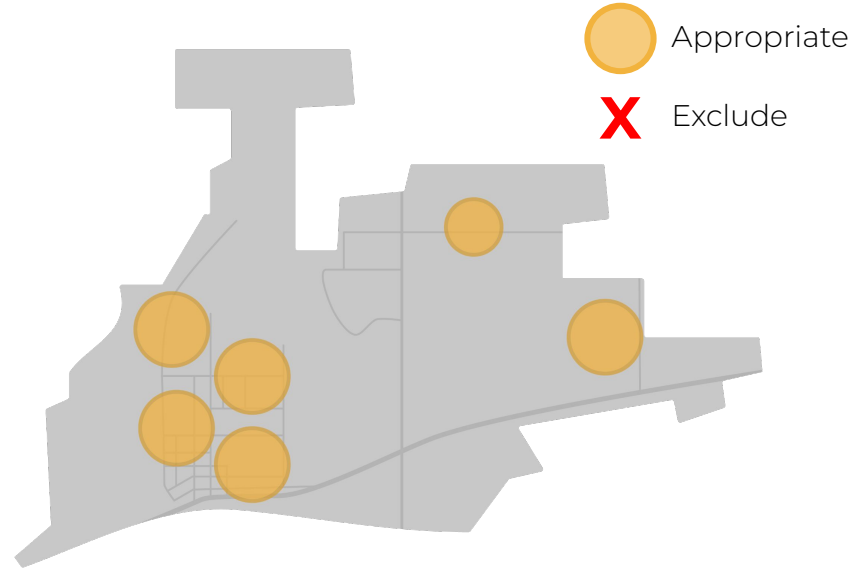
Infill Housing

Policy Considerations

- Coordinate development with infrastructure integration
- Parking management
- Older neighborhoods most suitable
- Accessory Dwelling Units (ADUs) & Manufactured Homes appropriate

Outstanding Questions

- Are these areas appropriate for implementation?
- Are there additional policy considerations for this strategy?



Low

Subarea Planning

- Downtown, district, neighborhood, or corridor-focused
- Coordination among single- or multiple owners
- Anticipates access and parking issues
- Implementation via **general areas for subarea planning on the FLUM**



Rendering for Sultan Market Concept
Sultan, WA



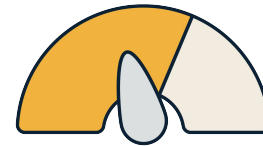
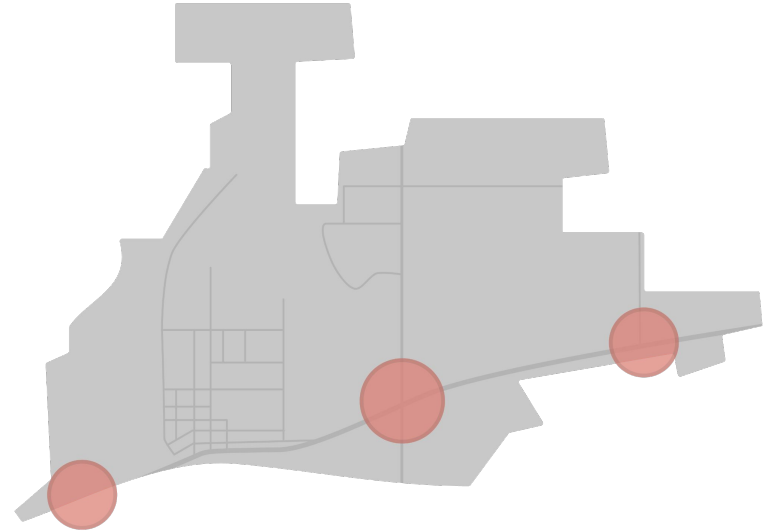
Subarea Planning

Policy Considerations

- Subarea planning is exciting for key areas along US-2
- Coordinating well-designed development among larger parcels is desired
- PB: unsure City is ready for Subarea Planning

Outstanding Questions

- Is subarea planning an appropriate strategy for Sultan? If so, where?



Level of Impact

Mid



Improved Subdivision Design

- Clearer design standards
- Flexibility in land use and building configuration
- Housing type diversity, amenities, and recreational areas in a single neighborhood
- Supported in HAP **Action D.2.1**
- Implementation via **provisions in zoning and subdivision code**



The Lookout
Chelan, WA



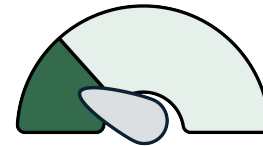
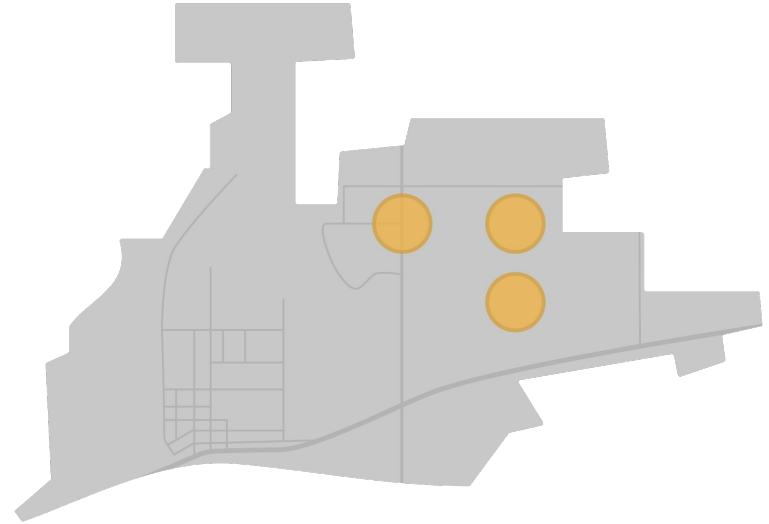
Improved Subdivision Design

Policy Considerations

- Coordinating development up SBR with public connections
- Diversity of building design and form
- Street standards and access
- Integration with trails and green space

Outstanding Questions

- Are there additional policy considerations for this strategy?



Level of
Impact

Low

Residential / Mixed-Use / Commercial Development in More Areas

- Allow residential, mixed-use, and/or commercial projects where it is prohibited now
- Examples:
 - Residential or mixed-use along US-2
 - Small cafes or grocers in neighborhoods
- Supported in HAP **Action D.2.2**
- Implementation via **use permissions & development standards in zoning code**



Seven Coffee Roasters
Ravenna, Seattle, WA

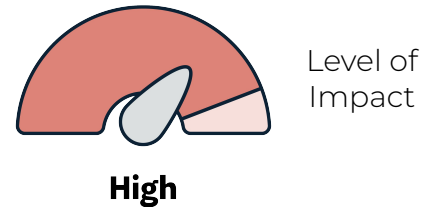
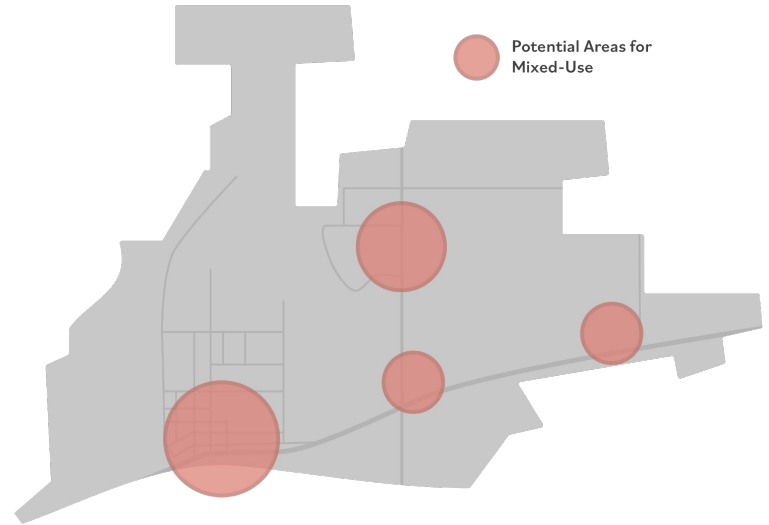
Residential / Mixed-Use / Commercial Development in More Areas

Policy Considerations

- Neighborhood-serving stores on Sultan Basin could reduce driving
- Interest in NC zone expansion
- US-2 = medical, services
- Downtown = retail focus
- Mixed-use = downtown & US-2

Outstanding Questions

- Are there additional policy considerations?
- Are small neighborhood-serving commercial uses appropriate anywhere in Sultan?



Live-work units

- Units feature ground-floor designated business area separated from the living space.
- Cater to micro-businesses, entrepreneurs, artists, and professionals seeking flexibility and cost-savings
- Implementation via **permitted uses & development standards in zoning code**



The Oaks Live-Work Townhomes
Battle Ground, WA



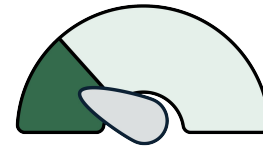
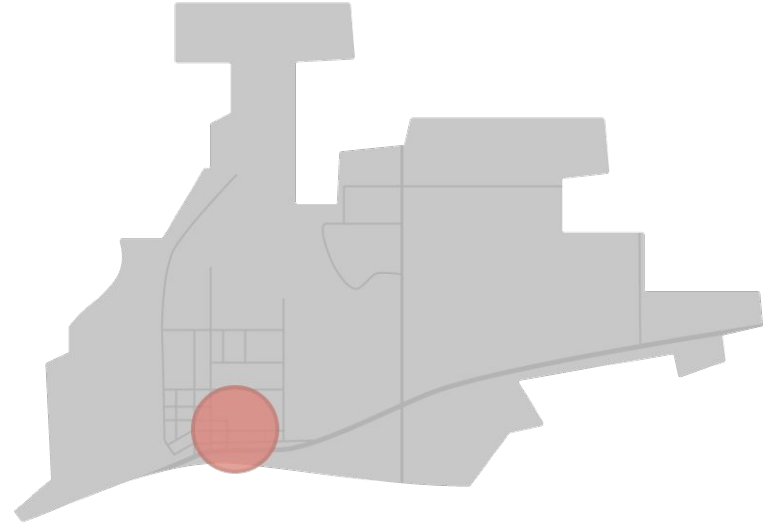
Live-work units

Policy Considerations

- Design and context matters
- Don't replace existing buildings
- Must manage conflicts between residential & commercial parking
- Dependent on business type

Outstanding Questions

- Which types of businesses are most appropriate?
- Do the preliminary areas for implementation make sense?



Level of
Impact

Low



Plan for commercial uses with higher job density

- Offer more economic efficiency and diversity of business types
- Reduces overall commute times by providing many more jobs close to home
- Supported in HAP **Action D.3.1**
- Implementation via **permitting and encouraging learning centers, healthcare sector jobs, office jobs**



West Sound Technical Skills Center
Bremerton, WA



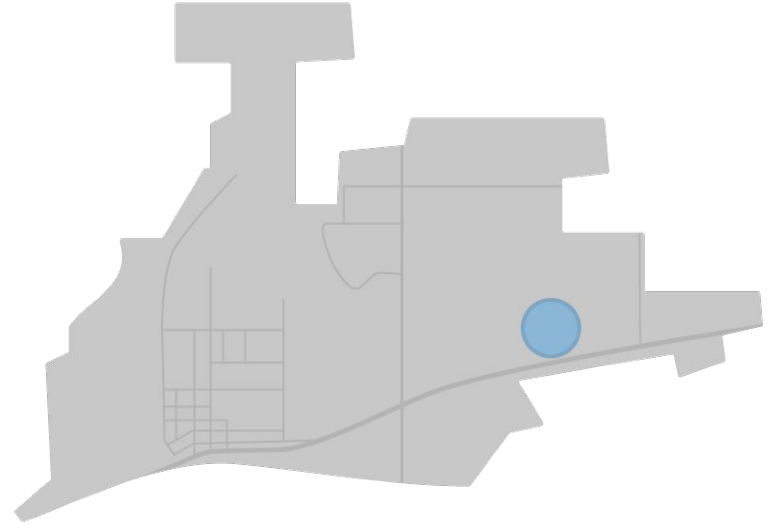
Plan for commercial uses with higher job density

Policy Considerations

- Vocational training and capacity building to retain human resource
- Discourage undesirable commercial with low employment & large footprint such as public storage

Outstanding Questions

- What new commercial uses should be encouraged/discouraged?
- Are there additional policy considerations for this strategy?
- Are there other places that should be considered for this strategy?



Level of
Impact

Mid

Next Steps.

- **FLUM Workshop next Thursday**
- **Capacity & Traffic Modeling**
- **Policy Review**

