

The following board was also provided at the October 15th Open House with regard to the Innovative Housing program, Green Building program, and multiplex housing:

- The Viewpoint neighborhood plan, initiated in 2007, is a process to update policies and regulations regarding the long-term (20-year) future. The guidelines speak to all aspects of the neighborhood including new development, significant remodels, and public projects.
- The City also offers a variety of citywide housing incentive programs including Innovative Housing and Green Building/Green Infrastructure. These programs are available to all neighborhoods throughout the City. The guidelines for these programs are established separate of neighborhood plans:
 - Innovative Housing
 - Increase housing supply and the choice of housing styles available in the community.
 - Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes and mixes of income levels.
 - Promote high-quality design.
 - Allow flexibility in site and design standards while promoting projects that are compatible with existing single-family developments.
 - Help identify a work plan and any zoning code amendments that are necessary to support the development of innovative housing choices within single-family neighborhoods in Redmond.
 - The program allows innovative housing types like cottages, accessory dwellings, small-lot single-family homes, and single-family attached dwellings in Redmond's single-family neighborhoods. In return, projects are expected to achieve attractive design emphasizing neighborhood compatibility, green development solutions, and provide a broader diversity of housing options.
 - History and Status:
 - The Innovative Housing Demonstration Program was established by ordinance in 2005 for a three year period.
 - It was extended by City Council in August, 2008, with the provision that it would sunset after five projects were built, and/or not to exceed an additional time period of five years.
 - Three projects have received Authorization to Proceed by the Innovative Housing Review Panel and a fourth is proposed.
 - » The first project is located in North Redmond and is currently on hold.
 - » A project in Rose Hill on 132nd is working through sewer service issues; the other project (Bear Creek Cottages) is on Avondale Road, north of Avondale Park (former Coast Guard site).
 - » The Bear Creek Cottages is expected to submit a preliminary plat application shortly.
 - The Idylwood project is the fourth project under the Innovative Housing Demonstration program, and consideration by the Review Panel will occur before November 20, 2009.
 - Green Building
 - The purposes of these provisions are to:
 - (a) Reduce the negative impact of residential development on the natural environment;

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- (b) Reduce development costs related to construction and the provision of utilities; and
- (c) Manage stormwater in a way that mimics natural stormwater management.
 - » These objectives are met by providing incentives to implement green building and green infrastructure development techniques in residential development. Thus, instead of mitigating the impacts of residential development, this division encourages applicants to reduce impacts in the first place, mitigating the remainder in accordance with existing regulations.
- May be applied to developments that are primarily residential in nature in all residential (R) zones: from new single-family homes to multi-building multi-family residential developments...
- Attached (duplex, triplex, and fourplex) Homes
 - In:
- R-4
- R-5
- R-6
- Conditionally allowed in new long subdivisions only (See RCDG 20C.30.70, Multiplex Housing), and on existing lots in the Overlake Neighborhood (RCDG 20C.30.70-040), or as otherwise specified in a neighborhood plan, per RCDG 20C.70, Neighborhoods and Design Districts.

These are the comments shared by citizens on this board:

Bad idea, not appropriate for this neighborhood

- 1. I do not believe innovative housing program is appropriate for the Viewpoint neighborhood! Harris & Suzanne Falkin
- 2. Viewpoint/Idylwood is already very congested for a residential zone. Please don't make it more dense than it currently is.
- 3. I oppose a permit that would materially increase housing density in an R-4 neighborhood particularly the Idylwood project. David Hutchinson
- 4. I believe that granting a permit to allow 9 houses (+ parking spots!) on a single-family lot would be detrimental to the neighborhood. Not only would the development not fit in, but adding the additional congestion (people + cars + traffic) would make it much more unsafe (especially since the WLSP/NE 36th St/NE 177th Ave intersection is dangerous as it is now). Beth Benincasa
- 4a. Also, encroaching on wetlands doesn't seem like a very innovative or green building plan Agree with 2, 4, 4a, 6, 3, 9
- 5. We very much oppose the program as proposed for the site on 36th. No allowance for parking, no allowance for runoff to the creek. Out of character for the neighborhood. This was something that we envisioned as the developers 3rd choice, why should we (the neighborhood) have to seller for that Ditto
- 6. I'm opposed on the grounds that this will add traffic congestion on an already poorly designed area that sees fairly high mixed usage, primarily older and younger people accessing parks & schools from their homes. Proposing a parking lot is also another dangerous idea because parking lots are targets for crime. We've had problems with car prowls, a parking lot may be a larger target. Also opposed as

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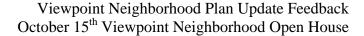
density will further tax our environment. Opposed to anything that will impact wetlands that the city has already invested out tax dollars in. this is a step backward. Kristine Schaffer

- 7. We oppose this project with great disappointment in the City of Redmond for allowing this process. This project does not fit in the neighborhood. All houses are single family on a single lot. Please keep the zoning in affect. Sam & Gretchen Farver, 36th St. Right on
- 8. Innovative housing is not appropriate in the Viewpoint neighborhood, especially the proposed one on 36th St, on .86 acres of land, Linda Cason
- 9. This does not fit this neighborhood, extra traffic, garbage collection, what about the wetlands?
- 10. I thin it's a good idea, need to think about parking, trash, etc but gets smaller earth friendly units into more areas.
- 11. we oppose this project, too many dwellings on a much too small lot, added traffic and congestion. Concern for wetlands that feed into Lk Sammamish. Zoning should not be changed, keep as single family zoning!
- 12. IH program need to be reviewed and a public hearing held following notice to residents. This is a good concept but is poorly defined, criteria are too flexible, and public should be heard. CAC recommendations should reflect comments and set more specific and constrained implementation guidelines for Viewpoint, now.
- 13. Please do not destroy our neighborhood. This project is an awful money making idea, it does not care about our community at all. Do not build 9 houses there. (3 is the maximum houses that will tolerable!)
- 14. Suspend any unpermitted development under Ordinance 2409 until a publicized public (hear) on Ordinance 2409 occurs. It was passed with one citizen in attendance and a bunch of cottage developers present. Any significant code changes should be done by public hearing.
- 15. IH is a good idea if placed in the correct location. Viewpoint does not support the addition of 9 dwellings. Please do not up-zone our neighborhood, keep R4 intact. Leave the trees, the rest of us can't take a tree out, why should a developer?
- 16. Require binding site plans so that homes like the Idylwood IH can't be added onto in the future, this is in the cottage ordinance but not in Ord. 2409 IH. Defined maintaining character more clearly, mixing single family homes with a driveway at each with a condo complex with a parking lot for 18 cards does not maintain the character of the neighborhood. Don't allow wetland mitigation to reduce buffers to wetlands as an incentive of IH. Protect them, not the money developers want to make.
- 17. Building housing without "2" parking spots per house is not smart, look at Seattle. This suspends most of the rules the normal homeowner has to abide by, how is that good? The proposal on NE 36th is not suitable for the property or the neighborhood. The committee needs to add language into its plan to speak to appropriate locations within Viewpoint for this (this) of land use. I agree (arrows to statement above and below) The impact of 9 families on .85 acres is the middle of R4 single family homes is not needed or wanted in this neighborhood. Put is next to your house! Such as housing project, ? the area suggested, would ruin the type of neighborhood that I live in. Bringing in the "innovative" housing would only open the door for apartments, condos, and townhouse buildings. There are not many neighborhoods left where houses can have a big enough property to sit on so you don't have to look into your neighbors' window. Our neighborhood does not need to become more dense! I definitely oppose this project.

As I understand it, IH does not require any "green" only suggests it.

Should require(d) more robust notification and engagement process (like for PUDs), effectively a spot rezone should have minimum lot size (over 1 acre) or 30K sq ft to ensure that there is space on site to address edge effects and transition to neighboring properties.

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An R-11 project in an R4 zone. Fine design if placed in a high density neighborhood. Offensive urban blight & boom? for developer and city at expense of neighborhood.

Bullet point #4, this project is out of character with the existing area and is not compliant with the State wetlands guidelines.

With 9 proposed residences, parking for cars, resident & guest should be provided off street.

Please do not allow the Gunther project

Limit the number of parking spaces to 4 in one area, not group of 18

Require more design details before a project goes before the review design panel, drainage issues addressed? Wetlands protected? Condo association formed? Safety to surrounding neighborhoods? Require affordability rather than recommend for homes under Ord 2409

Continue public input through process.

Keep the zoning of R4 in place, don't give incentive to double the density for suspect "green" building. ADU are for folks to help families stay a while, not a blank check for developers to make more money on a project. 9 houses on 0.85 acres – 15% of which is wetlands, does not make sense.

The NE 36th Gunther project is clearly incomparable with a residential neighborhood. Parking lots and condos don't belong in a developed neighborhood. It's too dense and too intrusive. The innovative housing program gives developers cart blanche to run roughshod over longstanding zoning and regulations. We bought in R4 for a reason. Keep it R4.

Why? Why increase supply? Leave it alone. The area is developed quite enough, thank you, there's considerable diversity already available.

Please do not violate the density limits of the underlying zone! This constitutes a "pocket" rezone that may not be in keeping with the surrounding neighborhood. Take for example the proposed higher density project on 36th: increase density poses a vehicular problem (high traffic along a primary pedestrian artery); a parking problem (no on-street parking is allowed there, due to proximity to Idylwood. Overflow would be pushed to other streets); a setback problem with so many units adjacent to abutting.... And so on. Please don't enact zoning only to ? it!

Placing 9 residences on less than .85 acres (take out land for the wetlands) is urban living. This urban living already exists in places where there is close proximity shopping and transportation (Overlake area & downtown Redmond). Rezoning to accommodate a developer in a single family resident area is unacceptable. Where is the environmental impact statement? Traffic?

I agree, I think parking alone would discourage this type of development where will the cars park on public streets. Leave this type of development to multi-family areas.

1) Parking 2) Garbage cans 3) Overwhelm existing neighborhood structures

Agree with most comments above, please don't do it. Not enough space, houses won't fit into neighborhood character. Not enough parking, parking in neighbors spots, neighbors' issues. Will make quiet street busy, and less safe.

This project should be cancelled. I would guess that there isn't anyone in the neighborhood who looked forward to this project in their neighborhood. I'm guessing that the developer and the City of Redmond are the only entities that favor it. Richard Walters

I am very opposed to this project. I love on the same block as the property and do not want the additional traffic. In addition, the proposed project does not match the character of the neighborhood. Please shut it down.

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