

## **Innovative Housing Review Panel: Criteria & Parameter Matrices**

These matrices are provided as a tool for the Review Panel, citizens, and the applicant in assessing how proposals meet the criteria and parameters of the Innovative Housing Ordinance.

The first portion of the matrix contains the broad goals (criteria) of the Innovative Housing Ordinance. A proposal should meet or exceed each criterion in order to be considered for approval by the Innovative Housing Review Panel. Each criterion may be scored on a 1 (fails to meet goal) to 3 (exceeds goal) scale.

| Criterion  | Notes   | Score |
|--|---|-------|
| Increases variety of housing choices; may include, but is not limited to: cottages, compact single-family homes, duplexes, triplexes, fourplexes, and accessory dwelling units | <ul> <li>All dwellings around common green/plaza</li> <li>Two size-limited dwellings</li> <li>Recommend 5+ size-limited</li> </ul>                                      | 1     |
| Demonstrates high quality design, compatible with surrounding single-family development  | <ul> <li>Pitched roofs</li> <li>Patios</li> <li>Awnings</li> <li>Trim</li> <li>Multiple siding materials</li> <li>Three home types → six building footprints</li> </ul> | 2     |
| Improves housing affordability options   | <ul> <li>Two size-limited homes (would like to see 5+)</li> <li>None designated affordable</li> <li>Recommend 1 designated at 120% or less</li> </ul>                   | 1     |
| Contributes to sense of community through the provision of amenities such as front porches, common open spaces, common buildings, or common spaces within buildings.           | <ul> <li>Front porches</li> <li>Patios</li> <li>Common open space</li> <li>Community building</li> <li>View of parking minimized</li> </ul>                             | 3     |

| Criterion   | Notes   | Score |
|---|---|-------|
| Uses flexibility in site standards to enhance the overall quality of the proposal vis-à-vis the above criteria. | <ul> <li>North and east setbacks five feet</li> <li>20-foot road/emergency access</li> <li>Allows adequate internal structure spacing</li> <li>Improves quality of community open space</li> <li>Recommend 10-foot setback</li> </ul> | 2     |
| Other broad goals achieved in proposal (e.g., green building)   | Recommend meeting 4-star BuiltGreen for all structures  | 3     |

Scoring: 1 = fails to meet goal/parameter; 2 = adequately meets goal/parameter; 3 = exceeds goal (does not apply to parameters below)

The following are other specific parameters for innovative housing proposals. Score as a "1" or "2". A proposal should meet each parameter in order to be considered for approval by the Innovative Housing Review Panel.

| Parameter        | Parameter Description   | Notes  | Score |
|------------------|---|--|-------|
| Housing Types    | <ul> <li>Any attached or detached single-family housing type, as defined by the Redmond Community Development Guide.</li> <li>Ownership housing is preferred, but projects that include a component of rental housing, such as Accessory Dwelling Units as part of the single-family development, are also encouraged.</li> </ul>   | <ul> <li>Single-family detached</li> <li>Air-space condominium ownership</li> </ul>  | 2     |
| Design Standards | <ul> <li>Projects located in neighborhoods with adopted neighborhood residential design standards shall comply with applicable design standards for those neighborhoods.</li> <li>The Grass Lawn neighborhood residential design standards apply in neighborhoods without adopted standards, allowing flexibility when necessary to meet the intent of this Ordinance.</li> </ul> | <ul> <li>Meets Grass Lawn design standards</li> <li>No subdivision proposed, so lot proportionality design standards must be applied indirectly</li> </ul> | 2     |

| Parameter                    | Parameter Description  | Notes  | Score |
|------------------------------|--|--|-------|
| Setbacks and Lot<br>Coverage | <ul> <li>Projects which meet the setbacks from adjacent properties for the zone in which the development is located are preferred. However, modifications to the setbacks and lot coverage may be considered if it is demonstrated that said modifications are required for construction of the proposed housing type.</li> <li>Any modification to the setbacks and lot coverage shall minimize adverse impacts on adjoining properties.</li> </ul>   | <ul> <li>Meets lot coverage standards</li> <li>Proposed setback reduction on north, east, and south side.</li> <li>Propose acceptance of reduction on north and east side only.</li> </ul> | 2     |
| Unit Size Limits             | <ul> <li>No minimum size requirements for individual units, provided units meet minimum livability standards specified in the Building Code.</li> <li>For projects that include "size limited" housing units, a covenant restricting any increases in unit size after initial construction may be recorded against the property.</li> <li>Projects that include a mix of unit sizes within a single development are preferred, including homes that provide ground floor master suites or similar configurations with all living areas on one level</li> </ul> | <ul> <li>Covenant restricting size-limited units will be required.</li> <li>Mix of sizes proposed; staff recommends at least 5 size-limited homes.</li> </ul>                              | 2     |
| Number of Units              | <ul> <li>Innovative housing proposals shall be allowed up to two (2) times the density that is allowed by the underlying zone. Additional density may be considered if it is demonstrated that the project meets the intent of this Ordinance.</li> <li>Limitations on the number of units allowed per lot are waived.</li> <li>Existing single-family homes may remain on the subject property and will be counted as units in the total unit count.</li> </ul>   | <ul> <li>Applicant proposes 1.5x density</li> </ul>  | 2     |

| Parameter                               | Parameter Description  | Notes   | Score |
|---|--|---|-------|
| Locations                               | <ul> <li>Projects which propose more than 2X the<br/>underlying density should be located on or near<br/>an arterial or close to transit.</li> </ul>   | ■ N/A   | 2     |
| Number of Developments                  | <ul> <li>Up to five, with no more than two projects demonstrating the same single housing type within any calendar year and within any one neighborhood.</li> <li>The City Council may authorize additional projects of any single housing type when demonstrated to be compatible with existing single-family neighborhoods.</li> </ul>   | <ul> <li>Third development considered by Review Panel</li> <li>First development considered in Grass Lawn neighborhood</li> </ul> | 2     |
| Access<br>Requirements and<br>Utilities | <ul> <li>The applicant shall work directly with the Public Works and Fire Departments to determine general flexibility for utility standards, road widths, public vs. private, and turn-around requirements.</li> <li>The applicant shall verify with the Public Works department that adequate water, sewer, and stormwater capacity exists to service the proposed development.</li> </ul> | <ul> <li>Applicant has worked with Fire and Public<br/>Works Departments on relevant aspects of<br/>development.</li> </ul>       | 2     |
| Development Size                        | <ul> <li>A maximum of 12 units shall be permitted as<br/>part of any innovative housing demonstration<br/>project.</li> </ul>  | <ul> <li>Nine units proposed</li> </ul>   | 2     |
| Ownership<br>Structure                  | <ul> <li>Subdivision</li> <li>Condominium</li> <li>Single owner for entire project (to allow rental)</li> </ul>  | Condominium ownership proposed  | 2     |
| Community<br>Buildings                  | <ul> <li>Shall be clearly incidental in use and size to the primary residential units.</li> <li>Shall be commonly owned by the residents of the development, unless otherwise approved by</li> </ul>   | <ul> <li>Smaller than homes – could be reduced in size</li> <li>Community building would be commonly owned</li> </ul>             | 2     |

| Parameter                | Par  | Notes  | Score |
|--------------------------|--|--|-------|
|                          | the Technical Committee.   |  |       |
| Accessory Dwelling Units | May be considered as part of any submittal.  | ■ Not proposed   | 2     |
| ADA Compliance           | • Fully accessible units are strongly encouraged.  | <ul><li>Not proposed</li></ul>   | 2     |
| Affordability            | <ul> <li>Except as provided below, developers are strongly encouraged to include housing units that provide for a broad mix of income levels, including a portion of the units that are affordable to households earning 80% or less of the King County Median Income.</li> <li>Projects shall comply with existing affordable housing requirements.</li> </ul>  | Staff recommends requiring one unit to be affordable to families earning up to 120% of area median income  | 1     |
| Parking                  | <ul> <li>Unless otherwise approved, the following minimum parking standards shall apply:         <ul> <li>1 stall per unit for units under 700 square feet in size</li> <li>1.5 stalls per unit for units 700 to 1,000 square feet in size</li> <li>2 stalls per unit for units over 1,000 square feet in size</li> <li>Shall be provided on the subject property.</li> <li>Should be screened from public streets and adjacent residential uses by landscaping or architectural screening.</li> <li>Shall be located in clusters of not more than 6 adjoining spaces.</li> <li>Shall not be located in the front yard setback, except on a corner lot where it shall not be located in the front yard between the entrance to any cottage and the front property line.</li> <li>May be located between or adjacent to structures if it is located toward the rear of the structure</li> <li>May be located toward the rear of the structure</li> <li>It is located toward the rear of the structure</li> <li>It is located toward the rear of the structure</li></ul></li></ul> | <ul> <li>18 parking stalls required</li> <li>24 proposed</li> <li>Plans show partial screen from street – future plans must elaborate on this to meet screening requirement</li> <li>No more than six in cluster</li> <li>Street parking available on west side of 132<sup>nd</sup> Ave. NE</li> </ul> | 2     |

| Parameter   | Par  | Notes                              | Score |
|---|--|------------------------------------|-------|
|   | <ul> <li>and is served by an alley or driveway.</li> <li>All parking structures shall have a pitched roof design with a minimum slope of 4:12.</li> </ul>                                    |                                    |       |
| Trip Generation   | The Review Panel may consider the number of vehicle trips that will be generated by a proposed innovative housing demonstration project in determining its appropriateness for the location. | Project is located on an arterial. | 2     |
| Other specific assets or places for improvement of the proposal | Staff recommends:  5+ size-limited dwellings  1 dwelling affordable at the 120% level  Increased south setback to 10 feet  Requiring 4-star BuiltGreen for every structure                   |                                    |       |

 $O:\\Innovative\ Housing\\\\Rosehill\ Community\ Development\\\\Staff\ report\\\\Criteria\ Matrix\ -\ Rosehill\ Community\ Development.\\\\doc$