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NEBC

New Housing Bills and Stormwater Planning

NEBC Managing Stormwater in Washington | 03.03.2026

Purpose

Downtown Marysville Stormwater Park
Parametrix Water Quality Retrofit

Garner support and **funding** for stormwater **retrofit projects** by leveraging the **environmental impacts** of middle housing.

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Background: Definitions and Codes

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State Codes

Washington HB 1110 (2023) & HB 2321 (2024)

- Goal: **1,000,000 new homes by 2044**.
- Varied **income levels**, existing urban **infrastructure**, shorter **commutes.**
- Key strategy support for **Puget Sound recovery**.

Oregon HB 20-01 (2019) and HB 2138 (2025)

- **First state in the country** to adopt middle housing.
- Requires **duplexes, triplexes, and quadplexes**.
- Acceleration measures:
  - Eliminated **public notice to neighbors**.
  - Eliminated requirement for **traffic impact studies.**

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Washington Requirements

Tier 1 cities (Pop > 75,000):

- Min 4 units/lot (typical)
- Min 6 units/lot (0.25 mile from transit or 2 units affordable housing)

Tier 2 cities (Pop 25,000 to 75,000):

- Min 2 units/lot (typical)
- Min 4 units/lot (0.25 mile from transit or 1 unit affordable housing)

Tier 3 cities (Pop < 25,000):

- 2 units/lot

Source: City of Seattle - One Seattle Plan
Final Environmental Impact Statement, January 2025

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What is Required to Be Included as Middle Housing?

- **Types:** Duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.
- **Tier 1 and 2 cities:** Required to allow at least 6 of the 9 middle housing types.
- **Tier 3 cities:** Allow duplexes, stacked flats, courtyard apartments, and cottage housing.

Duplex

Fourplex

Courtyard Apartments

Cottage Housing

Townhouses

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Julie’s Home Office View (2024)

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Julie’s Home Office View (Present Day)

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Environmental Impacts

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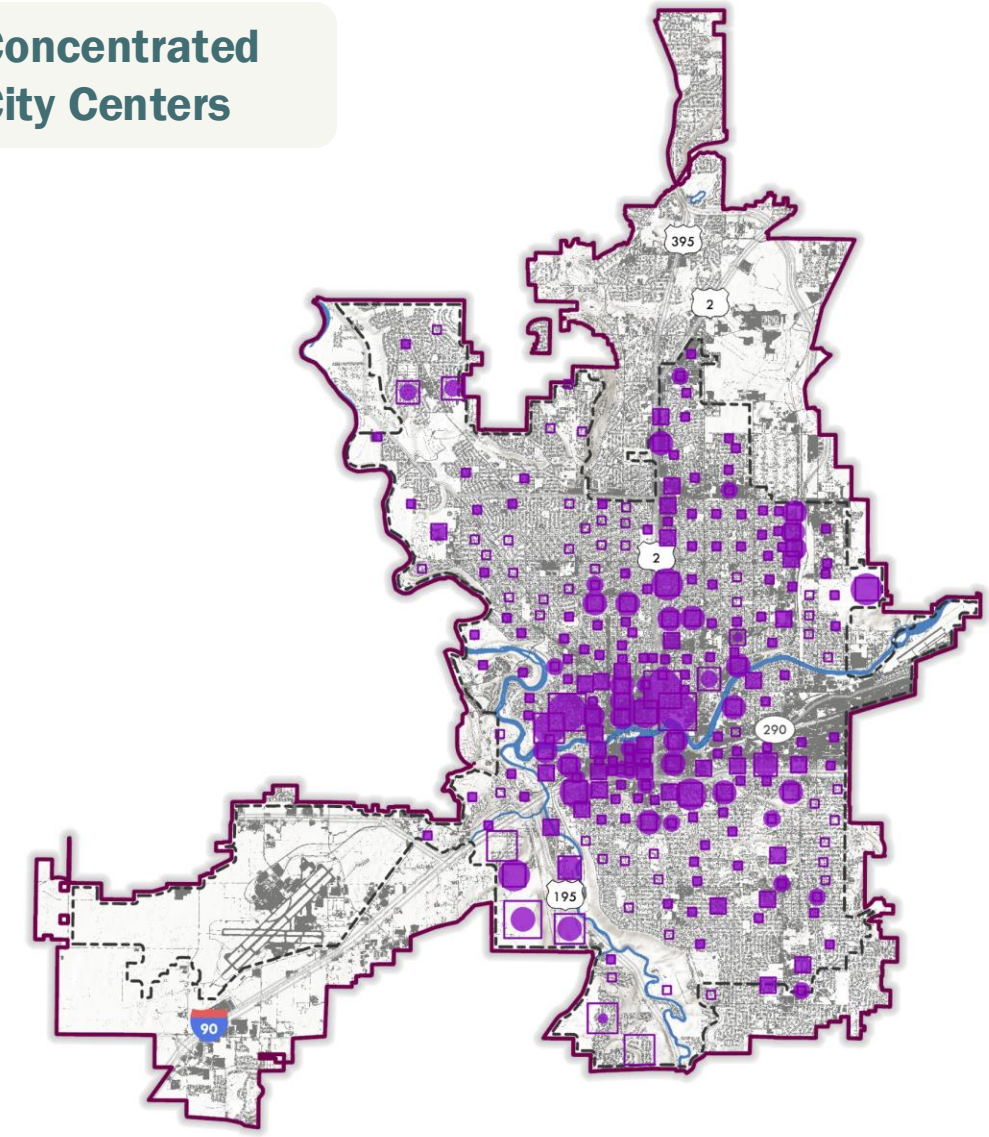
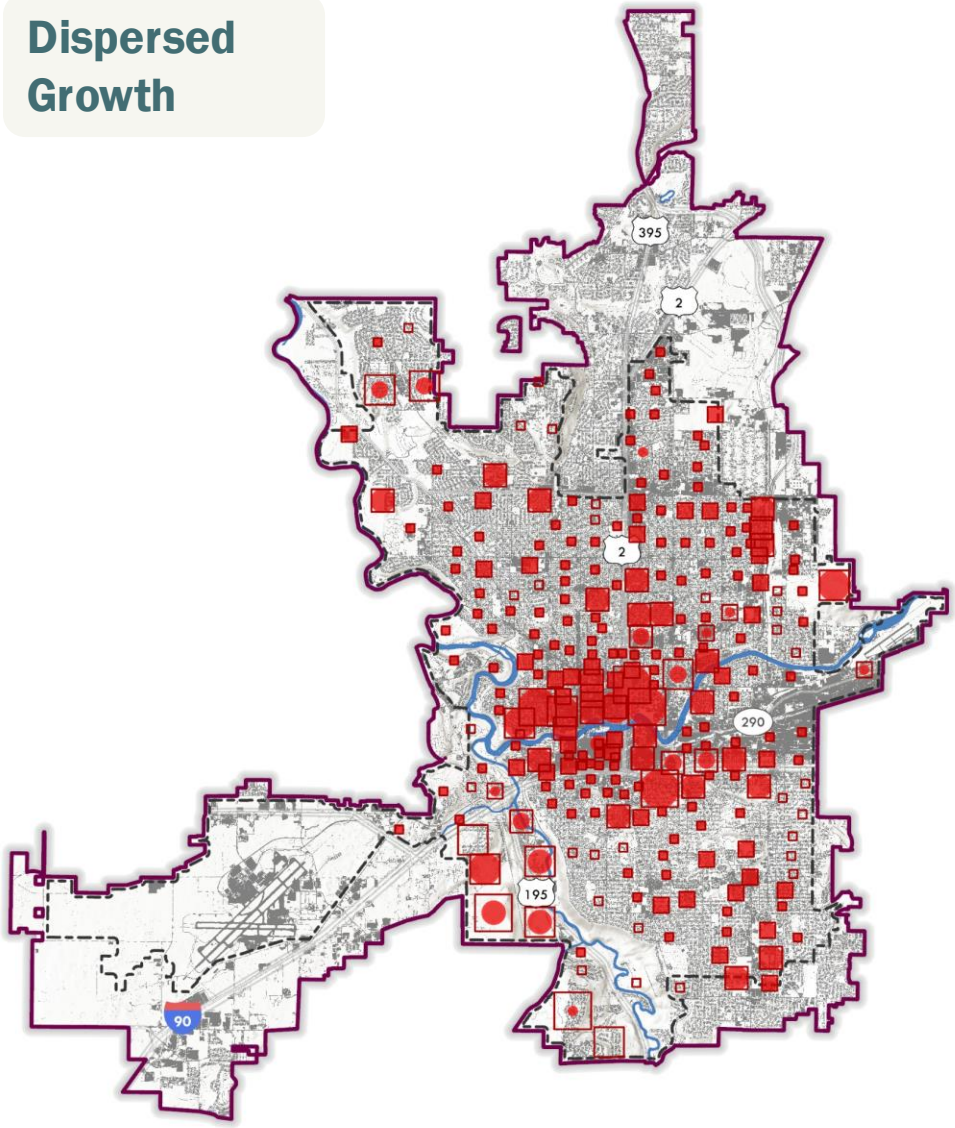
Growth Alternatives

Concentrated City Centers

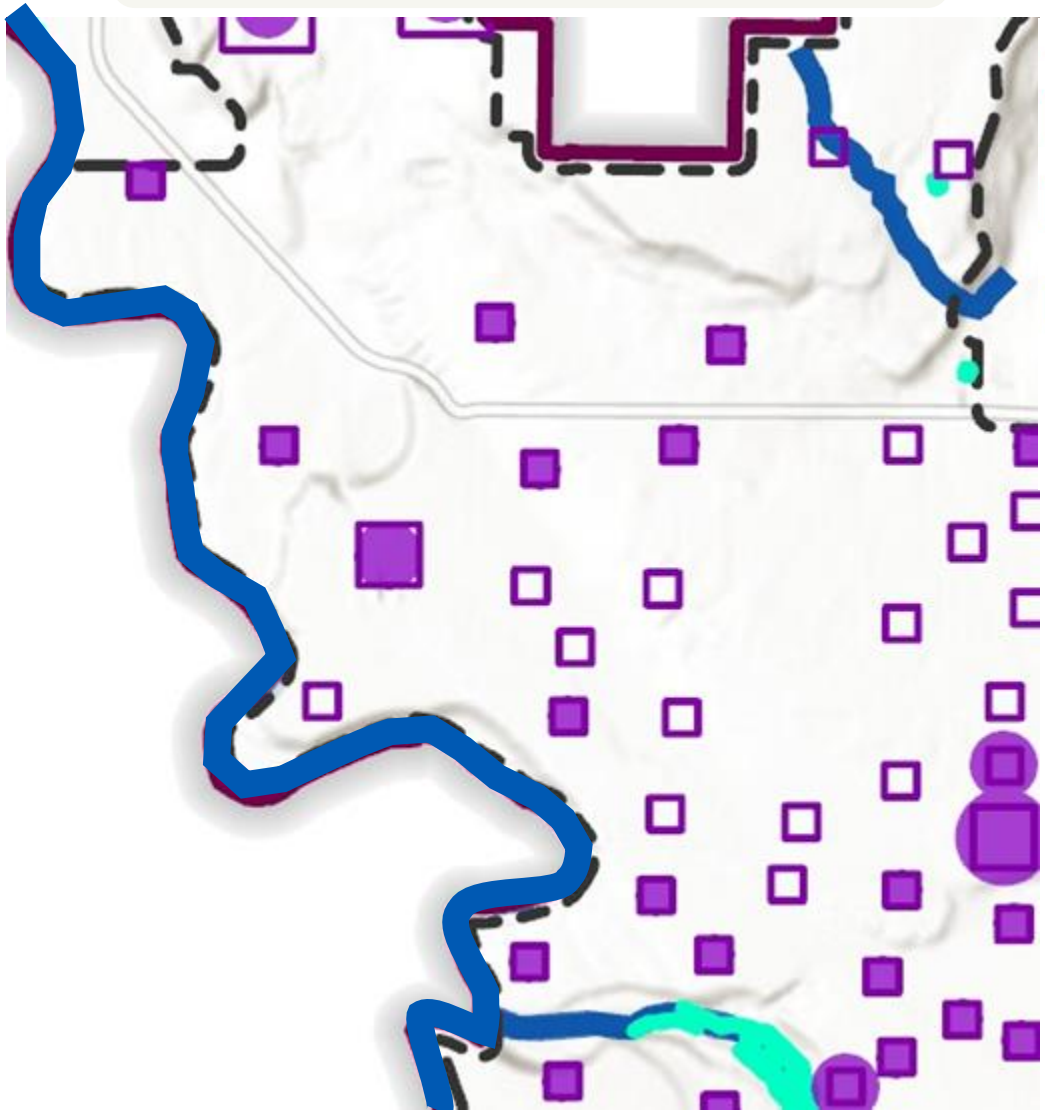


Dispersed Growth

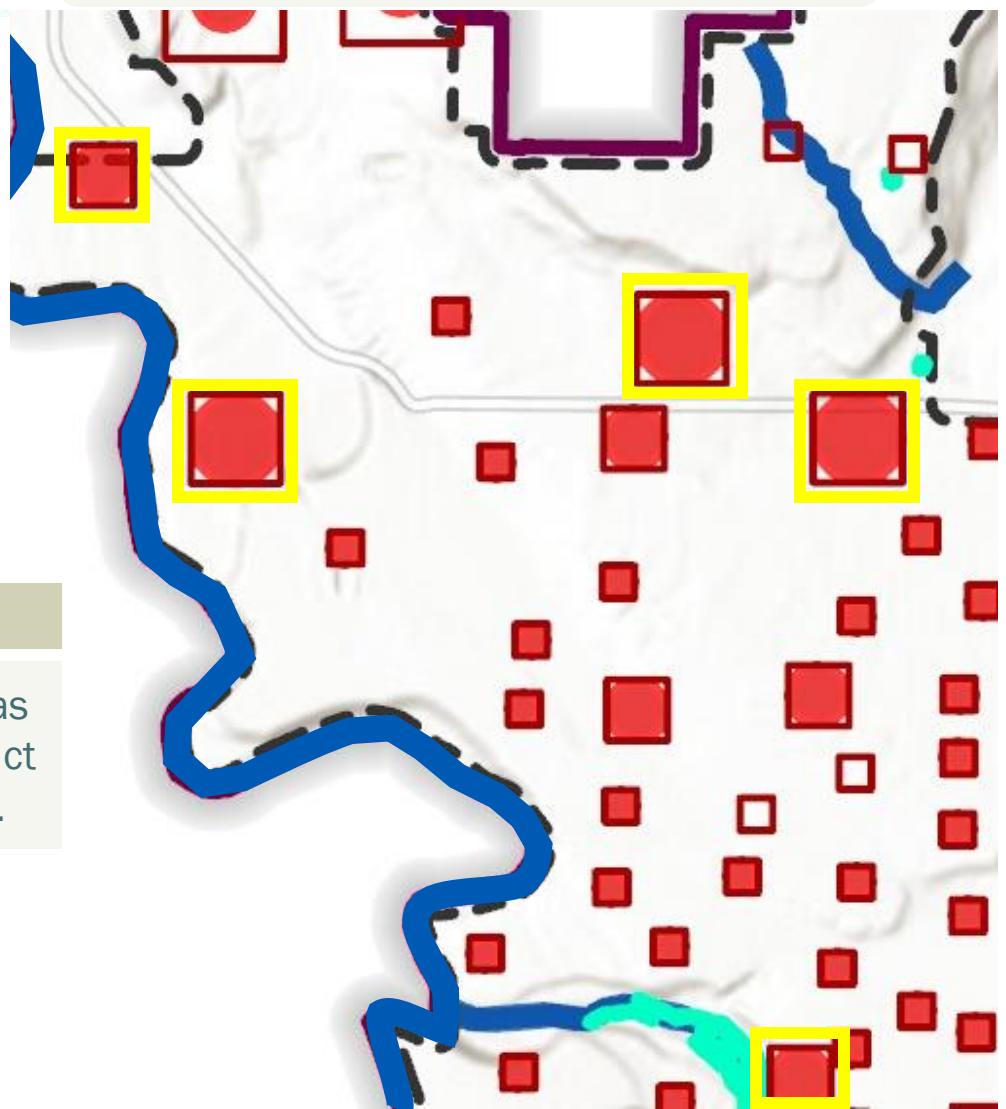


Impact Metric: Proximity to Riparian Corridors

Concentrated City Centers



Dispersed Growth



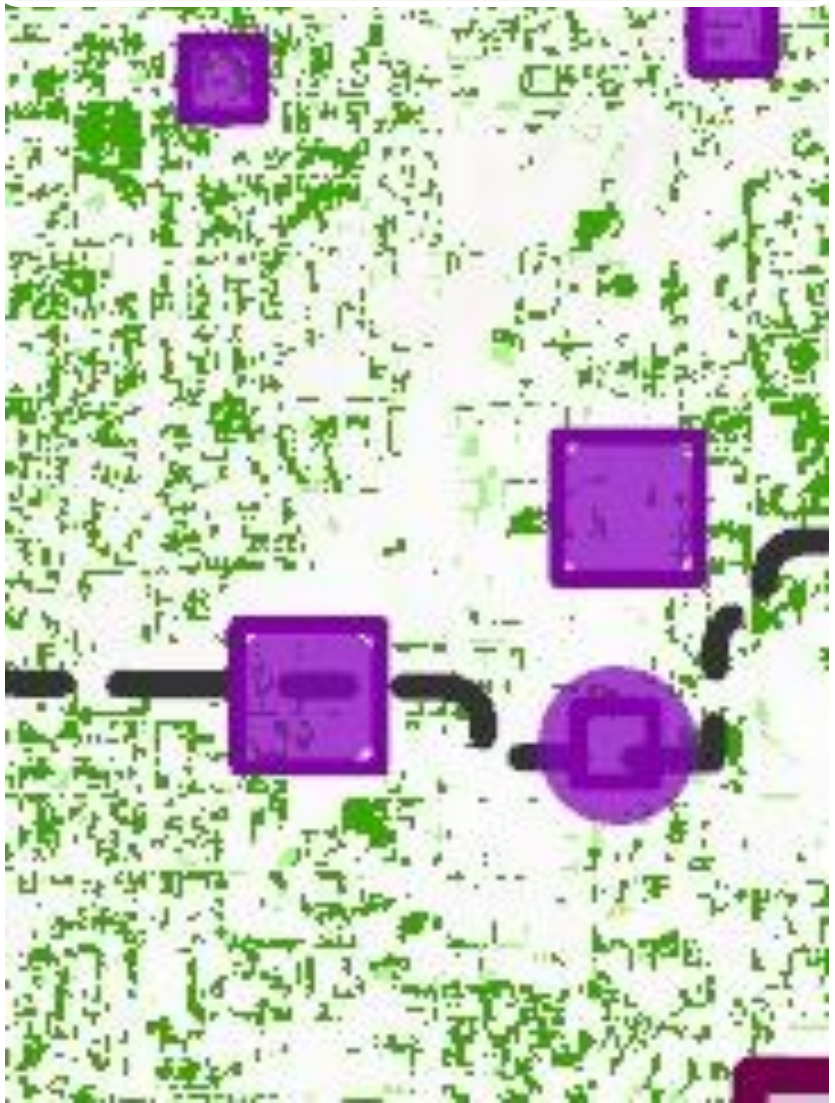
Stream/River
Wetlands
Distributed Growth
Concetrated Growth
All Housing
Middle Housing

KEY TAKEAWAY

Dispersed growth has more potential impact to riparian corridors.

Impact Metric: Tree Canopy

Concentrated City Centers



Shrub/Low Vegetation

Tree/Forest/ High Vegetation

Distributed Growth

Concetrated Growth

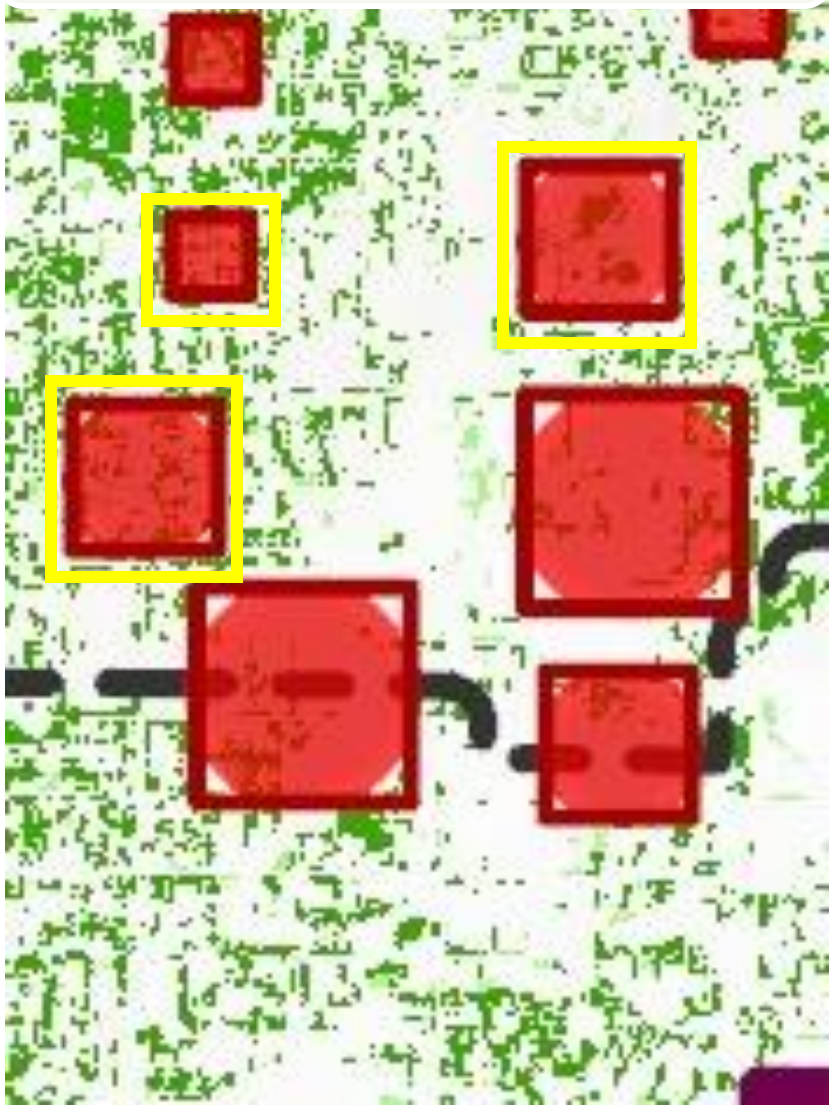
All Housing

Middle Housing

KEY TAKEAWAY

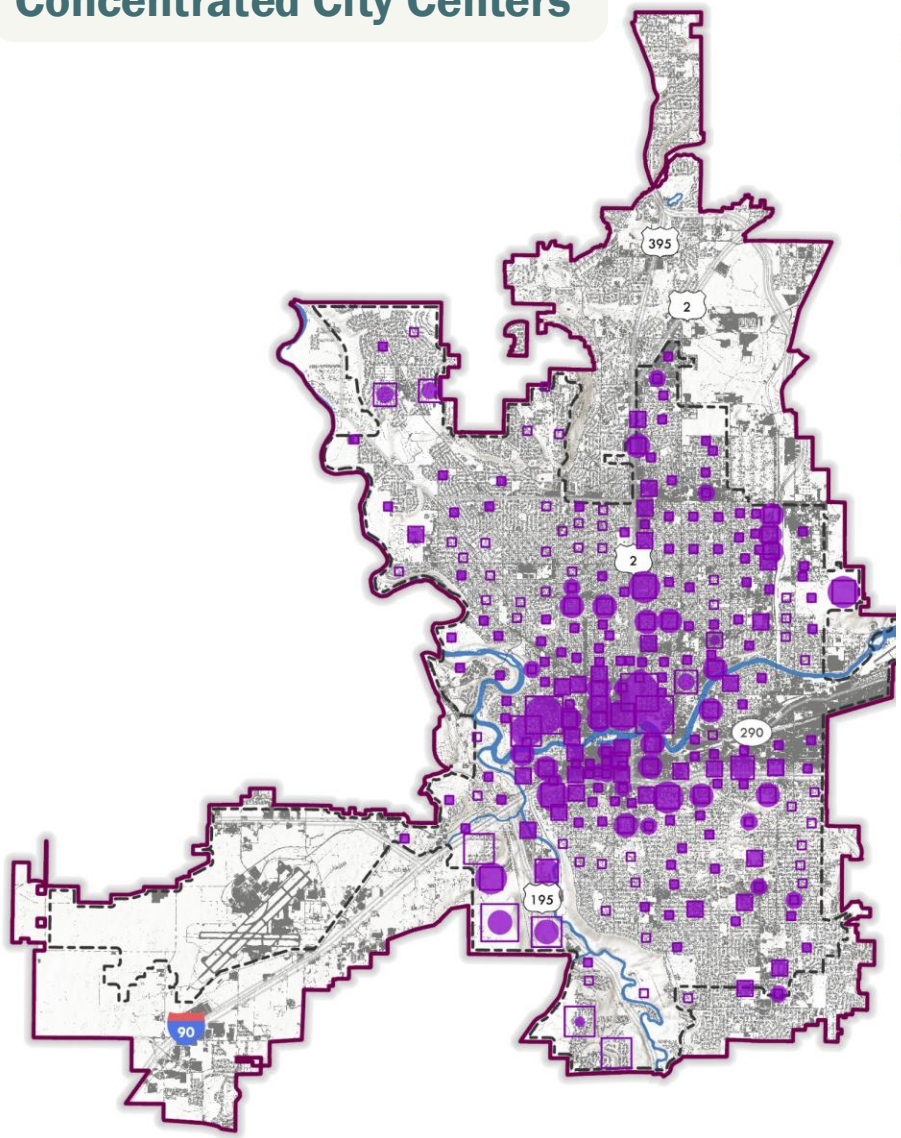
Dispersed growth has more potential impact to existing tree canopy.

Dispersed Growth



Impact Metric: Density Distribution

Concentrated City Centers



Stream/River

Impervious Area

Distributed Growth

Concetrated Growth

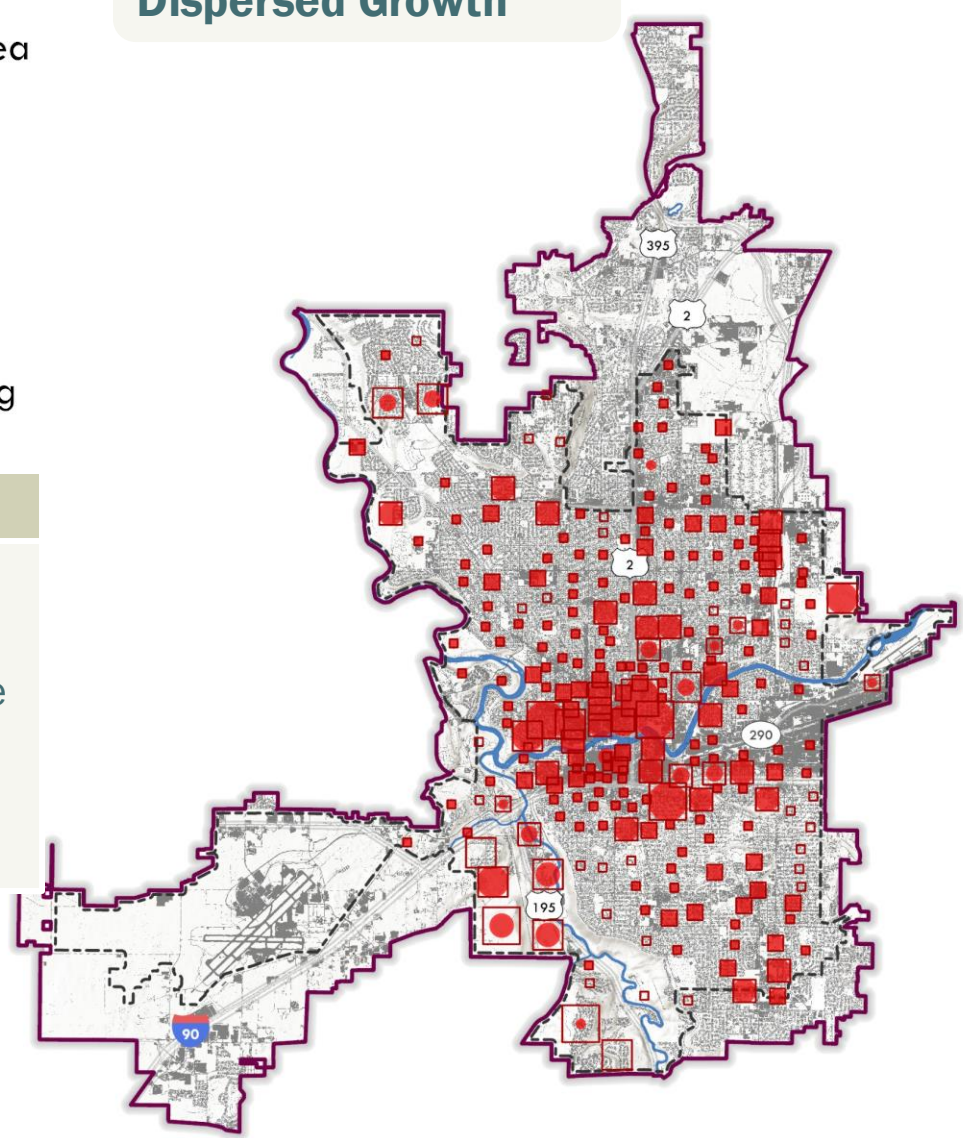
All Housing

Middle Housing

KEY TAKEAWAY

Dispersed growth would increase development more in previously undeveloped areas.

Dispersed Growth



Stormwater Protection & Retrofits

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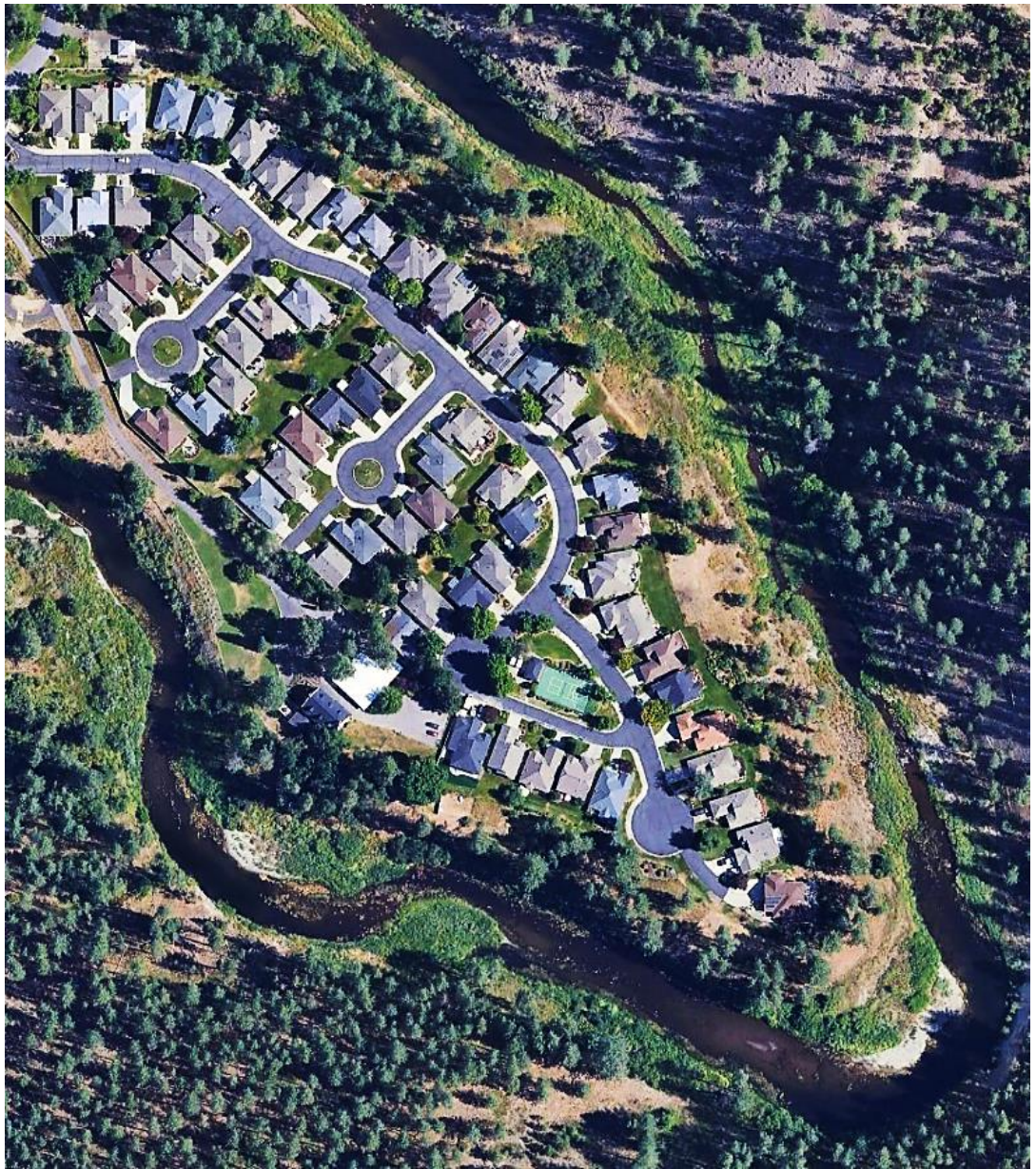
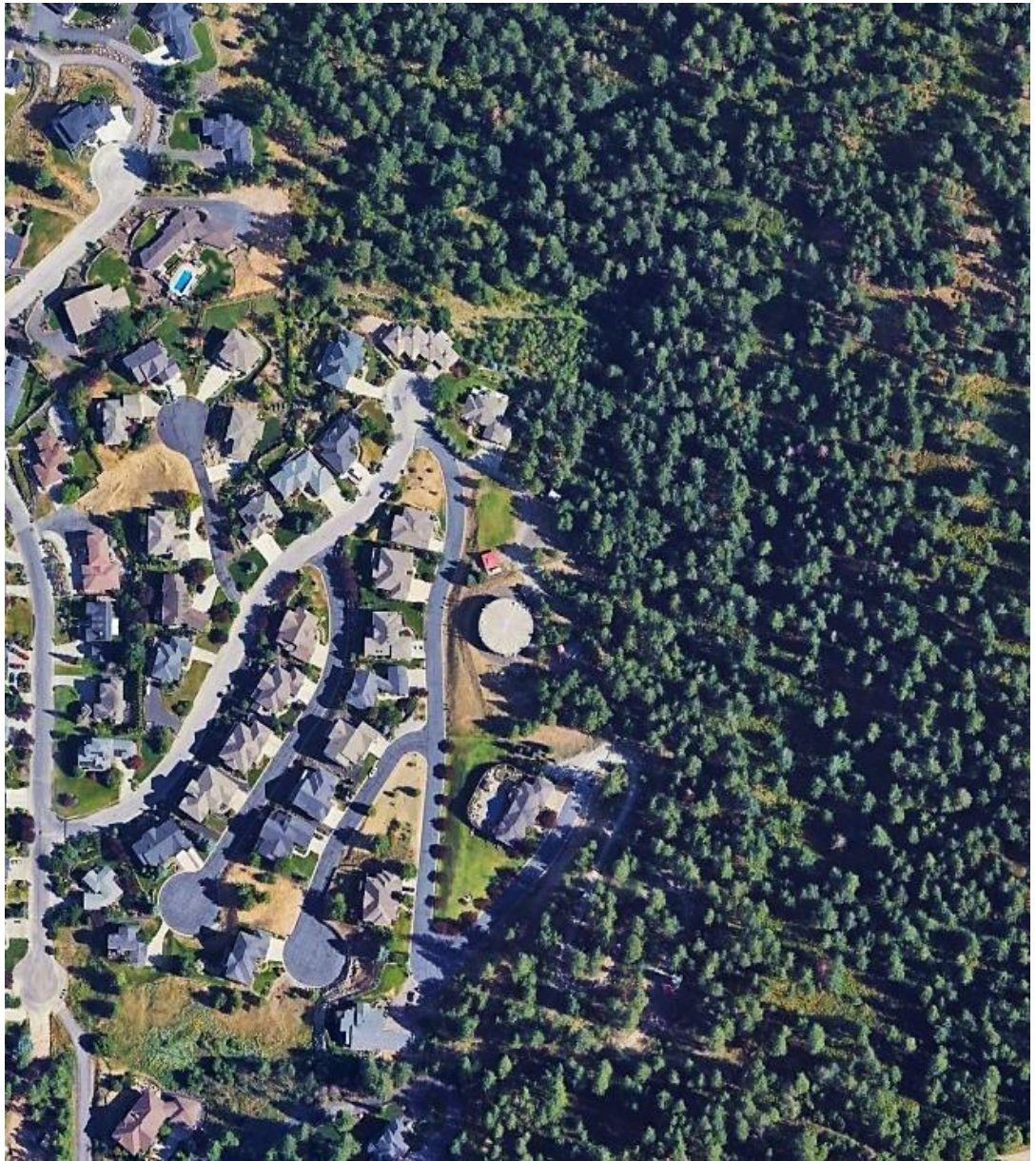
Mitigation: Increase Stream Buffers

- **Impacts:** Development will encroach on **streams & buffers**.
- Justification for **protecting streams, increasing buffers, strengthening critical area codes**.



Mitigation: Protect Forests & Prairies

- **Impacts:** Development will encroach on **tree clusters, forested areas, and prairies.**
- Justification for **prioritizing restoration and protection of forest and prairie, add to critical area codes.**



Mitigation: Roadway Retrofits

- **Impacts:** Development spread to **previously undeveloped areas**.
- Justification for prioritizing **retrofit of legacy pollution load from existing roadways.**

Recap

Middle Housing (Zoning) is Here

Environmental Impacts

Support for Stormwater Retrofits

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Resources

Washington State Department of Commerce

www.commerce.wa.gov/growth-management/housing-planning/middle-housing/

- **Middle Housing Update Deadlines (PDF)**
- **Middle Housing Quick Guide (PDF)**
- **Middle Housing Checklist (Word)**
- **Middle housing building permit checklist for pre-empted jurisdictions (Word)**
- **Middle Housing resources on EZView (EZview.wa.gov)**

Model Ordinances

- **User Guide for Middle Housing Model Ordinances (PDF)**
- **Model Ordinance for cities 25,000 and over (PDF)**
- **Model Ordinance for cities under 25,000 (PDF)**

Washington Code

app.leg.wa.gov/RCW/default.aspx

36.70A.635	Minimum residential density.
36.70A.636	Department technical assistance—Approval of alternative action.
36.70A.637	Extension for certain areas.
36.70A.638	Extension for lack of infrastructure capacity.

Plan Spokane

my.spokanecity.org/planspokane/

One Seattle Plan

www.seattle.gov/opcd/one-seattle-plan

Home in Tacoma Plan

tacoma.gov/government/departments/planning-and-development-services/pds-programs-tools-incentives/home-in-tacoma/

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Questions

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