



### 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 style="list-style-type: none"> <li>▪ 6 single-family detached</li> <li>▪ 6 single-family attached</li>   <li>▪ 4 ADUs included with single-family detached</li> </ul>	3
Demonstrates high quality design, compatible with surrounding single-family development	<ul style="list-style-type: none"> <li>▪ Design: what is shown and written in the submittal indicates that the applicant is heading in the right direction, that is, that the applicant will conform to the requirements of the North Redmond (NR) Neighborhood Plan.</li>   <li>▪ Compatibility: exterior setbacks are sufficient; architectural concepts are consistent with those included in NR Neighborhood Plan, and with homes typical of single-family detached homes in North Redmond; building separation reduced in one instance to ten feet; some zero lot line homes, which while unusual, are allowed.</li> </ul>	2
Improves housing affordability options	<ul style="list-style-type: none"> <li>▪ 2 affordable units proposed, double the ordinary requirement.</li> <li>▪ 4 ADUs, which could be rented.</li> </ul>	3

Exhibit A: Sycamore Park Criteria Matrix

<p>Contributes to sense of community through the provision of amenities such as front porches, common open spaces, common buildings, or common spaces within buildings.</p>	<ul style="list-style-type: none"> <li>▪ Front porches: yes</li> <li>▪ Common open space: yes</li> <li>▪ Common buildings: no</li> <li>▪ Common space within buildings: no</li>   <li>▪ Proposes trail connections to neighboring properties if/as connections become available.</li> <li>▪ Emphasizes pedestrian friendliness through woonerf proposal (street narrowing and sharing by those on foot, bicycle, or in a cars).</li> </ul>	<p>2.5</p>
<p>Uses flexibility in site standards to enhance the overall quality of the proposal vis-à-vis the above criteria.</p>	<ul style="list-style-type: none"> <li>▪ Reduces interior setbacks to enhance common open space (which includes the trails)</li> <li>▪ Porches are required under NR Neighborhood Plan</li> <li>▪ Increased density provides for range of housing styles and sizes, including two homes that are proposed to be affordable</li> </ul>	<p>2</p>
<p>Other broad goals achieved in proposal (e.g., green building)</p>	<ul style="list-style-type: none"> <li>▪ Proposed 4-star Built Green</li> <li>▪ Preserves stand of fir trees and large maple</li> <li>▪ Proposes pervious pavement to increase stormwater infiltration</li> <li>▪ Proposes woonerf for increased safety on road; would like to see curvilinear elements</li> </ul>	<p>3</p>

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. They should be scored 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
<p>Housing Types</p>	<ul style="list-style-type: none"> <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</li> </ul>	<ul style="list-style-type: none"> <li>▪ 6 detached single-family homes (4 with ADUs)</li> <li>▪ 6 attached single-family homes</li> <li>▪ Ownership (except ADUs)</li> </ul>	<p>2</p>

Parameter	Parameter Description	Notes	Score
	include a component of rental housing, such as Accessory Dwelling Units as part of the single-family development, are also encouraged.		
Design Standards	<ul style="list-style-type: none"> <li>Projects located in neighborhoods with adopted neighborhood residential design standards shall comply with applicable design standards for those neighborhoods.</li> </ul>	<ul style="list-style-type: none"> <li>Unclear whether attached homes will have &gt; 1 entrance per side</li> <li>No fewer than five separate designs allowed, given NR regulations</li> <li>Concepts show consistency with most NR regulations</li> <li>Lot size regulations not applicable</li> <li>Interconnected open space</li> <li>Must comply with intent of landscaping section of NR regulations</li> <li>Affordability provisions met</li> </ul>	2
Setbacks and Lot Coverage	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <li>NR building separation is 15' – proposed lots 2 and 3 are about 10 feet apart</li> <li>Ample setback from NE 122<sup>nd</sup> St.</li> <li>Smallest setback from existing property line is ~10 feet</li> <li>Front setbacks reduced to 8' in some cases</li> <li>Zero lot line proposed</li> <li>Lot coverage averages 55%</li> <li>Impervious surface area averages 70%</li> </ul>	2
Unit Size Limits	<ul style="list-style-type: none"> <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</li> </ul>	<ul style="list-style-type: none"> <li>Proposed ~1,400-2,240 sq. ft.</li> <li>ADUs proposed ~400 sq. ft.</li> <li>Staff recommends limiting future home expansions via a covenant to preserve the intent of the proposal</li> <li>Ground-floor master suites included</li> <li>ADUs included</li> <li>Range of home sizes included</li> </ul>	2

Exhibit A: Sycamore Park Criteria Matrix

Parameter	Parameter Description	Notes	Score
	homes that provide ground floor master suites or similar configurations with all living areas on one level		
Number of Units	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <li>▪ Density 7.5du/gross acre</li> <li>▪ Other provisions n/a</li> </ul>	2
Locations	<ul style="list-style-type: none"> <li>▪ Projects which propose more than 2X the underlying density should be located on or near an arterial or close to transit.</li> </ul>	<ul style="list-style-type: none"> <li>▪ n/a</li> </ul>	n/a
Number of Developments	<ul style="list-style-type: none"> <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 style="list-style-type: none"> <li>▪ Ok</li> </ul>	2
Access Requirements and Utilities	<ul style="list-style-type: none"> <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</li> </ul>	<ul style="list-style-type: none"> <li>▪ Applicant and staff have worked with Public Works and Fire Departments in the course of proposal development.</li> </ul>	2

Exhibit A: Sycamore Park Criteria Matrix

Parameter	Parameter Description	Notes	Score
	department that adequate water, sewer, and stormwater capacity exists to service the proposed development.		
Development Size	<ul style="list-style-type: none"> <li>▪ A maximum of 12 units shall be permitted as part of any innovative housing demonstration project.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ok</li> <li>▪ ADUs not counted toward density calculation or total unit count</li> </ul>	2
Ownership Structure	<ul style="list-style-type: none"> <li>▪ Subdivision</li> <li>▪ Condominium</li> <li>▪ Single owner for entire project (to allow rental)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Subdivision proposed</li> </ul>	2
Community Buildings	<ul style="list-style-type: none"> <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 the Technical Committee.</li> </ul>	<ul style="list-style-type: none"> <li>▪ n/a</li> </ul>	n/a
Accessory Dwelling Units	<ul style="list-style-type: none"> <li>▪ May be considered as part of any submittal.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Included</li> </ul>	2
ADA Compliance	<ul style="list-style-type: none"> <li>▪ Fully accessible units are strongly encouraged.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Unclear whether fully accessible units are proposed</li> </ul>	?
Affordability	<ul style="list-style-type: none"> <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>	<ul style="list-style-type: none"> <li>▪ 2 proposed to be affordable (double ordinary requirement in NR)</li> </ul>	2
Parking	<ul style="list-style-type: none"> <li>▪ Unless otherwise approved, the following minimum parking standards shall apply:                             <ul style="list-style-type: none"> <li>• 1 stall per unit for units under 700 square feet in size</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ 28 required, 47 proposed</li> <li>▪ 4 stalls are proposed to be in front of breezeways/connecting space between primary and accessory dwelling units – may violate intent of front-yard setback prohibition</li> </ul>	1.5

Exhibit A: Sycamore Park Criteria Matrix

Parameter	Parameter Description	Notes	Score
	<ul style="list-style-type: none"> <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> </ul> <ul style="list-style-type: none"> <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 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>	<ul style="list-style-type: none"> <li>▪ Parking almost entirely invisible from NE 122<sup>nd</sup> St., and otherwise adequately screened by landscaping.</li> </ul>	
Trip Generation	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maximum likely trips generated: 120 for primary dwellings (assumes that trips are generated just as in a standard subdivision); 27 for ADUs assuming that all are rented and generate trips like apartments.</li> <li>▪ Standard subdivision of six units would be expected to generate 60 trips, although it could range as high as 90 given area affluence.</li> <li>▪ Smaller units may generate fewer trips based on having fewer occupants</li> </ul>	n/a

Exhibit A: Sycamore Park Criteria Matrix

Parameter	Parameter Description	Notes	Score
Other specific assets or places for improvement of the proposal	<ul style="list-style-type: none"> <li>▪ Homes address street front</li> </ul> <p>Applicant should provide the following information:</p> <ul style="list-style-type: none"> <li>▪ Examples of completed woonerfs designed by Hackworth Group, including the use of pervious pavement and how it has been incorporated into previous projects.</li> <li>▪ Individual lot configurations and common open space area delineations (both approximate)</li> <li>▪ Property perimeter treatment (e.g., landscaping)</li> </ul>		n/a

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