ORDINANCE NO. 2409

AN ORDINANCE OF THE CITY OF REDMOND. WASHINGTON. AMENDING THE REDMOND MUNICIPAL CODE AND THE REDMOND COMMUNITY DEVELOPMENT GUIDE TO EXTEND AND ADOPT UPDATES TO THE INNOVATIVE HOUSING **DEMONSTRATION** PROGRAM. PROVIDING FOR SEVERABILITY. AND **ESTABLISHING** AN EFFECTIVE DATE AND ESTABLISHING CONDITIONS FOR EXPIRATION.

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations be subject to continuing evaluation and review; and

WHEREAS, the Comprehensive Plan directs the City to endorse a pilot program for consideration of innovative housing in Redmond that helps promote City goals for affordability, high-quality design, and housing to meet a diversity of housing sizes, types, and age ranges; and

WHEREAS the City Council adopted Ordinance 2265 establishing the Innovative Housing Demonstration Program for a period of three years ending in August 2008; and

WHEREAS, a State Environmental Policy Act Checklist was prepared and a Determination of Non-Significance was issued on August 2, 2005 and no further SEPA review is required per WAC 197-11-600(4)(a); and

WHEREAS, state agencies received 60-day notice of Redmond's proposed Community Development Guide amendment on June 3, 2008; and

WHEREAS, the Planning Commission conducted a public hearing beginning on June 25, 2008 to receive public comment on the proposed amendment; and

WHEREAS, the City Council held a public hearing on August 12, 2008, to review the proposed update and receive public comment; and

WHEREAS, the City desires to extend the Innovative Housing Demonstration Program for an additional five years, until 2013, to better achieve the goals of the original ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings, conclusion, and analysis. In support of the proposed extension of and amendments to the Innovative Housing Demonstration Program, the City Council hereby adopts the findings, conclusions, and analysis contained in the Technical Committee Report dated June 19, 2008, including all related attachments and exhibits to that report, and the Planning Commission Report dated July 30, 2008, including the related attachments and exhibits to that report.

Section 2. Land-use regulations amended. The Redmond Community Development Guide is hereby amended as described in Exhibit 1 to this ordinance, incorporated herein by this reference as if set forth in full to this ordinance.

Section 3. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 4. Effective date. This ordinance, being an exercise of a power specifically delegated to the city legislative body, is not subject to referendum, and shall take effect five

(5) days after passage and publication of an approved summary thereof consisting of the title.

Section 5. Conditions for Expiration. This ordinance shall expire five (5) years following its effective date, or when five (5) projects developed under this ordinance are completed, whichever occurs first, unless extended by the City Council, or unless the City Council specifically authorizes additional projects as provided for in Exhibit 1 to this ordinance.

ADOPTED by the Redmond City Council this 12 day of August, 2008.

CITY OF REDMOND

JOHN MARCHIONE, MAYOR

ATTEST/AUTHENTICATED:

MICHELLE M. MCGEHEE, CMC

CITY CLERK

APPROVED AS TO FORM:

OFFICE/OF THE CITY ATTORNEY

By:`

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2409

August 6, 2008

August 12, 2008

August 12, 2008

August 18, 2008

August 23, 2008

Exhibit 1: Planning Commission Recommended Innovative Housing Demonstration Projects Regulations

20C.30.62 Innovative Housing Demonstration Projects.*

* Code-reviser's note: The provisions of this division expire August 16, 2008.

20C.30.62-010 Findings - Purpose.

The Redmond City Council makes the following findings:

- (1) The purpose of this interim zoning division is to allow development of a limited number of projects to evaluate opportunities to increase the availability of innovative housing in Redmond's single-family neighborhoods.
- (2) The innovative housing styles that will be allowed in all R-4 through R-8 zones under this division include but are not limited to cottages, compact single-family homes, and duplexes, triplexes, and fourplexes designed to look like single-family homes. Accessory dwelling units (ADUs) that are incorporated as part of the innovative housing are also encouraged. The City will consider other housing styles that meet the intent of this division.
- (3) The goals of innovative housing demonstration projects are to:
 - (a) Increase housing supply and the choice of housing styles available in the community.
 - (b) Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes and mixes of income levels.
 - (c) Promote high-quality design.
 - (d) Allow flexibility in site and design standards while promoting projects that are compatible with existing single-family developments.
 - (e) 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.
- (4) Until permanent ordinances regarding innovative housing projects can be implemented, there is a need to allow a limited number of regulated innovative housing projects.
- (5) Following expiration of this ordinance. City staff shall produce a report evaluating how well the project achieved the goals of the ordinance and the goals of the enabling Comprehensive Plan policy language. (Ord. 2265)

20C.30.62-020 Development Guide Amendment.

- (1) A zoning change applicable to all properties in the R-4 through R-8 zones is hereby established to allow the development standards contained in this division to apply for eligible innovative housing demonstration projects.
- (2) The change to the R-4 through R-8 zones shall be applicable only to those developments that comply with the provisions of this division, and which have been authorized to proceed pursuant to this division.
- (3) Developments not considered under the provisions of this division are subject to the development standards contained in Chapter <u>20C.30</u> RCDG and all other applicable sections of the Redmond Community Development Guide. (Ord. 2265)

20C.30.62-030 Submittal of Innovative Housing Demonstration Project.

- (1) Timing. Upon the Within 90 days after the effective date of the ordinance codified in this division, the City shall immediately begin accepting applications for innovative housing demonstration project proposals. The Innovative Housing Demonstration Project shall expire five years following its adoption, or when five projects developed under this ordinance are completed, whichever occurs first, unless extended by the City Council, or unless the City Council specifically authorizes additional projects as provided for in this ordinance.
- (2) Number of Developments. Except as described below, the City may approve up to five innovative housing demonstration projects, with no more than two projects demonstrating the same single housing type within any calendar year or within any single neighborhood, unless additional projects are allowed by the City Council as follows:
 - (a) The City Council may authorize the submittal of proposed innovative housing demonstration project proposals in addition to those described in subsection (2) of this section, provided such proposed projects demonstrate exceptional design quality and exceptional consistency with the requirements and parameters of this division.
 - (b) Proposals not authorized for submittal by the City Council may be resubmitted for consideration at the beginning of the next calendar year as long as the ordinance codified in this division remains in effect.
 - (c) For purposes of this division, the first calendar year shall begin on the effective date of the ordinance codified in this division, and then on January 1st thereafter.
- (3) Materials. Applications for an innovative housing demonstration project shall be made on forms provided by the City and shall include the following materials:
 - (a) A site plan of the proposed development, indicating property lines, proposed setbacks, and lot coverage calculations. The site plan shall also include the location of all adjacent structures and distance to property lines, and the footprint of any existing structures on the property.
 - (b) Conceptual drawings of the proposed innovative housing type including building footprints and building elevations, floor plans, and roof plans.
 - (c) A description of how the proposed development is consistent with the surrounding neighborhood character and neighborhood design standards.
 - (d) A description of how the proposed development complies with all the criteria and project parameters for an innovative housing demonstration project as described in this division.
 - (e) A description of the proposed unit type, including proposed square footage, unit mix, and number of bedrooms per unit.
 - (f) General information about the site including the number of dwelling units allowed by the zone and the number of proposed dwelling units, open space allowed and proposed, impervious surface allowed and proposed, building height allowed and proposed.
 - (g) Photographs of the subject and adjacent properties keyed to the site plan.
 - (h) Additional information as required by the application forms provided by the City or deemed necessary by the review panel to consider the application.

- (i) A conceptual site plan, including building footprint(s), demonstrating the type of development that would likely occur if the site were developed under the City's traditional zoning and design standards for the site.
- (4) Applications submitted under this division shall be available for public review for a minimum of two weeks prior to the neighborhood meeting described in RCDG 20C.30.62-040. (Ord. 2265)

20C.30.62-040 Neighborhood Meeting Required.

- (1) Developers of innovative housing projects submitted under this division shall schedule and host a neighborhood meeting following the guidelines established by the Planning Department and including attendance by City staff. The neighborhood meeting shall be held within two to eight weeks following submittal.
- (2) Notice of the neighborhood meeting shall be mailed to all property owners <u>and residents</u> within 500 feet of the proposed project with details of the proposed project including a description of any modification or flexibility in site design standards that have been requested. The City shall also make every effort to include parties who have expressed an interest in the innovative housing program and shall work with the media to inform the community about the proposed developments.
- (3) Following the neighborhood meeting, the applicant shall consider public input received during the neighborhood meeting and consider recommendations, if any, for revising the proposed innovative housing project to respond to neighborhood concerns. Any revisions to the proposal shall be provided to the City within 90 days of the neighborhood meeting. (Ord. 2265)

20C.30.62-050 Authorization to Proceed.

- (1) Within six weeks of submittal of any revisions to the proposal that are made as a result of the neighborhood meeting, a review panel as described below shall decide which proposals will be authorized to submit development review applications pursuant to RCDG 20C.30.62-060. The review panel shall consider recommendations of staff, with input from the Technical Committee to determine which applications submitted under this division will be authorized to proceed to the next level of review. The review panel shall consider applications based on the responses to the criteria for consideration contained in this division. The review panel shall consist of the following representatives to be appointed by the Mayor:
 - (a) One member of the Redmond Planning Commission.
 - (b) Two members of the Redmond Design Review Board.
 - (c) One member of the Redmond Technical Committee.
 - _(d) One member of any active Citizen Advisory Committee or neighborhood association for the neighborhood in which the project is located.
 - (d) One citizen representative, in the following priority:
 - (i) A member of any active Citizen Advisory Committee (CAC) for the neighborhood in which the project is located.
 - (ii) A member of a Neighborhood Citizen Committee for the neighborhood in which the project is located.
 - (iii) A member of any former Citizen Advisory Committee for the neighborhood in which the project is located.
 - (iv) A member of any active CAC from a neighborhood other than one in which the project is located.

- (e) In instances where there is no active CAC or neighborhood association, representative as described in (d) above, the Mayor shall appoint a second member of the Planning Commission to serve on the review panel.
- (f) In addition to the five member Review Panel identified in 20C.30.62-050(1). A Youth Advocate member is encouraged to participate on the Review Panel as a non-voting member.
- (2) In addition to the requirements contained in this division, the review panel shall use the following criteria in determining which applications will be authorized to proceed to the next level of review:
 - (a) Consistency with the intent of the innovative housing goals of providing a variety of housing choices (specifically demonstrating, but not limited to, those housing styles identified in this division), compatibility with surrounding single-family development, and improving housing affordability options.
- (3) Following authorization from the review panel to proceed, the applicant shall submit to the City an application for a site plan entitlement to be considered under the City of Redmond Type II permit process, unless another permit process is required.
- (4) Decisions of the review panel in selecting proposals that are authorized to proceed as innovative housing demonstration projects may be appealed to the City Council. (Ord. 2265)

20C.30.62-060 Permit Process.

- (1) Within six months following authorization from the review panel to proceed, the applicant shall submit the appropriate development review applications as described below. The applicant may request of the Code Administrator, in writing, a maximum extension of six months provided it is demonstrated to the City's reasonable satisfaction that progress has been made in preparing the submittal.
 - (a) Except for innovative housing demonstration projects that involve a subdivision as defined by the City of Redmond Community Development Guide, the City shall use a Type II review process as described in RCDG <u>20F.30.35</u> to review and decide on innovative housing demonstration projects, with the additional requirements as described in subsection (3) of this section.
 - (b) For innovative housing demonstration projects that involve a subdivision as defined by RCDG 20A.20.190, the City shall use a Type III review process as described in RCDG 20F.30.40 to review and decide on innovative housing demonstration projects, with the additional requirements as described in subsection (3) of this section.
- (2) In addition to complying with the approval criteria stated for a Type II or a Type III review process, the applicant must demonstrate that:
 - (a) Except as otherwise provided in this division, the proposal is compatible with surrounding development with respect to building heights, roof forms, property lines, parking location and screening, access, and lot coverage.
 - (b) The proposal provides elements that contribute to a sense of community within the development by including elements such as but not limited to front entry porches, common open space, and common buildings or common spaces within buildings.
- (3) The applicant may propose additional modifications to the development standards requirements of the Redmond Community Development Guide upon demonstration that such modifications are important to the success of the proposal as an innovative housing project and are necessary to meet the intent of this division. The City shall

- prioritize review of any RCDG modifications that are deemed appropriate to allow for prompt consideration by the Planning Commission and City Council.
- (4) In order to meet the goals of the innovative housing demonstration program, there will be flexibility with regard to some normally applicable regulations and requirements. Standards listed in this subsection as well as parameters identified in RCDG 20C.30.62-070 will apply to innovative housing demonstration projects and will prevail if they conflict with existing regulations. Unless otherwise specified in RCDG 20C.30.62-070, all other regulations and requirements of the City of Redmond will continue to apply, except that applicants may propose additional modifications to the Redmond Community Development Guide, as provided for in this subsection.
 - (a) The minimum lot size, restriction of not more than one dwelling unit per lot, and minimum number of required parking spaces found in the Redmond Community Development Guide shall be replaced by the standards identified in RCDG 20C.30.62-070.
 - (b) Planning application fees for the review of the proposed project shall be based on the number of single-family units that would be allowed by the underlying zone, regardless of the number of units being built under this division.
 - (c) Impact fees under the Redmond Community Development Guide shall be determined based on the impacts associated with the proposed development, and may be adjusted administratively upon demonstration that the impacts will be the same or less than those associated with a traditional development.
 - (d) Storm water fees and utility hook-up fees shall be determined based on the actual anticipated usage or on a per unit basis, whichever is less.
- (5) The City's approval of an innovative housing project does not constitute approval of a subdivision, a short plat, site plan entitlement, or a binding site plan, nor does it exempt the project from proceeding under the review requirements for a Type II or Type III development review process, whichever applies or from obtaining all necessary permits required under the International Building Code.
- (6) The City of Redmond reserves the right to deny an application for development under this division without prejudice. (Ord. 2265)

20C.30.62-070 Application Parameters.

This table sets forth parameters applicable to innovative housing project applications.

Parameters		
Housing Types	 Any attached or detached single-family housing type, as defined by the Redmond Community Development Guide. 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. 	
Design Standards	 Except as specified below, regardless of the neighborhood in which the proposed development is located, the City's designstandards for residential design for the Grass Lawn neighborhood as described in Ordinance 2249 shall apply, while allowing flexibility when necessary to meet the intent of this division. Projects located in the Willows/Rose Hill, Grass Lawn, or Downtown neighborhoods, or within other neighborhoods with adopted neighborhood residential design standards adopted after the effective date of the ordinance codified in this division, shall comply with applicable design standards for those neighborhoods, while allowing flexibility when necessary to meet the intent of this division. Any innovative housing development proposals located in the Willows/Rose Hill neighborhood shall not preclude construction of the innovative housing 	

	development detailed in the Miller (D. 1999)
	development detailed in the Willows/Rose Hill Neighborhood Plan.
Setbacks and Lot Coverage <u>Site</u> Requirements	 Projects which meet <u>ordinary lot standards</u> the <u>setbacks from adjacent properties</u> for the zone in which the development is located are preferred. However, modifications to the <u>minimum lot size</u>, setbacks, and lot coverage, <u>minimum lot width circle</u>, <u>minimum lot frontage</u>, <u>minimum building separation</u>, and <u>maximum impervious surface area</u> may be considered if it is demonstrated that said modifications are required for construction of the proposed housing type. Any modification to the <u>setbacks and lot coverage of standards</u> shall minimize adverse impacts on adjoining properties.
Unit Size Limits	 There shall be no minimum size requirements for the individual units, provided units meet the minimum livability standards as defined by the Building Code. 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. 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.
Number of Units	 Projects proceeding under this division shall be allowed no more than two 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 division. Limitations on the number of units allowed per lot are waived. Existing single-family homes may remain on the subject property and will be counted as units in the total unit count.
Locations	 City-wide in all R-4 through R-8 residential zoning districts. The City encourages
Number of Developments	 Up to five, with no more than two projects demonstrating the same single housing type within any calendar year and within any one neighborhood. The City Council may authorize additional projects per RCDG 20C,30.62-030(2) of any-single housing type when demonstrated to be compatible with existing single-family neighborhoods.
Public Notice	 Neighborhood meeting, including City staff attendance, required prior to submittal of application for Type II or Type III permit review. Normal publishing and posting after application received. Mailing of notice to adjacent residents and property owners within 500 feet of the proposed development after application received.
Access Requirements and Utilities	 The applicant shall work directly with the Public Works and Fire Departments to determine general flexibility for utility standards, road widths, public versus private, and turn-around requirements. The applicant shall verify with the Public Works department that adequate water, sewer, and storm water capacity exists to service the proposed development.
Development Size	 A maximum of 12 units shall be permitted as part of any innovative housing demonstration project.
Ownership Structure	Subdivision. Condominium. Single owner for entire project (to allow rental).
Community Buildings	Shall be clearly incidental in use and size to the primary residential units. Shall be commonly owned by the residents of the development, unless otherwise approved by the Technical Committee.
Accessory Dwelling Units	May be considered as part of any submittal.

ADA Compliance	 Developments which include a portion of the units that are fully accessible under the provisions of the Americans with Disabilities Act, exclusive of such requirements under the Building Code, are strongly encouraged.
Affordability	 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 percent or less of the King County Median Income. Projects-The provisions of RCDG 20D.30.10, Affordable Housing, and located in RCDG 20D.30.15, Affordable Senior Housing Bonus, shall not be waived through this division. the Willows/Rose Hill, Grass Lawn, and Downtown neighborhoods, or senior housing developments anywhere within the City shall comply with existing affordable housing requirements.
Parking	 Unless otherwise approved, the following minimum parking standards shall apply: One stall per unit for units under 700 square feet in size. One and one-half stalls per unit for units 700 to 1,000 square feet in size. Two stalls per unit for units over 1,000 square feet in size. Shall be provided on the subject property. Should be screened from public streets and adjacent residential uses by landscaping or architectural screening. Shall be located in clusters of not more than six adjoining spaces. 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. May be located between or adjacent to structures if it is located toward the rear of the structure and is served by an alley or driveway. All parking structures shall have a pitched roof design with a minimum slope of 4:12.
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.
Sensitive <u>Critical</u> Areas	 All proposed innovative housing demonstration projects shall meet the criteria of the City's Critical Areas Ordinance (Chapter 20D.140).

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MEMO TO:

Mayor Marchione & City Council

FROM:

Sarah Stiteler, AICP, Senior Planner, 425-556-2469

Jeff Churchill, Associate Planner, 425-556-2492

DATE:

August 12, 2008

SUBJECT:

ERRATA RELATED TO INNOVATIVE HOUSING

DEVELOPMENT GUIDE TEXT AMENDMENT, L080182

This memo conveys two editorial corrections to Exhibit 1: Planning Commission Recommended Regulations for the Innovative Housing Demonstration Program. Neither change is substantive.

A. Correction to subsection (1) of 20C.30.62-030, Submittal of Innovative Housing Demonstration Project.

The second sentence should read: "The Innovative Housing Demonstration Program shall expire five years following its adoption..."

The word "Program" replaces "Project" because this sentence refers to the program as a whole and not a single proposal.

B. Correction to subsection (1)(e) of 20C.30.62-050, Authorization to Proceed.

The subsection should read: In instances where there is no representative as described in (d) above, a second member of the Planning Commission shall be appointed to serve on the review panel.

The words "the Mayor shall appoint" are redundant: they exist earlier in this subsection, and so are removed.

Please contact Sarah Stiteler or Jeff Churchill with questions or concerns.

ORD 2409