CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189 (425) 587-3249

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MEMORANDUM

To: David Ramsay, City Manager

From: Dorian Collins, AICP, Senior Planner
Paul Stewart, AICP, Deputy Director
Eric Shields, AICP, Planning Director

Date: December 12, 2006-

Subject: **EVALUATION OF KIRKLAND'S INNOVATIVE HOUSING PROGRAM (FILE ZON06-00004) AND STATUS OF HOUSING ISSUES IN KIRKLAND**

RECOMMENDATION

Staff recommends that the City Council:

- Consider the recommendation from the Planning Commission in support of permanent innovative housing regulations, and provide direction to staff to move forward with necessary code amendments.
- Discuss potential additions or changes to tasks or priorities noted in the Housing Strategy Plan. It is not recommended that the Council provide final direction on the Strategy Plan until completion of the ARCH Strategy Program.
- Consider designating representatives to participate in the upcoming workshops on the ARCH Strategy Program.
- Discuss which housing issues might merit further discussion, and consider setting aside time at the upcoming Council retreat for discussion and direction.

BACKGROUND DISCUSSION

Purpose and Intent of Study Session

The City has undertaken a variety of efforts to address housing issues in recent years, making amendments to the Zoning and Municipal Codes to provide for increased housing capacity, simplified development processes, and expanded incentives for affordable housing. The City is also in its ninth year of providing a high level of support for ARCH, contributing to housing preservation and the development of affordable housing throughout east King County.

The City's updated Housing Strategy Plan, provided in Attachment 1, presents the variety of measures that have been accomplished and those that remain to be completed, to support the goals and policies

contained in the Housing Element of the Comprehensive Plan. The City's efforts have been designed around the three key areas identified in the Element:

- Residential Character
- Capacity for New Housing
- Diversity/Affordability/Special needs

The City continues to make good progress toward meeting its housing targets, as shown on the chart below. In order to meet the 2001-2022 target of 5,480 additional units, the city would need to grow by 249 units per year. Over the past five years, net new units have averaged an annual growth of 276, which is a comfortable margin above that needed to meet the 2022 target.

Kirkland Household Growth Target 2001- 2022 = 5,480 (average of 249/ year)

Kirkland Housing Units Reported Through Buildable Lands Program
(based on building permiits ***issued*** January 1 - December 31)

	2001	**2002**	**2003**	**2004**	**2005**	**2001-2005 TOTAL**
Single-family	139	129	147	240	205	860
Multi-family	218	123	31	277	282	931
ADUs	12	9	6	4	13	44
Demolitions	-61	-66	-68	-102	-154	-451
Totals	**308**	**195**	**116**	**419**	**346**	1,384

276.80 units/yr. average

Kirkland has had more difficulty meeting housing affordability targets, however. As shown in Attachment 2, over the last ten years, Kirkland produced an annual average of 12 units of housing affordable to low income households, or those whose incomes are less than 50% of median. This number fell far short of the target of 60 units annually for this income group. Kirkland has been more successful in creating housing units affordable to moderate income households (between 50% and 80% of median), with an annual average of 21 units, while the target for this group is 42 units per year. These results are fairly typical of eastside cities, with the exception of Bellevue, which has been quite successful in creating housing affordable to moderate income households.

The initial focus of the discussion at the Council's study session on January 2nd will be the presentation of the report on the evaluation of the City's innovative housing demonstration projects. A discussion on this topic and direction from the Council regarding subsequent permanent Zoning Code amendments will be necessary before staff can proceed with this task. The development of permanent regulations is currently on the Planning Commission's Work Program, with an expected January – July timeframe.

Additional topics to be covered at the Study Session include the Housing Strategy Plan, the ARCH Housing Strategies Program and the upcoming Affordable Housing Regulations task on the Planning Commission's Work Program.

Innovative Housing Evaluation

The City's Innovative Housing Demonstration Project Ordinance was passed in 2002 (see Attachment 3). The ordinance stated that the goals of innovative housing are to:

- Increase housing supply and the choice of housing styles available in the community through projects that are compatible with existing single-family developments; and
- Promote housing affordability by encouraging smaller homes.

The ordinance also called for a work plan to develop amendments to the Zoning Code that would specifically address innovative housing projects. Until the permanent ordinances could be implemented however, the ordinance acknowledged the need to allow regulated innovative housing projects, and set forth a review process and general parameters to apply to innovative housing project applications and subsequent developments.

Among the parameters included in the ordinance was a restriction on the total number of projects that could be approved in each of the City's neighborhoods. Consequently, although four projects were proposed for the North Rose Hill Neighborhood, only two were selected. Both projects were completed in the summer of 2005, and all homes have been sold.

The City determined that the evaluation of the two housing demonstration projects was a key first step in the preparation of housing regulations that may enable innovative housing on a permanent basis. The following three key components were to be addressed in the evaluation:

- **Technical and code evaluation** – how well did the demonstration projects address the goals and criteria established in the ordinance?
- **Community education** – what are the perceptions of the different groups that have a stake in the outcome, such as occupants, neighbors, the public, developers, and the real estate community?
- **Public education** – how can we help various stakeholders understand the goals of the innovative housing projects in order to make the evaluation as meaningful as possible and aid subsequent discussions about permanent innovative housing regulations.

Community and Public Education

In July of 2006, the City contracted with Michael Luis of Michael Luis & Associates to conduct an evaluation of the two innovative housing demonstration projects. While staff would perform the technical evaluation of the two projects, Mr. Luis was charged with addressing the second two pieces discussed above: community education and public education.

Mr. Luis used a series of workshops and focus group sessions to collect information from immediate neighbors of the projects and Kirkland citizens at-large. He also interviewed builders and realtors from the

area, and the developers of the two projects. Mr. Luis' completed report is attached (see Attachment 4). He will also attend the City Council meeting on January 2nd, where he will present his findings and recommendations.

The key conclusions of the report are the following:

- The two projects have been well received by all groups
- Similar projects would likely work in other Kirkland neighborhoods
- More work is needed on development standards and housing types
- The projects do not address concerns about affordability

In his review of the report, Arthur Sullivan (ARCH) noted that the comments in the report point out fundamental policy issues that come up in the discussion of the development of these housing types. The report notes that on one hand, industry professionals state that it is still quite profitable to build large single family homes in Kirkland, and that builders might not take advantage of a permanent innovative ordinance. Builders interviewed by Mr. Luis suggested that the City may need to offer a somewhat more attractive package of density bonuses and development standards, and provide a relatively easy review process, with short timeframes and predictable outcomes, to induce builders to undertake housing alternatives rather than conventional housing.

Arthur also noted that the report states that not all participants agreed that "relative affordability" is an important policy objective. In the report, Mr. Luis states that "most of the group discussions reached a point at which participants expressed their frustration about the lack of affordability in Kirkland and their wish that these projects had done more to address it. Even those familiar with the innovative housing program were not clear about the degree to which absolute affordability was an underlying policy objective." Although the ordinance was intended to produce somewhat more affordable housing due to the restrictions on the size of the units, actual affordability for low and/or moderate income households was not an explicit objective of the ordinance. The report indicates that many people assumed that a City-sponsored program on housing would somehow result in homes that were relatively affordable to those with modest incomes.

Technical and Code Evaluation

The matrix included in Attachment 5 presents the *Technical and Code Evaluation* piece of the evaluation project. The matrix contains a comparison between various elements of the two innovative housing demonstration projects and typical code requirements.

One aspect of the comparison that staff notes may be worthy of additional monitoring is the traffic generated by the two projects. As the matrix indicates, vehicle trips from the demonstration projects are higher than those from the "typical" development. It is likely that a share of these trips is due to the interest that has been generated by the projects, as they receive a number of visitors curious about the developments. In addition, there are more units in each of these projects than in the "typical" development, which would account for more vehicle trips. However, the number of people living in each of the units in the demonstration projects is less than would be expected in a typical single family home, based on Kirkland's overall persons per household figure. A second set of traffic counts in a year or so might be useful in understanding whether or not this is a true impact of this type of housing.

While low impact development techniques (LID) were not required by the innovative housing ordinance, both demonstration projects incorporated several of these elements. These included clustering of homes, narrow streets, rain gardens and bio-retention swales. City staff in Public Works and Planning has been exploring various LID techniques with assistance from a consultant funded through a grant. One of the primary findings is that the clustering of units has the greatest potential to incorporate LID practices into a development. As we design the innovative housing standards, we would like to explore how the LID concepts and strategies could be applied in these types of developments.

Planning Commission Discussion and Recommendation

During their study session on this topic on November 9th, the Planning Commission discussed a variety of issues related to the innovative housing program (see draft Minutes, Attachment 6). The Commission suggested that the goals for the program be expanded to promote additional community values such as the provision of open space, a sense of community, and energy and resource conservation. Most agreed that good design was also an important element of the success of the demonstration projects, and should be ensured in future developments. The Commissioners did not necessarily support design board review for innovative housing, but agreed that design standards would be important.

The Commission discussed the issue of affordability and the demonstration projects at length. While Commissioners reaffirmed that the provision of choice in housing types was a valid goal for innovative housing, they also agreed that innovative housing should provide some "relative affordability" in comparison to standard, market-rate housing development. *The motion made by the Planning Commission was to recommend to the City Council that they "consider permanent regulations for innovative housing to include additional types of innovative housing and possibly to include design requirements and additional incentives and requirements on the projects to maximize the public benefit and public good".*

The Conover Commons cottage development, recently completed in the city of Redmond, was cited as an example of an innovative housing project that provided some level of affordability. Under Redmond's regulations, residential development in neighborhoods with recently completed neighborhood plans is subject to the City's new affordability regulations. Under the regulations, the developer of the Conover cottages had the option of providing 10% of the units (in this case, two units) at 80% of median income, or one unit at 50% of median income. The developer opted to provide one unit at 50% of median income.

Housing Strategy Plan

The City has maintained a Housing Strategy Plan since the Comprehensive Plan's Housing Element was first adopted, as a way to consider and set priorities for actions that will implement the City's housing goals and policies. The Plan is organized into key issue areas identified in the Housing Element: capacity for new housing, character, streamlining/innovative and affordability/special needs. Direct links to the goals and policies of the Housing Element are noted with each task. The Plan also provides a list of measures for the City to undertake related to providing housing assistance, regional and statewide initiatives/actions, and oversight of housing efforts and education.

Staff has updated the Plan (see Attachment 1) for review by the Council at its study session in January. As shown in the Housing Strategy Plan, many tasks have been completed or are underway. These include a number of the strategies aimed at increasing housing capacity, addressing design and neighborhood

character issues, and providing for streamlining of regulations and innovative housing. Additionally, most of the strategies included that are aimed at addressing needs for affordable housing and special needs housing have already been completed. Many others are included on the City's code amendment list, to be considered by the Council in 2007.

In the update of the Strategy Plan, staff found several tasks which are either not clear, and, in some cases, where a policy discussion by the Council may be needed to clarify the intention of the Council, including whether or not these tasks should still be undertaken. A number of additional tasks are described clearly, but have not been completed and are not scheduled for consideration. Discussion by the Council as to whether or not these tasks still merit consideration would be helpful, as well as a suggested timeframe for when each should be accomplished.

Staff suggests that the following tasks have the highest priority, and that work in these areas, if not already scheduled, should be undertaken in the near future:

- Innovative Housing ("Allow cottages, multiplexes that look like single-family and small lot single-family in all zones") *This task is underway, with the evaluation completed, and code amendments on the Planning Commission work program for the first half of 2007.*
- Affordable housing regulations ("Evaluate and potentially revise special bonuses for affordable housing . . . and review processes"). *This task has been completed in multifamily zones, Totem Lake and NE 85th Street. The proposed Planning Work Program task will provide approaches for the CBD, JBD, and NRHBD zones and will explore incentives or regulations for single-family zones. In addition, it may be desirable to explore the potential for requiring affordable housing in all housing developments. This task is scheduled for the latter part of 2007. The Planning Commission's retreat was held on December 14th. At the Council study session on January 2nd, staff will report on the Commission's discussion on housing issues and the work program.*
- Conduct inventory of existing multifamily residential properties and encourage preservation of those that are affordable. This task could include the creation of a funding source in Kirkland, or the dedication of additional dollars to the ARCH (regional) Trust Fund. *This task has not been scheduled.*

Staff recommends that the City work with ARCH on the following as-yet-unscheduled tasks, to determine those that might merit either guidance from ARCH or to be handled by ARCH with a regional approach:

- Acquire land in Kirkland for development of housing to serve households earning 60% or less of County median income.
- Work with local banks to coordinate better financing for affordable housing.
- Explore non-cash forms of assistance (e.g. providing loan guarantees for affordable housing).
- Explore opportunities to encourage private and other public donation of resources, including land, for affordable housing.
- Analyze the potential City role in employer-assisted housing/work with local employers to study model programs.
- Work with other jurisdictions to develop and implement a regional housing finance strategy.
- Evaluate City efforts in achieving objective of dispersing affordable housing in the city.

- Undertake an educational campaign to increase awareness of housing issues.

Staff suggests that the following tasks should either be delayed or deleted from the Housing Strategy Plan:

- Expand density bonus above 110%
- Evaluate overall effectiveness of PUD process, especially once other changes to code are completed (e.g. small lot guidelines, etc.)
- Provide for SRO (Single Room Occupancy) housing in zones allowing hotels, and other appropriate locations.

ARCH Housing Strategies Program

As the Council considers the City of Kirkland's Housing Strategy Plan, it should also be aware of current efforts by ARCH to develop an ARCH Strategy Program. Arthur Sullivan will be present at the Council study session in January to respond to questions about this effort. At that time, the Council may wish to designate representatives to participate in the upcoming workshops. In addition, the Council may want to discuss how this effort will proceed, and consider postponing the prioritization of uncompleted tasks on the City of Kirkland's Housing Strategy Plan until the results of the regional ARCH effort are available.

The concept of the ARCH Strategy Program arose during the evaluation of the ARCH Trust Fund by the ARCH Executive Board. The Board recognized that the Housing Trust Fund, while a cornerstone of local efforts, was, on its own, insufficient to meet local goals, especially in the face of changing market conditions. They concluded that a Trust Fund linked to a more coordinated and comprehensive set of strategies may yield more effective results. In August, as a first step to exploring this idea, the ARCH Executive Board participated in an exercise to identify a range of alternative housing strategies. These strategies were grouped in the following categories:

- *Direct Local Support* (e.g., strategies for new sources of funds for the ARCH housing trust fund as well as other types of support such as donating surplus property or property tax reductions for affordable housing)
- *Other Public/Private Sources* (e.g., coordinating other public funds with local housing objectives, private sector investment)
- *Land Use Incentives for Affordable Housing* (e.g., accessory dwelling units, incentives for including affordable housing in mixed income development)
- *General Land Use/Building Regulations* (e.g., variable unit size requirement and allowing cottages in single family areas,)

Another topic raised frequently in local council discussions is that there is a need for better communication/education on local housing issues.

Building on these two themes, the ARCH Executive Board would like to join with council members to develop an ARCH Housing Strategy Program. The Program will include several main components:

- Identify a short list of top priorities from each of the four categories listed above, that are most universally applicable across the ARCH membership and will yield the most practical impact.

- Develop a set of 'best practices' or "tool kits" for community outreach and education on housing needs in East King County.
- Develop methods for implementing the priority strategies and 'best practices' including evaluating how these could be implemented through some form of collective or simultaneous effort of the ARCH members.
- Determine if ARCH's current sphere of influence should be modified to accommodate other cities in East King County.

To advance these ideas, the Board proposes holding three workshops over several months in early 2007. The workshops will involve representatives from ARCH member councils, commissions and staff, and housing stakeholders. The goal would be for this group of local officials to jointly develop the Strategy Program described above, and then forward their recommendations to all the member councils for their consideration and adoption. This overall process would be similar to one done a number of years ago where ARCH member councils adopted the ARCH 'Parity Program'

ARCH has received a grant from Washington State Department of Community Trade and Economic Development to hire consultants and experts to assist in the process of developing the Housing Strategy Program. ARCH is currently seeking Council members and Commissioners from ARCH members to participate in these workshops.

Attachments

1. City of Kirkland Housing Strategy Plan, revised January 2007
2. Summary: Creation of Affordable Housing: 1993-2004
3. Kirkland's Innovative Housing Demonstration Project Ordinance (#3856)
4. Innovative Housing Evaluation Report, Michael Luis and Associates, October 2006
5. Matrix: Comparison of Innovative Housing Demonstration Projects with Typical Code Requirements
6. Planning Commission Minutes, November 9, 2006
7. Staff Report on Danielson Grove project
8. Staff Report on Kirkland Bungalows project
9. "Kirkland's Innovative Housing Demonstration Program: an Evaluation Strategy", a report by Janet Hyde-Wright, February 2006

cc: ZON06-00004
Planning Commission
Sarah Stiteler, Planning and Community Development, PO Box 97010, Redmond WA 98073-9710 (Council memo only)
Michael Luis, P.O. Box 15, Medina, WA 98039 (Council memo only)
Arthur Sullivan, ARCH (Council memo only)

HOUSING STRATEGY PLAN

DRAFT UPDATE JANUARY 2007

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)	SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED			
					LOW	MOD	MED	MKT
A. ZONING AND SUBDIVISION REGULATIONS								
1. Infill/Increased Capacity								
a. Allow smaller lots in single family areas. (H-3.1)	✓						●	●
b. Evaluate PUD procedures (H-2.6,H-2.7,H-3.2)								
~~Expand density bonus above 110%~~	~~Not Sched.~~	X	X		●	●	●	●
~~Evaluate overall effectiveness of PUD process, especially once other changes to code are completed (e.g. small lot guidelines, etc).~~	~~Not Sched.~~	X	X			●	●	●
c. Allow rounding of mf units at a lower fraction. (H-2.7)	~~Not. Sched.~~ On Code Amendment List	X	X				●	●
d. Allow existing non-conforming mf densities to be maintained or redeveloped. (H-3.3)	✓					●	●	●
e. Allow ADU in single family zones. (H-2.2)	✓				●	●	●	●
f. Revise zoning map to be consistent with the ComprehensivePlan.	✓					●	●	●
g. Evaluate potential for Transit-Oriented Development at Park and Ride Lots. (LU-3.3)	2007/2008	X	X	X	●	●	●	

FOOTNOTES:

X – Necessary for completion of task

✓ Completed or underway

✓+ Ongoing: Discrete task completed, but work continues

ATTACHMENT i

CC 1/2/07 ZON2006-00004

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)	SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED			
					LOW	MOD	MED	MKT
2. Design/Neighborhood Character Issues								
a. Evaluate design character issues as part of Community Character Element. (H-1.1) Includes items such as:								
(1) Incentives for pitched roofs - sf homes	(1)	X	X					●
(2) 'Mega house' standards	(2) +	X	X					
(3) Review codes to encourage residential development in existing business districts.	(3)	X X	X X					
c. Revise horizontal facade regulations. (H-1.1)	On Code Amendment List~~Not sched.~~	X	X					●
3. Streamlining/Innovative Housing								
a. Simplify permit process for zero lot line (H-2.7)~~/ small lot development in sensitive areas where other standards are met~~.	On Code Amendment List~~Not sched.~~	X	X				●	●
b. Provide more flexibility in:								
(1) Site development standards, and							●	●
(2) Short platting (e.g. lot averaging, setbacks). (H-2.7)		X	X				●	●

FOOTNOTES:
X – Necessary for completion of task
Completed or underway
+ Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)	SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED			
					LOW	MOD	MED	MKT
c Evaluate timelines for permit review. Adopt required permit timelines established by the new Land Use Regulatory Reform Act. (H-2.6)	+				●	●	●	●
d. Further evaluate additional timelines for permit review. (H-2.6)	+	X	X		●	●	●	●
e. Allow concurrent review of discretionary approvals (e.g. zoning and PUD applications). (H-2.6)					●	●	●	●
f. Allow concurrent review of discretionary approvals and building permits (e.g. PUD and building permit). (H-2.6)	+		X		●	●	●	●
g. Allow manufactured housing in all residential zones.						●	●	●
h. Allow cottages, multiplexes that look like single-family and small lot single-family in all zones. (H-3.2)	2007	X	X			●	●	●
4. Affordable Housing/Special Needs								
a. Evaluate and potentially revise special bonuses for affordable housing (sliding scale 50% to 80% of median) and review process. (H-2.3, H-2.4) (1) Multifamily Zones (2) Totem Lake and NE 85th Street (3) CBD, JBD, NRHBD (4) Single Family Zones	(1) (2) (3) 2007 /2008 (4) 2007 /2008	X	X		●	●		
b. Expedite permit review for projects w/affordable component. (H-2.3)	+	X	X		●	●		
c. Provide for SRO (Single Room Occupancy) in zones allowing hotels, and other appropriate locations. (H-2.11)	Not scheduled	X	X		●	●	●	

FOOTNOTES:

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Completed or underway

+ Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)	SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED			
					LOW	MOD	MED	MKT
d. Review group homes standards for consistency with the Federal Fair Housing Act. Ensure codes provide opportunities for special needs housing. (H-2.10, H-2.11)		X	X		●	●	●	●

B. DIRECT/INDIRECT FORMS OF ASSISTANCE

1. Direct Forms of Assistance

a. Continue direct funding of affordable housing/special needs housing through the CDBG program. (H-2.8, H.9)	+		X	X	●	●		
b. Continue using CDBG funds for the Single Family Housing Repair program. (H-2.8)	+		X	X	●	●		
c. Explore potential other local revenue sources that could be targeted toward housing on a regular basis (e.g. general funds, portion of local taxes). (H-2.9)	+		X		●	●		
d. Waive some or all permit/impact fees for affordable housing. (H-2.3, H-2.9) Evaluate the cumulative costs of impact fees, permit fees and hook-up fees.		X	X		●	●		
e. Consider selling/leasing appropriate surplus land at below market value for affordable housing. (H-2.9)	2002/ Ongoing		X	X	●	●		
f. Acquire land in Kirkland for development of housing to serve households earning 60% or less of County median income. (H-	Not Scheduled		X		●	●		

FOOTNOTES:
X – Necessary for completion of task
Completed or underway
+ Ongoing: Discrete task completed, but work continues

STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)	SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED			
					LOW	MOD	MED	MKT
2.9)								
g. Pay or waive some utility and/or infrastructure costs for affordable housing. (H-2.9)			X		●	●		
2. Indirect Forms of Assistance								
a. Conduct inventory of public property for potential availability for housing and other public uses/ update regularly. (H-2.9)					●	●	●	●
b. Work with local banks to coordinate better financing for affordable housing. (H-2.9)	Not scheduled			X	●	●		
c. Evaluate development regulations for their potential impact on housing costs. (H-2.6)	+				●	●	●	●
d. Explore non-cash forms of assistance (e.g. providing loan guarantees for affordable housing). (H-2.3, H-2.9)	Not scheduled		X		●	●		
e. Explore opportunities to encourage private and other public donation of resources, including land, for affordable housing. (H-2.9, H-2.12)	Not scheduled			X	●	●	●	
f. Analyze the potential city role in employer assisted housing/ Work with local employers to study model programs. (H-2.12)	Not scheduled		X	X	●	●	●	●
g. Promote community education program for ADUs through education efforts including fliers/technical assistance. (H-2.2)	+			X	●	●	●	●
h. Conduct inventory of existing multifamily residential properties and encourage preservation of those that are affordable. (H-2.9)	Not scheduled			X	●	●		

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STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)	SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED			
					LOW	MOD	MED	MKT
C. REGIONAL/STATEWIDE INITIATIVES								
1. Work cooperatively with providers and other jurisdictions to achieve regional fair share balance and to maximize housing resources. Includes working with non-profit groups and the Housing Authority in creating affordable housing. (H-2.1, H-2.9)	+			X	●	●		
2. Continue membership in ARCH. (H-2.12)	+		X	X	●	●	●	●
3. Work with other jurisdictions to develop and implement a regional housing finance strategy. (H-2.12)	Not scheduled			X	●	●	●	
4. Work with other jurisdictions to develop regional benchmarks.				X	●	●	●	●
5. Review, and as appropriate, comment on and/or support county and state federal legislation affecting the availability of housing. (H-2.12)	+			X	●	●	●	●
6. Identify and support local and regional projects. (H-2.12, H-2.13)	+			X	●	●		
7. Implement program that takes advantage of property tax exemptions for housing in certain areas under RCW 84.14. (H-2.3)								
8. Work with AWC and other housing lobby groups ~~the State Legislature~~ to provide additional tax relief at the State level for affordable housing. (H-2.9)	+ ~~Not scheduled~~			X	●	●		

FOOTNOTES:
X – Necessary for completion of task
Completed or underway
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STRATEGY (Related Comprehensive Plan Policy or Implementation Strategy)	SCHEDULE/ STATUS	CODE UPDATE	COUNCIL ACTION	COORD. W/ OTHERS REQUIRED	POPULATION SERVED			
					LOW	MOD	MED	MKT
D. OVERSIGHT/MONITORING/EDUCATION								
1. Complete a strategy plan/work program and update every three (3) years. (H.3)	+		X		●	●	●	●
2. Monitor progress in meeting housing needs and report to City Council annually. Information collected should at a minimum include total housing development, construction and demolition of affordable housing, and creation of ADUs. (H.4)	+				●	●	●	●
3. Collect information on a regular basis needed for the Regional Benchmarks.	+			X	●	●	●	●
4. Evaluate city efforts in achieving projected densities in multifamily zones and commercial areas. Review standards if densities are not achieved. (H-1.1)	+					●	●	●
5. Evaluate City efforts in achieving objective of dispersing affordable housing in the City. (H-2.5)	Not scheduled				●	●	●	
6. Undertake an educational campaign to increase awareness of housing issues.	Not scheduled				●	●	●	●

FOOTNOTES:

X – Necessary for completion of task

Completed or underway

+ Ongoing: Discrete task completed, but work continues

FIGURE 9

SUMMARY: CREATION OF AFFORDABLE HOUSING: 1993 - 2004

(Updated July 2005)

	LOW INCOME: (50% Median)						MODERATE INCOME (80% Median)					
	Direct Assistance	Regulatory Incentives	Market ***	SubTotal	Annual Average	Annual Target	Direct Assistance	Regulatory Incentives	Market***	SubTotal	Annual Average	Annual Target**
Bellevue	772	0	0	772	64	110	571	296	658	1,525	127	78
Bothell	76	0	0	76	8	19	60	2	637	699	70	13
Issaquah	77	0	0	77	6	44	0	115	133	248	21	31
Kenmore	63	0	0	63	11	25	2	11	10	23	4	18
Kirkland	111	0	33	144	12	60	7	92	158	257	21	42
Mercer Island	53	0	0	53	5	16	1	174	0	175	16	11
Newcastle	14	0	0	14	2	9	1	4	0	5	1	7
Redmond	275	0	0	275	23	99	374	49	216	639	53	70
Sammamish	0	0	0	0	0	42	0	0	0	0	0	30
Woodinville	69	0	0	69	11	20	0	33	3	36	5	14
Beaux Arts Village	0.0	0.0	0.0	0.0	0.00	0.00	0.0	0.0	0.0	0.0	0.00	0.00
Clyde Hill	0.6	0.0	0.0	0.6	0.07	0.23	0.7	1.0	0.0	1.7	0.19	0.16
Hunts Point	0.0	0.0	0.0	0.00	0.00	0.01	0.0	0.0	0.0	0.0	0.00	0.01
Medina	0.6	0.0	0.0	0.6	0.07	0.34	0.1	0.0	0.0	0.1	0.01	0.24
Yarrow Point	0.2	0.0	0.0	0.2	0.02	0.31	0.0	0.0	0.0	0.0	0.00	0.22
TOTAL	1,511	0	33	1,544	141	445	1,017	777	1,815	3,609	317	315

* Includes permits for accessory dwelling units, density bonuses, etc

** Based on 2002 - 2022 projected growth targets
(24% of growth target for Low Income, 17% for moderate income)

*** Does not include all property permitted in 2004.

ATTACHMENT 2
CC 1/2/07
20NOC-00004

ORDINANCE 3856

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO AN INTERIM ZONING ORDINANCE TO REGULATE INNOVATIVE HOUSING DEMONSTRATION PROJECTS AND ESTABLISHING A SELECTION PROCESS FOR SUCH PROJECTS.

WHEREAS, the City has the authority to adopt an interim zoning ordinance pursuant to RCW 35A.63.220 and 36.70A.390; and

WHEREAS, the Kirkland City Council has determined that there is a need for an interim zoning ordinance to regulate innovative housing demonstration projects; and

WHEREAS, pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing on the interim zoning ordinance herein established was held prior to the adoption of this ordinance.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

PART I.

Section 1. The Kirkland City Council makes the following findings:

a. The purpose of this interim zoning ordinance is to allow development of a limited number of projects that demonstrate housing choices not currently available in Kirkland's single-family neighborhoods.

b. The innovative housing styles that will be allowed in all RS and RSX zones under this ordinance are cottages, compact single-family homes, and duplexes and triplexes designed to look like single-family homes. Maximum unit sizes and the number of units allowed in lieu of each traditional single-family home (equivalent units) for each of these innovative housing styles are identified in Section 3 and Section 4 of this ordinance.

c. The goals of innovative housing are to:

i. Increase housing supply and the choice of housing styles available in the community through projects that are compatible with existing single-family developments; and

ii. Promote housing affordability by encouraging smaller homes.

d. The City is currently implementing a work plan to develop zoning code amendments that specifically address innovative housing projects; and

e. Until permanent ordinances regarding innovative housing projects can be implemented, there is a need to allow regulated innovative housing projects.

ATTACHMENT 3
ZON06-00004

Section 2. Process IIB permit.

a. The City shall use Process IIB as described in Chapter 152 of the Kirkland Zoning Code to review and decide on innovative housing demonstration projects, except that the notice of the application shall be given to property owners within 500 feet of any boundary of the subject property. In addition, a neighborhood meeting following guidelines established by the Planning Department and including attendance by City staff shall be required prior to application submittal.

b. In addition to complying with the approval criteria stated in Section 152.70.3 of the Kirkland Zoning Code, the applicant must demonstrate that:

i. The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property with respect to total floor area of structures and structure sizes.

ii. The proposal is not larger in scale and is compatible with surrounding development with respect to size of units, building heights, roof forms, building setbacks from each other and property lines, number of parking spaces, parking location and screening, access, and lot coverage.

iii. The proposal provides elements that contribute to a sense of community within the development by including elements such as front entry porches, common open space, and common buildings or common spaces within buildings.

iv. Any proposed modifications to requirements of the Kirkland Zoning Code, other than those specifically identified in Paragraph c. of this Section or in Sections 3 or Section 4 of this ordinance, are important to the success of the proposal as an innovative housing project.

c. 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 Paragraph c. as well as parameters identified in Sections 3 and 4 of this ordinance will apply to innovative housing demonstration projects and will prevail if they conflict with normal regulations. All other regulations and requirements of the City of Kirkland will continue to apply, except that applicants may propose additional modifications to the Kirkland Zoning Code, as provided for in paragraph b. of this Section.

i. The minimum lot size, restriction of not more than one dwelling unit per lot, maximum Floor Area Ratio, and minimum number of required parking spaces found in Kirkland Zoning Code Section 15.10 and 17.10 shall be replaced by the standards identified in Sections 3 or 4 of this ordinance.

ii. The vehicular access standards of Kirkland Zoning Code Section 105.10 shall be determined based on the number of single-family units that the equivalent innovative housing units are replacing. The modification provisions of Kirkland Zoning Code Section 105.103 may be used to allow

further flexibility to the vehicular access requirements for the proposed project.

iii. The density limitations identified in the Land Use Map of the Kirkland Comprehensive Plan shall be determined to have been met as long as the proposed project does not exceed the equivalent unit calculation identified in Sections 3 or 4 of this ordinance.

iv. Application fees for the Process IIB review of the proposed project shall be based on the number of single-family units that the equivalent innovative housing units are replacing.

v. Impact fees under Kirkland Municipal Code Chapters 27.04 and 27.06 for the proposed project shall be assessed at the rates for multifamily dwelling units, as identified in Appendix A of Kirkland Municipal Code Chapters 27.04 and 27.06.

d. The City's approval of an innovative housing project does not constitute approval of a subdivision, a short plat, or a binding site plan.

Section 3. This table sets forth parameters applicable to innovative housing project applications.

Parameters	
Housing Types	▪ Cottages ▪ Compact Single-Family ▪ Duplexes or Triplexes designed to look like Single-Family as part of a development that includes at least one other housing type (the other housing type may be traditional single-family) ▪ Combinations of the above types
Unit Size Limits	▪ Cottages = 1,000 square foot maximum gross floor area ▪ Compact Single-Family = 1,500 square foot maximum gross floor area ▪ Duplexes and Triplexes = 1,200 square foot maximum gross floor area per unit, total gross floor area for structure (including garages) not to exceed 40% of the minimum lot size in zone or actual lot size, whichever is less (e.g. 7,200 sq. ft. x 0.4 = 2,880 sq. ft. maximum in RS 7.2 zone) ▪ A covenant restricting any increases in unit size after initial construction shall be recorded against the property

Equivalent Units	▪ Cottages = 2 per each single-family unit that could be built on the property ▪ Compact SF = 1.5 per each single-family unit that could be built on the property ▪ Duplexes and Triplexes = 2 or 3 per each single-family unit, overall development not to exceed 1.5 times the number of single-family units that could be built on the property ▪ Rounding up to the next whole number of equivalent units is allowed when the conversion from typical single-family units to equivalent units results in a fraction of 0.5 or above ▪ Existing single-family homes may remain on the subject property and will be counted as units in the equivalent unit calculation based on their gross floor area
Locations	▪ City-wide, but not within 1,500' of another innovative housing proposal under this Ordinance ▪ Not more than two innovative housing proposals per city recognized neighborhood under this Ordinance
Number of Developments	▪ Up to five, with no more than two projects demonstrating the same single housing type
Public Notice	▪ Neighborhood meeting, including City staff attendance, required prior to application for Process IIB 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	▪ Determine flexibility for road widths, public vs. private, and turn-around requirements with input from Public Works and Fire Departments
Development Size	▪ Minimum of 4 units, maximum of 24 units ▪ Cottages may have a maximum of 12 units per cluster
Parking Requirements	▪ 1 stall per unit for units under 700 square feet in size ▪ 1.5 stalls per unit for units 700 to 1,000 square feet in size ▪ 2 stalls per unit for units over 1,000 square feet in size
Ownership Structure	▪ Subdivision ▪ Condominium ▪ Single owner for entire project (to allow rental)

Section 4. This table sets forth additional parameters that supplement the parameters in Section 3 and are applicable to any cottage proposed to be part of an innovative housing project.

Additional Parameters: Cottages	
Front Setbacks	▪ 20' minimum
Other Setbacks	▪ 5' minimum from all property lines other than front property lines ▪ The average setback of all structures along any property line other than a front property line shall be 10'
Distance Between Structures	▪ 10' minimum
Lot Coverage (all impervious surfaces)	▪ 50% maximum
Common Open Space	▪ 400 square feet minimum per cottage ▪ Cottages shall abut at least two sides ▪ Shall abut at least 50% of the cottages in the development and those units must be oriented to and have their main entry from the common open space ▪ All cottages shall be within 60' walking distance of the common open space
Private Open Space	▪ 300 square feet minimum per cottage ▪ Shall be adjacent to each cottage and be for the exclusive use of the residents of that cottage ▪ Shall be in one contiguous and useable piece with a minimum dimension of 10' on all sides ▪ Shall be oriented to the common open space as much as is feasible
Attached Covered Porches	▪ 80 square feet minimum per cottage ▪ Shall have a minimum dimension of 8' on all sides
Height	▪ 18' maximum for all structures except 25' maximum for cottages with a minimum roof slope of 6:12 for all parts of the roof above 18'
Floor Area Limitations	▪ 1,000 square foot maximum gross floor area ▪ 800 square foot maximum main floor area ▪ A minimum of 40% and no more than 50% of the cottages in a cluster shall have a main floor of 700 square feet or less
Exceptions to Floor Area Limitations	▪ Attached porches up to 200 square feet in size ▪ Spaces with a ceiling height of 6' or less measured to the exterior walls, such as in a second floor area under the slope of the roof ▪ Unheated storage space located under the main floor of a cottage ▪ Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18" in depth and 6' in width ▪ Detached garages or carports

Parking	▪ Shall be provided on the subject property ▪ Shall be screened from public streets and adjacent residential uses by landscaping or architectural screening ▪ Shall be located in clusters of not more than 6 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 ▪ Shall not be located within 40' of a public street except in a single loaded configuration where the stalls lie parallel to the street ▪ 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
Community Buildings	▪ Shall be clearly incidental in use and size to the cottages ▪ Shall be commonly owned by the residents of the cottages
Accessory Dwelling Units	▪ Shall not be allowed as part of a cottage development

Section 5. Sections 1 through 5 of this ordinance shall constitute Part I of this ordinance. Part I of this ordinance shall go into effect as an interim zoning ordinance on December 1, 2002 and then shall be effective for six months (until June 1, 2003) and thereafter may be renewed for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal

Part II

Section 6. The City shall use a competitive selection process to determine which proposals will be allowed to apply for a Process IIB permit as an innovative housing demonstration project. The City may approve up to five innovative housing demonstration projects, with no more than two projects demonstrating the same single housing type. Applications to be part of the innovative housing demonstration program must be submitted by November 15, 2002 on forms to be provided by the Planning Department. The Planning Commission will determine which proposals will be allowed to submit a Process IIB application under this ordinance using the following criteria:

a. Consistency with the intent of the innovative housing goals of providing housing choice (specifically demonstrating those housing styles identified in this ordinance), compatibility with surrounding development, and improving housing affordability.

b. Not more than two innovative housing proposals shall be allowed per City recognized neighborhood and proposals must be at least 1,500 feet from any other innovative housing proposals under this ordinance.

The decision of the Planning Commission in selecting proposals as innovative housing demonstration projects shall be the final decision of the City.

Section 7. Sections 6 and 7 of this ordinance shall constitute Part II of this ordinance. Part II of this ordinance shall go into effect on September 12, 2002. The text of Part I of this ordinance shall inform the process established by Part II even if Part I has not yet gone into effect as a City of Kirkland interim zoning ordinance.

Section 8. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 9. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law; provided that Part I of this ordinance shall go into effect as an interim zoning ordinance on December 1, 2002 as set forth in Section 5.

Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of September, 2002.

Signed in authentication thereof this 3rd day of September, 2002.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

Ord\interimhousing

City of Kirkland

Innovative Housing Evaluation

October, 2006

Michael Luis & Associates

ATTACHMENT 4
20N06-00004

Evaluation Report

Kirkland Innovative Housing Program

October, 2006

I. Background

In September, 2002, the Kirkland City Council adopted an Innovative Housing Demonstration Project Ordinance (#3856). An innovative housing demonstration program was one of a series of recommendations from the city's Housing Task Force, which was convened in March, 2000. The goals stated in ordinance were to:

> *Increase housing supply and the choice of housing styles available in the community through projects that are compatible with existing single-family developments; and*
>
> *Promote housing affordability by encouraging smaller homes.*

The ordinance called for approval of up to five projects, with no more than two projects demonstrating the same type of innovative housing and no more than two in the same neighborhood. The types of housing allowed were: (a) cottages; (b) compact single family; (c) duplex/triplex designed to look like single family.

Five projects were proposed, four in North Rose Hill and one in South Rose Hill. The limit of two projects per neighborhood allowed approval of only two of the four projects proposed for North Rose Hill. The single project proposed for South Rose Hill was not considered sufficiently compatible with the surrounding neighborhood, and therefore not selected.

Two projects were selected under the Ordinance:

Danielson Grove
10500 128th Avenue NE
The Cottage Company

Kirkland Bungalows
NE 97th Street and 132nd Avenue NE
Camwest Development

Both projects fell under the "compact single family" category, which allowed a 50 percent density bonus. Once the projects were past the initial selection, they underwent the City's Process IIB review. This required a neighborhood meeting, notice to property owners within 500 feet, a hearing with the city Hearing Examiner, and final approval by the City Council.

Both projects were completed in the summer of 2005. All sales of the Kirkland Bungalows closed between May and September, 2005, while sales of Danielson Grove cottages closed between July, 2005 and June, 2006. Prices at the Kirkland Bungalows ranged from $429,000 to $490,000 and prices at Danielson Grove ranged from $375,000 to $650,000. (See attachment A for project profiles)

In June, 2006, the City of Kirkland Department of Planning and Community Development began an evaluation of the projects built under the Innovative Housing Ordinance. The stated purpose of the evaluation, which is the subject of this report, was to provide information to the Planning Commission and City Council so they can determine "whether permanent regulations for Innovative Housing should be adopted by the City and whether any changes to the standards identified in the ordinance are needed." A consultant was to concentrate on evaluation of community perception of the projects, while City staff would focus on technical and code evaluation.

Michael Luis & Associates proposed an approach that emphasized qualitative research methods, and was built around a series of group interviews. Budget constraints and the highly uneven knowledge levels among the general public made quantitative research methods (i.e. surveys) less appropriate for this evaluation.

The report that follows has four sections. First is a summary of the key findings that provide insight into the threshold questions that the Council and Planning Commission will consider. Second is a summary of the group interviews. Third is a set of more detailed themes and findings that provide guidance to questions that will arise in designing a permanent innovative housing program. Fourth is a set of recommendations for a public information strategy to support adoption of a permanent ordinance.

II. Key Conclusions

The evaluation of the Kirkland Innovative Housing program and the projects built under it yields the following key conclusions:

A. The two projects have been well received

In interviews with neighbors, citizens from other Kirkland neighborhoods, project residents and housing industry professionals, the two projects were widely praised. They are perceived as fitting well into their existing neighborhoods, despite having a density higher than the underlying zoning, and were viewed by many as an appropriate alternative to the larger conventional homes that would likely be built on the sites under existing zoning. The only significant concerns were about on-street parking.

B. Similar projects would likely work in other Kirkland neighborhoods

The demographics and motivations of the buyers, combined with the views of industry professionals, indicate that projects with a similar profile (smaller detached units, higher density) would succeed in the Kirkland market. Nearly all the non-neighborhood citizens interviewed said they would be willing to have such projects built in their neighborhoods. All groups agreed that the projects do a good job of providing a wider range of housing choices in Kirkland.

C. More work is needed on development standards and housing types

While the projects were successful for the two developers, additional research is needed to determine the level of density bonus and the specifics of development standards that will make innovative projects more attractive to builders from a business perspective than conventional projects. Industry professionals felt that other types of innovative, higher density projects would be successful in Kirkland, but that work is needed to identify appropriate areas and development standards.

D. The projects do not address concerns about affordability

Affordability, in an absolute sense, was not a goal of the ordinance. Nonetheless, many of those interviewed were concerned about the fact that the homes were not affordable to average buyers who might want to live in Kirkland, and that, from a square-footage perspective, were quite expensive. Interview subjects in all groups were divided as to the degree to which the projects should have addressed absolute affordability (unit cost as compared to prevailing incomes), as opposed to "relative" affordability (lower unit cost than the larger alternative), as the ordinance called for. There was lack of clarity among the groups as to whether absolute affordability had been a goal of the City.

III. Summary of Meetings

The evaluation process was built around a series of meetings and group interviews with various audiences. Specific information from the discussions is incorporated into the next section on themes and findings. Composition of the meetings and overall outcome are as follows.

A. North Rose Hill residents

Open meetings were held on the evenings of July 31 and August 15, 2006, at the fire station at NE 100th Street and 124th Avenue NE. 686 flyers were mailed to property owners and residents within approximately a 1,000-foot radius of each of the projects. 12 individuals participated in the first meeting, and 15 participated in the second meeting. Among the attendees at both meetings were community activists and members of the real estate and building industry. (See Attachment B for discussion outline)

In both meetings a diversity of opinion was present, with no particular point of view dominating the discussion. Many attendees were critical of certain aspects of the projects (especially parking and the lack of affordability) but few had an overall negative view of them. Some impacts were cited, especially parking, about which there was extensive

discussion. There was not, however, a dominant sense that these impacts were having a noticeable negative impact on the neighborhood as a whole. The concerns about parking were more from a visual perspective than from any sense that parked cars are causing traffic problems or spilling into other parts of the neighborhood.

Participants generally felt that the process under which the projects were approved was fair, although some felt that they ultimately had little choice in whether the projects got built. Several participants felt that the visual materials presented during the public processes for the innovative projects were misleading, and that the projects did not turn out quite as presented.

B. Kirkland Voters

Formal focus groups were held on August 5 and August 12, 2006. A research service was used to recruit participants, with a mix of ages and gender, from all parts of the city who met the following criteria: (a) current resident and homeowner; (b) voted in the past local election; (c) had not participated in a land use process or in a community organization in the past five years. Participants were told only that they would be discussing "important issues in the city of Kirkland." 15 citizens participated in the first focus group and 13 participated in the second.

The focus groups took about three hours and consisted of three parts (see Attachment C for full discussion outline). First, was an hour-long discussion, held at the 124th Avenue fire station, that began with big-picture views of conditions in Kirkland and its neighborhoods, and then narrowed to a discussion of housing and various innovative housing types (see Attachment D for verbatim results of top-of-mind exercises). Second, the groups toured both projects on foot, and filled out a questionnaire on each (see Attachment E for verbatim results of tour questionnaires). Third, the groups had a wrap-up discussion of impressions of the projects and the degree to which more of such projects should be allowed in Kirkland.

In the top-of-mind discussion at the beginning, when no one knew that the focus group was going to be about housing, both groups zeroed in on concerns about the rapid development taking place in Kirkland and, specifically, the large homes being built on infill and tear-down sites. Both groups were somewhat wary about the alternative models shown (cottages, small lots, townhomes, small multi-family, ADUs).

After touring the projects both groups had an overall positive view of them. They felt that they provide good alternatives to the large conventional housing that is being built in the area and that they contribute to growth management goals. In the first group all but one member said that they would accept a similar project in their neighborhood, while the second group had two dissenters.

As with the neighbor groups, the citizen groups were concerned about housing affordability and did not feel that the projects did a lot to help that problem. There was a split in both groups about the value of pursuing "relative" affordability.

C. Project residents

All residents of both projects were invited to meetings. Kirkland Bungalow residents met on September 18, 2006 at Mark Twain Elementary School. Danielson Grove residents met on September 27, 2006 in their Commons building. Five residents attended the Kirkland Bungalows meeting and seven residents attended the Danielson Grove meeting (see Attachment F for discussion outline).

Perhaps not surprisingly, residents of both projects were very happy with their homes. In both cases, residents said they were looking for a home that was smaller than traditional large homes, but still detached and offering more privacy than condominiums. They noted that construction was uniformly high quality and that the homes were a good investment.

Residents of Danielson Grove had nothing negative to say about anything. Two Kirkland Bungalow residents did not like the traffic in or near the project (one of these was the resident on the corner of 132nd Avenue). They said that the new N.E. 97th Street has become a cut-through route for cars and that with homes so close to the sidewalk, even walkers can be a disturbance.

D. Housing industry professionals

A meeting was held on October 17, at Kirkland City Hall, attended by three homebuilders and two realtors (see attachment G for discussion outline). Participants were all familiar with the projects themselves and the Innovative Housing program.

Participants felt that there is a market for more of these kinds of projects, but that they will not achieve goals for absolute affordability. Demographics will continue to drive demand for these kinds of homes, and they are not widely available in Kirkland.

Industry professionals discussed the fact that it is still quite profitable to build large single family homes in Kirkland and that builders might not take advantage of a permanent innovative ordinance. They concluded that for Kirkland to induce builders to undertake housing alternatives instead of conventional housing, the city will need to offer a somewhat more attractive package of density bonus and development standards, and provide a relatively easy process with short timeframes and predictable outcomes.

E. Project developers

Individual meetings were held on October 26 with project development personnel at The Cottage Company and Camwest Development (see attachment H for discussion outline).

Both firms are pleased with the overall outcome of the projects. The projects sold well and the financial results were good. Both developers indicated that they would consider doing similar projects in Kirkland in the future. Both developers also noted that the process was reasonable and that City leaders and staff were very supportive of the program. The Cottage Company appreciated the flexibility given to staff to make adjustments to development standards.

Both developers felt that it would be difficult to include a formal affordability component in projects of this size. They felt that the relative affordability of the projects offered a helpful alternative to the much more expensive homes being built in the area.

IV. Themes and Findings

The themes and findings that emerged during the evaluation process are grouped into three categories: policy rationale, design and neighborhood fit, and market and economics.

A. Policy rationale

Innovative housing developments can be allowed in traditional neighborhoods in order to fulfill a number of policy objectives. The evaluation looked at the Kirkland projects from the perspective of the two policy objectives named in the ordinance: choice and affordability. The evaluation also addressed an objective that influences the policy climate: growth management and compact urban development. The projects also seem to provide a solution to a fourth policy objective that was not directly introduced into the evaluation process, but which emerged during discussions: the desire to provide alternatives to large homes that are perceived as out of scale with the neighborhood in ways that do not penalize builders.

1. The projects provide choices not currently available

All of the groups interviewed believe that the two projects do a good job of providing housing choices that are not widely available in the Kirkland market. These choices lie between the large single family homes on standard lots, and attached housing. Groups felt that it is important to have such choices available and that this is a valid policy objective.

2. The projects provide "relative" affordability but not absolute affordability

All groups spent a great deal of time discussing the degree to which the projects helped alleviate Kirkland's housing affordability problems. All groups acknowledged that Kirkland is a costly market and that new construction homes have become quite expensive. They also acknowledged that these projects were less expensive on a per-unit basis than the traditional single family homes that would have been built on the sites under current zoning.

Many participants did note, however, that these homes were more expensive on a per-square-foot basis than traditional homes and that they, therefore, did not really constitute an advance on affordability. Builders explained that smaller homes such as those in the projects, contain all the most expensive parts of a home, such as kitchens and bathrooms, and less of the inexpensive spaces, such as bedrooms and bonus rooms.

Not all participants agreed that "relative affordability" is an important policy objective. Most of the group discussions reached a point at which participants expressed their frustration about the lack of affordability in Kirkland and their wish that these projects

had done more to address it. Even those familiar with the innovative housing program were not clear about the degree to which absolute affordability was an underlying policy objective.

Many participants in the various groups seem to have held the assumption that a City-sponsored program on housing would somehow result in homes affordable to those with modest incomes.

3. The projects help meet Kirkland's obligations under the GMA
Interview participants who are active in the real estate industry were familiar with the Washington State Growth Management Act (GMA) and some of the non-industry participants were aware of it. When the GMA was explained, participants generally felt that the projects constitute a reasonable response to Kirkland's obligations to provide more infill housing.

4. The homes provide an alternative to larger homes being built in neighborhoods.
Each of the citizen focus groups had a "top of mind" exercise which took place before participants had any idea that the topic of the focus group was housing. In both groups, citizens brought up the subject of large houses being built in existing neighborhoods with modest-sized homes. Many felt that these new homes are out of scale and character with the existing neighborhoods. This sentiment was widespread in both groups and quite intense.

The two projects were seen by the focus group participants as useful alternatives to the larger homes being built. Their size (approximately 1,500 square feet) and design was felt to be much closer to the existing older homes in the area. The higher density of the projects was not seen as a major problem from a visual perspective, since there is a perception that the larger homes are being built so close to the street and so close to adjacent lot lines that they appear quite dense, despite being on traditional lots.

B. Neighborhood Fit

Both projects are located in traditional single family neighborhoods currently zoned for 7,200 square foot lots. In all groups, a good deal of time was spent in discussions about how the projects, with their higher densities and non-traditional site plans, fit into these neighborhoods.

With the neighbor groups, the overall sense of neighborhood fit was positive. Some participants in the neighbor meetings had not been in favor of the projects, but no one could point to any specific ways that they have had a negative impact on the neighborhood. Even concerns about parking did not seem to rise to the level of a serious problem.

The reaction from the citizen focus groups was overwhelmingly positive. At the conclusion of each focus group session, after touring both projects, each individual in the group was asked to indicate how they would feel about having a similar project built in their neighborhood. In one group every participant said they would accept a similar

project in their neighborhood (one participant expressed a qualified "maybe"). In the other group, Danielson Grove received three "no" votes and the Kirkland Bungalows received two "no" votes. So, out of 28 total participants, only two would absolutely not accept either project in their neighborhood.

1. Scale is in keeping with surrounding areas
As noted above, most participants felt that the homes themselves are an appropriate scale for the surrounding neighborhoods. Several participants expressly noted their preference for similar projects over the kinds of large homes being built in their neighborhoods.

2. Density is less an issue than the site plan
Because the homes are smaller, observers did not express a sense of higher density. There was concern about the possible lack of privacy with the homes clustered together in both projects. Participants in the focus groups touring the projects observed that in both cases windows and doors were arranged to maximize privacy in the clustered environment.

On the threshold question of whether the City should allow exceptions to the underlying zoning, both sides were heard from. Several participants in the neighborhood meetings said they felt that the existing zoning should be the rule in all cases and that exceptions should not be allowed. On the other hand, many of the focus group participants expressed exactly the opposite view, suggesting that builders should be allowed to propose projects that deviate from existing zoning.

3. No increase in traffic is perceived
The neighbors of the projects did not report any noticeable increase in traffic as a result of the two projects.

4. Overflow parking is noticed in the area
Neighbors of both projects did note a significant amount of on-street parking originating in the projects. They noted that cars are nearly always parked along 97th Street outside the Kirkland Bungalows, and that cars are frequently parked along 128th Avenue outside Danielson Grove. This does not appear to have reached the level of a major problem, although one observer noted that that 97th Street becomes effectively a one-lane street.

C. Market and Economics

Both projects sold out within a reasonable timeframe, indicating that they met a market need, despite being somewhat unusual for that market area. It was noted, however, that both projects came on market during an extraordinarily strong housing market. All groups felt that the projects did meet a need in Kirkland.

1. Projects provide a needed choice
Residents in both projects expressed a similar reason for buying these homes. They like the privacy of detached housing, but do not want the larger interior and exterior spaces of traditional homes. The homes provided an alternative to condominiums for those who

were downsizing. Several residents said that they had lived in attached condominiums, and found these homes far superior.

Builders and realtors said that there is significant demand in the market for this choice, citing the success of the Third Avenue Bungalows, just south of Downtown Kirkland, which met a similar need. The project developers indicated that they sold a number of units to people already living in Kirkland, thereby meeting a need for downsizers who can convert their equity in a larger older home into a brand new home. Specific ideas for other types of products that might meet market needs are noted below in the recommendations.

2. Projects serve different markets
Although the densities and unit sizes of the two projects are very similar, they serve quite distinct markets. Residents of the Kirkland Bungalows, while knowing their neighbors, tended to appreciate the greater privacy of the layout, and actually avoid using the common open space, for fear of violating others' privacy. Danielson Grove residents enjoy a closer relationship with their neighbors. Bungalow residents decided, after the original covenants were in place, to expand their landscaping contract for common areas to cover all landscaping in the project, since many residents dislike gardening. In contrast, residents of Danielson Grove collectively maintain the common landscaping themselves and also tend to their own sections of landscaping.

At least one resident from each of the projects said they had looked at both, since they were on the market at the same time. Each cited reasons for choosing one of the projects or the other, based on their own preferences.

3. Homes can accommodate families with children
Some observers who are familiar with these kinds of projects were surprised to find that several of the Danielson Grove homes had children living in them. Previous cottage projects have sold primarily to single people and some couples. Residents of Danielson Grove noted that the homes are larger than in other cottage projects and that the site layout is safe and appropriate for children. They also pointed out that there are parks just a few blocks in either direction.

4. 50 percent bonus might not be sufficient
One builder interviewed said that he attempted to pencil out a compact single family project using a 50 percent bonus and found that he would take less risk and make more profit building standard 3,500 square foot homes. He said that the small homes are quite expensive to build, and that they do not include spaces, such as bedrooms and bonus rooms, that buyers will pay for but that cost little to build. In other words, the most profitable parts of the house are missing. The builders felt that additional work is needed to determine the size of bonus that would make the innovative project more attractive than a traditional project.

One project builder, Camwest, thought that a larger unit bonus might make the projects too dense, thereby changing the character of the developments. On the other hand,

adding another 200 square feet to the allowable floor area would enhance marketability while not altering perceptions of the projects.

5. Innovation should be incentivized, not penalized
Builders felt that with the risks inherent in homebuilding, especially in an expensive infill context, it might be better to take the safe route and build traditional single family homes. They felt that long approval processes and uncertain outcomes would act as disincentives to undertaking innovative projects. Therefore, if the city wants to encourage more projects like the Kirkland Bungalows and Danielson Grove, it should make it at least as easy to get such a project permitted as it would be to get a traditional project permitted.

Camwest said that the critical approval is the threshold "Yes-No" question about whether the site will be approved for a project that deviates from current zoning. If that decision is made early, before extensive investment in design and engineering work, other processes can proceed at a reasonable pace.

6. Other innovative infill projects could work in Kirkland
The builder/realtor group and project developers identified a number of housing types that would be feasible for various Kirkland neighborhoods:

a. Small mixed-use buildings. This might be a four-plex over a small office. An example is the mixed use building in the Bridle Trails shopping area. This could also be configured as live-work space.

b. Housing with stand-alone retail/commercial. A development could include a small retail building that is located on a major street and buffered by new housing.

c. Mixing of detached unit size. The Cottage Company suggested that a project could blend the bonuses available for cottages (100 percent) and compact single family (50 percent) resulting in projects with a mix of unit sizes.

d. Duplex on corner lot. A corner lot with two street frontages can accommodate the visual impact and parking of a side-by-side duplex.

e. Zero lot line with shared driveways. Zero lot line allows homes to be very close, or attached on one side, while the shared driveway allows parking in the rear.

f. Combine two lots. Where two 7,200 square foot lots can be combined, allow four new homes to be built. This improves the economics of tear-downs which can be expensive where there is just a one-to-one replacement.

g. Duplex/triplex. Duplex and triplex structures that look like single family homes were allowed in the demonstration program, but not proposed.

V. Communicating about Innovative Housing

The research conducted for this evaluation contains valuable information for adjusting codes and processes to improve the economics of innovative housing such that builders are more likely to undertake the innovative option instead of the standard option. The scope of this report, however, is limited to the public outreach and communications challenges, so the following analysis focuses on ways to inform various segments of the community about innovative housing.

A. Overall positioning and communication approach

Citizen opinion on a public policy matter can be segmented into five groups, indicating the level of support or opposition. Following is an estimate of the positioning of these five groups on the issue of innovative housing as an alternative to existing zoning, based on the findings of the various group interviews conducted for this evaluation:

Strong opposition	Weak opposition	No opinion	Weak support	Strong support
Those who believe, as a matter of principle, that no exceptions should be granted to underlying zoning.	Those who fear specific negative impacts on neighborhoods, especially traffic and parking impacts	Most likely those currently living in large multifamily complexes who do not feel a stake in a particular neighborhood	Those who generally feel that an increase in housing choices is good for the city, and who are persuaded by GMA objectives	Members of the homebuilding, real estate and related industries.
This group is unlikely to be persuaded to change this view.	Personal observation and evidence from parking and traffic studies may change the views of some members of this group.	Members of this group could become interested after learning about new housing choices that they may be able to take advantage of.	Focus groups suggest this segment could be large. It will form the core of interest in a permanent innovative housing program.	Interviews suggest that this group is enthusiastic about increasing housing choices in Kirkland.

The neighborhood meetings and citizen focus groups identified individuals from all except the "no opinion" group (which is to be expected, since nearly all participants were homeowners from Kirkland neighborhoods and they were at the meeting because they have opinions). Quantitative research can determine the size of each of these groups, but absent such research, it can be concluded from the focus groups that majority of Kirkland citizens would fall into the middle three groups. The focus groups also showed that individuals in the "weak opposition" and "no opinion" groups can be moved to the "support" categories if provided with good information.

An information strategy, therefore, has three parts. First, address the concerns of the "weak opposition," so they see that the actual impacts of these projects will be minimal. Second, provide those with no opinion information about the advantages of innovative housing. Third, provide supporters with information to carry throughout the community.

If the City were to conduct a public information campaign about innovative housing, it could address the five groups as follows:

1. For the "strong opposition" clarify support for alternatives to existing zoning.
Since Kirkland has an existing PUD process there is a precedent for allowing alternatives to existing zoning. If the City still supports having alternatives, the strong opposition can be told that the question is not "whether," but "how."

2. Use data to address concerns of the "weak opposition." group.
Most people have an innate concern about any actions that will cause negative change in their neighborhood. The evaluation suggests, however, that there will be few actual negative impacts from similar projects. Those whose opposition to a permanent innovative housing program is based on concern about impacts may soften that opposition when shown evidence that impacts, such as traffic and parking, will be minimal. This might include traffic studies, parking studies and project demographics.

3. Explain advantages to the "no opinion" group.
Those currently looking for alternatives to their current home – either downsizing or seeking an alternative to multifamily – could become interested in innovative housing if they were aware of the possibility of new choices that would allow them to remain in Kirkland. Perhaps the most useful way to explain this is to provide insights into the marketing strategies of builders to show that current residents are an important target market. Testimonials of project residents would also be helpful.

4. Use the "weak support" and "strong support" groups to spread the word.
Those who feel that greater housing choice, improved affordability (in a relative sense) and achievement of GMA goals are all good for Kirkland can be given tools and opportunities to inform their neighbors. In addition to the information provided to the other groups, this would include information about demographics, markets and project outcomes.

B. Key messages

Discussions in the evaluation process suggest some central messages that need to be developed or refined to support the communications strategy.

1. Clarify affordability goals
Without some subsidy or incentive, builders will not likely produce new construction detached housing in Kirkland that is affordable even at median incomes, let alone the 80 percent threshold for "affordable housing." Yet many people interviewed for the evaluation had an expectation that the projects would somehow be "affordable."

> ***Recommendation**: The City needs to be very clear about the affordability objectives of a permanent innovative housing program. This begins with a distinction between purely market-driven innovative housing (such as the projects demonstrated) and housing efforts that involve subsidies or bonuses and that have income restrictions. These two types of programs aim at different policy objectives and that should be kept clear. **(Comment from Arthur Sullivan: Consider exploring the idea of some type of price cap, even if at a higher level of affordability – public comments seem to call for exploring this further).***

2. Explain the role of growth management

After nearly 15 years, the GMA is having its intended effect of encouraging infill development in areas that area already urbanized. This trend has given rise to significant development activity in Kirkland neighborhoods, such as North Rose Hill, that have undeveloped land and large parcels. Infill development featured prominently in the top-of-mind exercises of both focus groups.

The market trends and policies that are driven by the GMA can appear confusing to those not familiar with the state's approach to growth management and counties' and cities' responses to that policy framework. Results of the citizen focus groups, as well as past experience, shows that awareness of the GMA can be quite low among citizens not active in community or civic affairs. However, once citizens understand key goals of the GMA – preservation of rural and resource areas and efficient use of infrastructure – they are far more likely to support policies such as higher density innovative housing.

> ***Recommendation****: Whenever discussing innovative housing, whether in public information programs or code amendment processes, broaden the policy context of the discussion to include the GMA, Vision 2020, the countywide planning policies and Kirkland's comprehensive plan.*

3. Communicate the role of on-street parking

While various issues may arise when working with individual citizens, the one potential negative impact that arose consistently during the evaluation was on-street parking. Many observers of the two projects objected to the presence of cars parked on adjacent streets. No one was able to demonstrate a functional impact of this parking, but people seemed bothered by the visual impact. This issue should be addressed clearly.

In discussing innovative housing, it should be emphasized that on-street parking may play an important role in compact development since it provides guest and overflow parking that does not take up land that can be better used for homes and landscaping. Communications about innovative housing need to explain the advantages of on-street parking and that cars parked visibly along streets are an intentional outcome of innovative projects. It should be noted that on-street parking capacity is planned as part of the project design and that total parking should be sufficient to prevent spillover to nearby streets.

> ***Recommendation: Determine the role on-street parking plays in innovative developments, and seek ways to address the concerns of the neighbors. Examine the causes of the problem, and consider solutions that may minimize the problem, while acknowledging that some on****-street parking in innovative developments may be necessary.*

4. Focus on project demographics

Among the buyers of homes in the two projects are two important groups. First, many residents were already living in Kirkland, and either downsized from a larger home or moved from a condominium. Second, several of the buyers in Danielson Grove have children. It should be emphasized that these kinds of homes serve needs of groups that are important to Kirkland: current residents and young families.

Recommendation: *track demographics in the projects and emphasize the variety of needs being met by these kinds of homes.*

C. Information and communication strategies

The concept of innovative housing, and its advantages for Kirkland, is a complex topic to communicate. Most citizens and voters currently own a home and are not looking for a new one, and therefore not paying a lot of attention to the housing market. For most residents, innovative housing will have only an indirect benefit, by creating a richer, more varied and interesting community. At the same time, those in the "strong opposition" category will tend to be vocal. Innovative housing is a classic example of a public policy with broad and shallow support and narrow and deep opposition.

It is helpful to segment the audiences into three groups, based on their level of engagement. Following is a description of each group and suggested ways to communicate with them.

	Stakeholders	**Engaged citizens**	**General public**
Description	*Individuals who attend public* meetings. This includes community activists as well as representatives of various interest groups. 1-2 percent of population	*Individuals who are regularly* exposed to local public policy issues and pay close attention to civic affairs, but rarely attend public meetings. Frequently found at service clubs and civic organizations. Up to 10 percent of population	*Not included in the other two* groups. Minimally aware of civic affairs. Up to 90 percent of population.
Communication vehicles	City website, public cable, public meetings, earned media, direct mail special events and project tours, one-on-one with elected officials and staff.	Public cable, city website, organization meetings and events, direct mail, earned media	Earned media, public cable, paid advertising

Given the nature of the issue and budget constraints of the city, efforts should be concentrated on the first two groups. As an item of council business that will probably not appear on a ballot, the general public is not pay a lot of attention. The stakeholders will be involved, by definition. Therefore, the effort should be concentrated on the "engaged citizens."

The engaged citizens are likely to take an interest in the issue, and will be receptive to new information, but only if it is presented directly to them in easily digestible forms. Whereas the stakeholders are likely to represent the extreme ends of the opinion spectrum (strong opposition, strong support) the engaged citizens will tend to represent the three middle groups (weak opposition, no opinion, weak support) and this is the most fruitful ground for public information.

Identifying the engaged citizen group begins with examination of recent city projects, boards, and commissions, and then moves on to service clubs, business groups and civic organizations. These individuals and group will be receptive to direct mail and speaking

engagements, and will likely read news articles in local papers. There may be opportunities for articles in organization newsletters.

Public information campaigns can be quite open-ended and extensive, if allowed. Given the strong support for innovative housing seen in the evaluation process, it may not require too extensive a campaign for city leaders to feel a comfort level with public support. Reactions should be monitored during an information process to avoid overkill.

VI. Conclusion

The evaluation of community reaction to the two innovative housing projects indicates that they are successful developments that provide good models for future developments. Although the City can expect some opposition, on principle, to any program that allows deviations from existing zoning, there appears to be a solid current and potential base of community support for innovative housing programs. Allowing alternatives to large single family homes will provide choices that will be appreciated by current Kirkland residents as well as newcomers.

Looking forward, the City will need to further develop and emphasize several objectives in order to create a policy framework that clarifies the desirability of housing alternatives in single family zones. Research suggests there will be community support for these objectives. Demographics and housing markets have changed in Kirkland, and citizens appear ready to accept new types of housing that respond to those changes.

Contact Information:

Michael Luis

Michael Luis & Associates
P.O. Box 15
Medina, Washington 98039

425-453-5123

luisassociates@comcast.net

Attachments

A. Project profiles

B. Neighborhood meeting discussion outline

C. Citizen focus group discussion outline

D. Citizen focus group verbatim top-of-mind responses

E. Citizen focus group verbatim walking tour questionnaire responses

F. Resident meeting discussion outline

G. Builder/Realtor meeting discussion outline

H. Project developer meeting discussion outline

Attachment A

Danielson Grove

Developer: **The Cottage Company**
Architect: **Ross Chapin, AIA**

A cluster community of 16 cottages and detached compact homes in Kirkland's North Rose Hill neighborhood.

Home Size 14 two-story homes range from 1,098 to 1,497 square feet, with two or three bedrooms. Two one-story cottages have 651 and 799 square feet, and one and two bedrooms, respectively.

Density 7.1 units/acre gross density, including community open space and public street equals 6,125 square feet per home. After community open space and public street lot sizes range from 2,155 to 3,074 square feet.

Parking One detached garage space for each home plus sixteen spaces on new public street that serves the community. No RV or boat parking allowed. Garages must be used for vehicle.

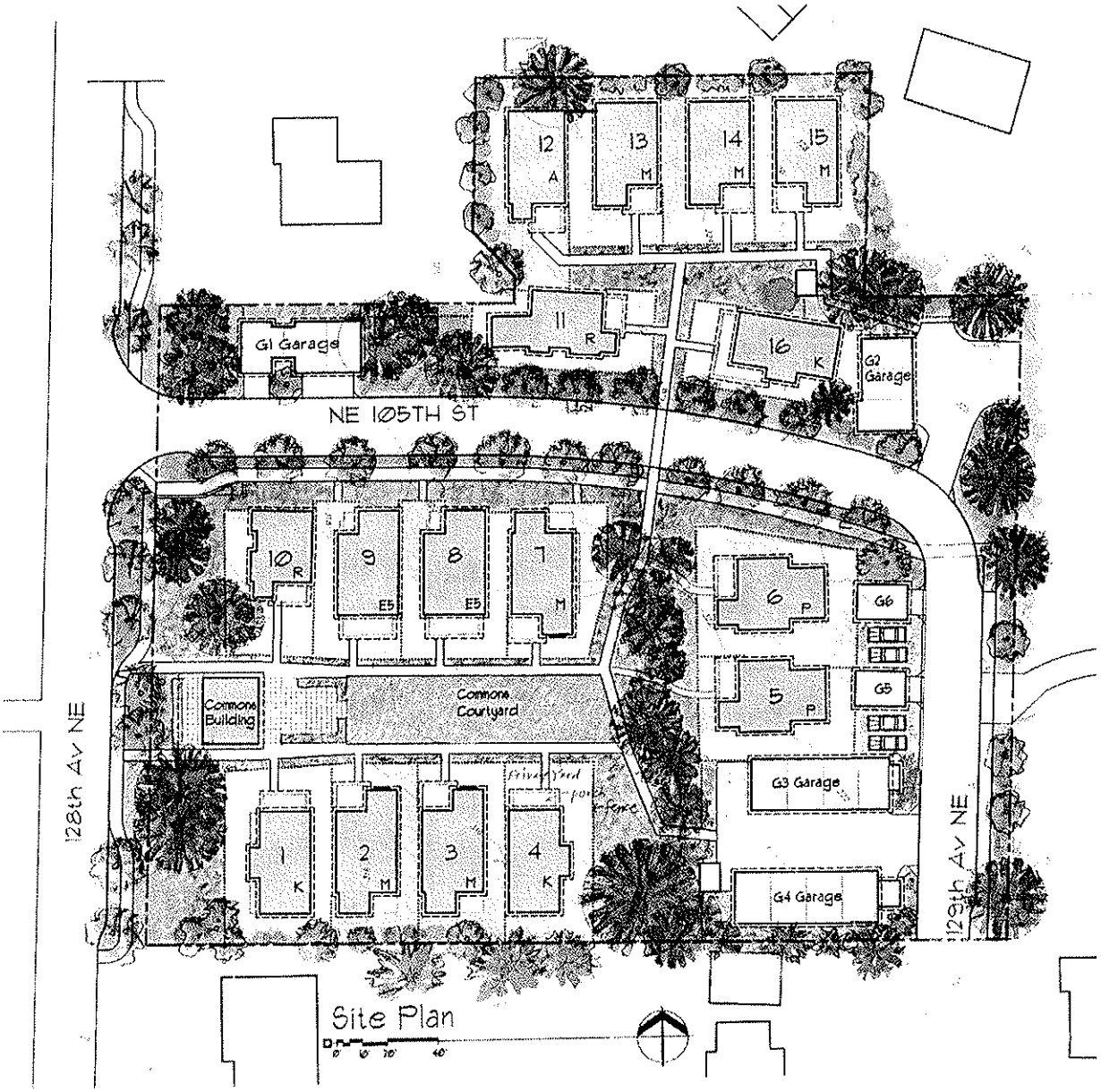
Access The community includes a public street that connects to existing streets on both ends. Access to individual homes is by walkways through the community.

Open Space The community contains several common courtyards and open spaces. Common open space totals 40,240 square feet, or 41 percent of the site. The project also includes a common building for use by all residents. The owners association with a fee paid by each lot maintains the common open space. Each of the homes have a private yard.

Prices & Ownership Fee simple ownership. Cottages priced at $375,000 and $425,000. Detached homes priced from $570,000 to $650,000.

Market Cottage cluster developments have mostly appealed to singles and couples. Initial buyer profile included nine singles and seven couples. Four of the initial buyers had children.

Entitlement The community was developed as part of the Innovative Housing Demonstration Program sponsored by the City of Kirkland, and was therefore given a 50% density bonus for the compact size homes. The homes may not be enlarged. The underlying zoning of the area is RSX-7,200, so the property would otherwise have accommodated up to 10 larger homes.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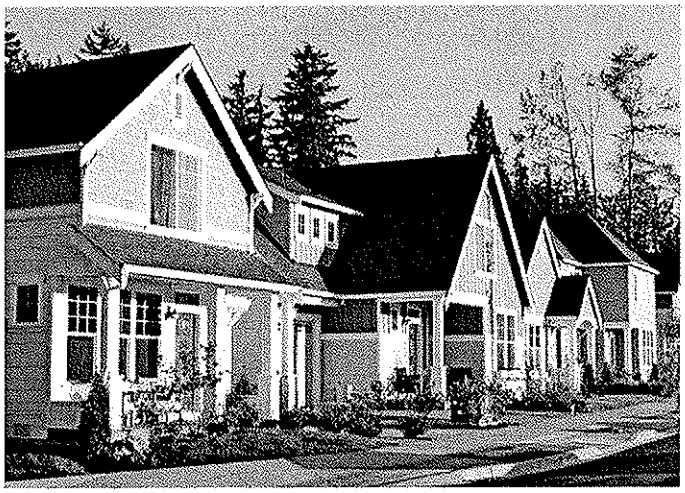
Site Plan

Kirkland Bungalows

Developer: **CamWest Development**
Architect: **Mithun**

Community of 15 detached compact homes in Kirkland's North Rose Hill neighborhood.



Home Size All homes are approx. 1500 square feet. All have two bedrooms, two-and-half bath, and single car garage.

Density Seven units/acre gross density, including community open space and public street. Lot sizes range from 2,350 to 4,100 square feet.

Parking One-car garages in each home. At least one space on each driveway apron and parking on one side of the plat road serving the community.

Access The community includes a public street that connects to existing streets on both ends. Four homes have shared driveways.

Open Space Three park areas are surrounded by four to six homes. The park areas range in size from 3,200 to 5,000 square feet. Other open spaces include open space/ landscape/ storm water tracts and equal approximately 6,500 and 7,899 square feet.

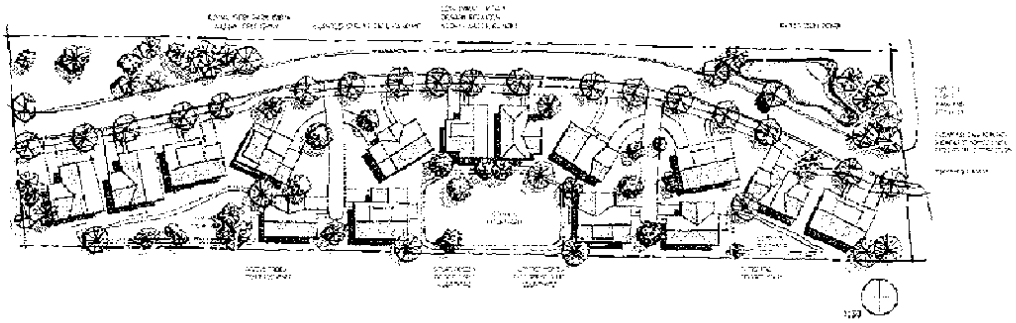
Prices & Ownership Fee simple ownership. Priced from $450,000 to $470,000, before custom upgrades.

Market With two bedrooms, a single car garage and small private yards, these homes were aimed primarily at singles and couples. Initial buyer profile included 10 singles, four married couples and one investor.

Entitlement The community was developed as part of the Innovative Housing Demonstration Program sponsored by the City of Kirkland, and was therefore given a 50% density bonus. The homes were limited to 1,500 square feet and cannot be enlarged. The underlying zoning of the area is RSX-7,200, so the property would otherwise have accommodated up to ten larger homes.

STREETSCAPE

SITE PLAN



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MITHŪN

CAM WEST

Attachment B

Kirkland Innovative Housing Evaluation Neighborhood Conversation

Discussion Outline, July 31, August 15

Introduction

Thank you for coming. This meeting is part of an evaluation process undertaken by the City of Kirkland to see how well the innovative housing program worked and what the results might mean for future housing policies in Kirkland.

My name is Mike Luis. I am an independent consultant hired by the city to conduct the evaluation. As you can see, there are no city employees or elected officials here. I hope you will be candid and honest in your views. And don't be surprised if I ask you to clarify your thoughts or expand on them. This is your chance to express your views on the projects and how they were built.

But I also want to make sure that the input we receive here is helpful to future discussions of innovative housing in the city. So as you think about these projects, try to think about the broader context of your neighborhood and the city.

Also, this meeting will be very structured. There are some specific kinds of information we are looking for, so please bear with us. I'm pretty sure that just about all of the thoughts you might have will fit somewhere in the questions I have. If not, there will be time at the end for you to add additional ideas.

There will be three parts to the discussion. The first part will be about the projects themselves. The second part will cover the process under which they were built. The third part will be about the broader policy context – that is, why the city decided to undertake this program.

[if not too many people, self-introductions, including which of the projects they live near and/or have particular thoughts about]

Any questions before we get started?

Part I. The Project

First, we want to talk about the projects themselves and how well they fit into the neighborhood. We will talk later about the process through which they got built, so hold those thoughts. Right now, we want to discuss the projects strictly on their merits as housing developments.

1. Pre-design reaction

The first thing I'd like to hear about is what you thought when you first heard that there might be projects in your neighborhood that would be different from the current zoning? Were you aware that these projects were going to be built? If you were, what were you imagining might get built? What did you think the impact might be on the neighborhood?

(discuss and probe)

2. Reaction to designs

Once the projects were announced, the developers produced some designs. Did you see them? If so, what did you think of the concepts? Did they seem appropriate to the neighborhood? Did you see design features that you particularly liked? Who did you think might buy the homes?

(discuss and probe)

3. Reaction to finished projects

Once the projects were completed, what did you think of them? How did the finished projects compare to what you thought they would look like? Did they seem to accurately reflect the plans you saw? Did they have an overall quality of design that you approve of? Are there specific features that you really like or really dislike?

(discuss and probe)

Now, let's talk about who lives there. These designs are quite different from the homes in the surrounding neighborhoods. What buyers do you think these homes would appeal to? [discuss projects separately] Would you like to live in one?

For the Kirkland Bungalows, in particular, they represent a trend in the housing market of smaller homes on smaller lots at lower prices. These homes are about 1,500 square feet and sold for around $475,000. If homes had been built on that property according to current zoning, they would likely have been about 3,600 square feet and sold for between $ 750,000 and $1 million. From a buyers perspective, what do you think of that trade-off of price for space?

(discuss and probe)

4. Impacts on neighborhood

Finally, have you perceived any impacts on the neighborhood from these projects? [leave open-ended at first].

The most common concern about projects like these is added traffic. Have you perceived noticeable additional traffic, beyond what you might have expected, had the land been developed in a conventional manner?

(discuss and probe)

In preparation for this evaluation, the City of Kirkland conducted traffic counts in the area of these projects. Those counts showed a modest increase in traffic above what might have been anticipated with a conventional development. Does that seem consistent with your observation? Do you notice much traffic from curious people?

(discuss and probe)

Now, thinking back to your original thoughts about the projects, before they were built, how have the impacts compared with what you thought might happen?

(discuss and probe)

Part II. The Process

These developments were built under a special demonstration program. I'd like to hear your thoughts about the program.

First, do you feel you were adequately notified about the program and the projects?

(discuss and probe)

Do you feel you had adequate opportunities to express your views about the program and the specific projects?

(discuss and probe)

Are any of you familiar with the city's process for approving short-plats? Do you feel that the short-plat process gives you adequate opportunity for input?

(discuss and probe)

Part III. The Policy Context

The last thing we want to talk about is the reasons behind the innovative housing program. There are three primary objectives for building housing of this kind, and we will discuss each one in-turn.

1. Growth Management

Under the Growth Management Act, counties establish an urban growth boundary on the edge of the developed area of the county, and nearly all new development must take place inside that line. How many of you are familiar with this law?

With the restriction of land available on the periphery of the area, we need to make the best use of the land remaining. So, allowing a more intensive use of the land in certain areas allows us to keep up with the supply of housing while using less land. These projects are a way to make that happen. Does this seem like a reasonable way for Kirkland to address its housing needs in the context of growth management?

(discuss and probe)

2. Housing choice

Most of the housing stock of the region consists of two types of homes: large detached houses on lots of around 7,200 square feet, and large apartment or condominium complexes. Yet demographics and market trends indicate that there is high demand for types of housing in between those two extremes. Cottage housing and small lot housing are two alternatives.

So, these projects are ways to meet the housing needs of demographic groups that already want to live in Kirkland or already live in Kirkland and want a smaller residence. We discussed earlier the market for these homes. Do the projects seem like a good way to get more housing choices in Kirkland?

(discuss and probe)

3. Affordability

Given the prices of the homes in these projects, affordability might seem like a stretch. But they were less expensive than the alternative large homes that might have been built on the sites. Kirkland has become a very expensive market. Do these projects seem like reasonable ways to provide some lower cost alternatives?

That brings us to the end of the formal questions. Anything else to add?

Attachment C

Kirkland Innovative Housing Evaluation
Citizen Focus Groups

Discussion Outline 8-5-06, 8-12-06

Welcome

My name is Michael Luis, and I am a consultant hired for this project.

That is all I am going to tell you for now. By the end of the session all will be revealed.

A few procedural items:

1. We are here to discuss a series of specific questions and ideas. To get the most out of this session, please:

   A. Be totally honest. There are no right or wrong answers, just your opinions.

   B. Please speak one at a time.

   C. Feel free to chime in and agree or disagree with anything that is said, but please don't be disagreeable.

   D. Understand that if I have to cut things off it is because we have lots to get through.

2. This is being videotaped, but the tape is not for general distribution. Also, we will be doing some paper exercises which we will collect, but your name won't be on them.

3. You are going to be asked to react to a lot of things. The best reactions are usually the first ones, so don't think too much. There is too much for everyone to have a say about everything, but I am especially interested in very positive or very negative reactions.

4. We will be having lunch at around 12:30. Please make sure you grab something to eat to tide you over until then.

So, lets get started.

First, introductions. Please tell us your name, where you live, and what you do for a living. Or, if you are retired or staying at home, what you used to do.

1. Top of Mind (20 minutes)

First, I am handing out a sheet that asks "What are the most pressing issues facing the Puget Sound region," and "What are the most pressing issues facing Kirkland."

Now, having done this sort of exercise a lot of times, I know that all of you are going to write something about transportation in the first line. Don't do that. We know that is the number one issue, so please write down the next three. And don't think too hard. Just put down the first things that come to mind. If you cannot think of three issues, don't worry about it.

Now, I am passing around another sheet with two questions: "My biggest hope for my neighborhood in the future is . . ." and "My biggest fear about the future of my neighborhood is . . ." Please take just a minute and write down your thoughts about these questions. Again, go with your first thoughts and keep it brief.

(few minutes for writing)

OK, let's see what you came up with on the first sheet.

(call on participants, probe. Drill in on housing or growth as they are mentioned)

Some of you mentioned something about housing. Tell me more about what you think about housing in the region and in Kirkland.

(call on those that mentioned it, as well as those who did not. Probe for causes and impacts of housing prices. Steer discussion towards housing choice and demographics – retirees, etc.)

Some of you mentioned something about growth. Tell me more specifically what you mean by growth and how it affects the region and Kirkland.

(call on those that mentioned growth. Probe for relationship between growth pressures and housing.)

Now let's look at the second sheet, about your neighborhood. We will come back to these thoughts later in the discussion.

(call on participants, probe)

2. General housing discussion (35 minutes)

You can tell by now, from the previous discussion, that we are here to talk about housing. There are three issues around housing policy and markets that we want to focus on now. I am going to describe all three, and then you can ask clarifying questions before we move on.

A. Growth Management

First, how many of you are familiar with Washington's Growth Management Act? *(probe for awareness of specifics)*

One of the many features of the Growth Management Act is the Urban Growth Boundary. Counties establish this hard line on the edge of the developed area of the county, and nearly all new development must take place inside that line. So although there are developments being built outside the line that were permitted before the law was put in place, nearly all new homes and businesses are now being built inside the line.

With the restriction of land available on the periphery of the area, we need to make the best use of the land remaining. The region continues to grow, so allowing a more intensive use of the land in certain areas can help us keep up with the supply of housing.

You have probably noticed in the past five years or so that a lot of vacant land in your neighborhoods has been developed into new homes, often just one or two at a time. This kind of infill development is what is supposed to be happening under Growth Management.

B. Housing choice

Historically, most of the housing stock of the region has consisted of two types of homes: traditional detached houses on lots of between 7,200 and 10,000 square feet, and large apartment or condominium complexes. Yet demographics and market trends indicate that there is high demand for types of housing in between those two extremes.

A lot of this is being driven by demographics. A larger and larger number of households consist of single people, couples without children, retirees, empty-nesters, etc. Many of these people do not want a large home with all the costs and maintenance headaches, but they also do not want to live in large complexes. They want the feel of a neighborhood, but in less space. They are looking for choices that can be very difficult to find in the marketplace.

C. Affordability

Housing prices are going up everywhere in the region. Home prices have gone up over 15 percent countywide in the past year, and nearly 20 percent in Kirkland. The median home price in Kirkland in June was $520,000.

The region continues to grow, and Kirkland is a very desirable place to live within the region for reasons that I am sure you all could tell me. The homebuilding industry simply cannot keep up with the demand for housing across the region or in Kirkland, and that pushes prices up.

So, we want to focus on these three issues: working with growth management and the urban growth line, providing more choice in the market, and addressing affordability. And, believe it or not, there is a solution to all three! That is where we want to go now.

The way to address all three of these issues is to develop housing that uses less land while maintaining the feel of a neighborhood, as opposed to a large complex. There are several ways to do this, and I'll show you a few models that are in the region

(slides of cottages, small lot, duplex/triplex, small townhouse, detached ADU [ANY OTHERS?])

What is unique about the projects that you have just seen, is that most of them are integrated into regular single family neighborhoods, as opposed to being stand-alone developments. Apartments and condominiums are usually built by themselves near commercial areas or on busy arterials. These projects are built in traditional neighborhoods.

I now want to get your reaction to these projects on three questions:

A. How do you think they would address the three housing problems: growth management, choice and affordability?

B. How well do you think they would fit into a single family neighborhood? Remember, we are not talking about converting entire neighborhoods to this type of housing ,but rather, scattering such developments around.

C. How would you feel about having them as your neighbors? How do you think one of these projects might enhance your neighborhood? Think about what you wrote down at the beginning about your hopes and fears for your neighborhood.

Note that I did not ask you if you, personally, would want to live in any of them. You might, but that is not important to our discussion. All of the developments I have just shown you were very successful commercially, so it is clear that some people want to live in them and are willing to make the trade-offs that they imply.

So, let's go back through the slides again, and talk about the three questions

(review slides and discuss)

3. Kirkland projects introduction (5 minutes)

So now we get to the specific cases in Kirkland. You may be aware of an innovative housing program undertaken by the City of Kirkland over the past few years. The city asked developers to submit proposals for housing developments similar to the kinds of developments we just looked at. This was a one-time experiment to see how such projects would fit in Kirkland neighborhoods. The city received five proposals and accepted two of them: Danielson Grove and the Kirkland Bungalows. For the rest of our time today we are going to be evaluating those projects. You may know about them already.

Before we get going, I would ask that you bear three things in mind. These are very important.

First, these sites would have been developed at some point, probably soon, even if they had not been acquired for these projects. This is a hot market, and it is very hard to find two acre parcels. In other words, don't think about the projects in comparison to an undeveloped, wooded site, but rather think about the projects in comparison to what would have been built under the current zoning. Here are a couple of examples from the area of the sorts of homes that would have been built. *(show slides of homes in the 3,200 sf range)*

Second, don't compare the projects to each other. They were planned and designed to serve very different market segments, so the design features will be quite different. We are not asking you to decide if one is better than the other. They both try to meet housing needs in ways that are different from the conventional developments like you have just seen.

Third, I again emphasize that you should not evaluate them based on your personal preferences for where you would like to live. If you find the personally appealing, that's great. But if your preference is for other kinds of housing, that's fine too. Remember, these developments sold out quickly, at the prices that the developers wanted, so it is clear that there are lots of people who want this sort of home.

Now it's time to get up, stretch your legs, get in your car and drive up the street. We will be parking at Mark Twain Elementary School just a few blocks from here, and walking over to the Kirkland Bungalows, which are on 97th Street between 130th and 132nd Avenue. After that, we will move on to Danielson Grove where we will have lunch. You can walk there if you'd like – it will take about 10 minutes to walk – or drive.

(hand out driving maps). Let's meet in the parking lot at the school and walk over to the Kirkland Bungalows together. (restroom break first!)

4. Site visits

I am going to give each of you a worksheet in a clipboard, and I want you to make some notes about the projects as you walk through. The first two pages are looking for comments about the projects as you observe them. Try to answer all the questions, but please do not feel you must fill in all the lines. The third page asks some specific questions.

For each of the projects I have a site plan and a description of the projects to guide you. You may have questions that I cannot answer, but remember, we are asking for your thoughts about how the project answers the three housing issues – growth management, choice, affordability – and how it fits in the neighborhood. *(read through project description and answer questions)*

So you can now walk up and down the street and look at the project and fill in the worksheet.

> (Bungalows) I would ask that you stay on the street and sidewalk and not enter the driveways. We need to respect the privacy of the residents.
>
> (Danielson) I would ask that you stay on the road that runs through the development and in the courtyard immediately adjacent to the commons building. Since we are very near private homes in a quiet area, please do not talk while you are walking around. The residents have kindly allowed us to use their space, and we want to respect their privacy and quiet. You can bring your questions back to me here.

We will meet back here in 15 minutes.

5. Debrief over lunch

We do not have time to go through all of your observations from the first two pages. Those are of great interest and we will record them all.

What we do want to spend our time on is the question of how well the projects address the three housing issues.

> Growth management
>
> Choice
>
> Affordability

(discuss projects in turn)

Now, let's talk about how they fit into the surrounding neighborhoods. Think about how these developments look and feel compared to a development of larger more conventional homes that could have been built under the existing zoning.

(discuss projects in turn)

Finally, how would you feel about having one of these projects in your neighborhood?

(discuss projects in turn)

That is the end of the program. Anyone have any final thoughts?

This focus group has been part of a larger evaluation of these projects being undertaken by the City of Kirkland. I appreciate your time.

A couple of residents of Danielson Grove have offered to answer questions you have about life in the neighborhood, and I will invite them in now. You are welcome to stay a few minutes, or you can wander back to your car now.

Please see me for your honorarium before you leave!

Attachment D

Kirkland Innovative Housing Evaluation
Citizen Focus Groups

Top of Mind Responses

August 5 group

Most pressing issues facing Puget Sound

First response	Second Response	Third Response
Environmental – Way too much population growth. Habitat destruction	Water quality – iol spills, air quality – smog -	Educational quality Don't want to become the new L.A.
Pollution – water, air, ground, etc.	Rabidly increasing population	Loss of "Evergreen" appearance – "wild" nature
Water quanity	Power (energy)	population
Schools – money for	Growth	crime
Rising crime rates	Cost of housing	schools
Crime prevention	Education quality	Bike trails,, bike access
Housing congestion	Sidewalks for safety	Park maintenance
Taxation reform	Education – character development	Business development
School system	Housing development	-
Water supply	Emergency response	Medical availability
Employment at a living wage	Clean air and water	Neighborhood density – encourage is ok – just be sure infrastructure keeps up (to avoid losing more land to development
Taxation	Cost of living	education
Housing/business development (population density)	Taxes	Crime (water – air) quality
Education	Development	Cost of living

Most pressing issues facing Kirkland

First response	Second Response	Third Response
Growth – giant houses filling all habitat	Tree-cutting, habitat destruction	Homes and space for our kids, grandkids

NOISE from "those things that move so fast on 405!"	Inadequate land space for housing – lots becoming way too small	Lack of enough housing for population - too expensive to afford
Growth	Keeping community together	crime
Managing growth – development	Sewer issues	-
Crime prevention	Bike trails, bike access, sidewalks	Affordable housing
Population congestion	Quality of education	Healthcare availability for all
Expanse of housing	Education	Balanced priorities
Overbuilding of condos in downtown Kirkland - (Boulevard, 128th on State, Kirkland Central)	Maintenance of the parks	Roads (maintenance)
Water supply	Police protection	growth
Continue adding and developing our wonderful neighborhood parks – thanks bunches for MacCaliff (sp) park!!	-	-
Taxation	Cost of living	Education!!
Housing/business development	City identity – large smalltime city	Police/fire dept.
Affordability	Development	building

August 12 group

Most pressing issues facing Puget Sound

First response	Second Response	Third Response
Growth – economically, environmentally	Meeting budgets - taxes	Crime – outside influence
Pollution/environment quality	Housing shortage (shortage of affordable housing) (population growth sprawl)	N/A
Housing – affordability	Schools – good quality education from Kindergarten to high school	State Parks/green spaces
Quickly growing population	Homeland security	Global warming/greenhouse gases
Too many people – loss of green environment	Water quality – Puget sound/rivers/lakes/streams	Selfish voting (GOP) – time/loss of healthcare service
Crime/law enforcement	education	Local politics

Education	Affordable housing for middle income	N/A
Smog – air and water pollution	Building control	homeless
Rising home prices driving out low/middle income residents	Quality of public school education	Emergency preparedness (earthquake, avian flu, etc.)
Education WASL – preparing our kids for the future	crime	Sprawl (community planning to handle growth
environment	taxes	Population growth
Schools (neighborhood)	Population growth	Housing affordability
Affordable housing	Water quality – environment – Puget Sound green spaces	Uncontrolled growth – management –

Most pressing issues facing Kirkland

First response	Second Response	Third Response
Growth	Crime – nightlife downtown core – outside influence	Meeting Budgets
Maintaining pleasant environment despite massive development downtown and infilling with mansions in all the neighborhoods	Maintaining high level of public services, good service at City Hall, good police, fire, great library and performing center and senior community center	N/A
Housing - affordability	Parks – upkeep and development of green spaces	overdevelopment
N/A	Less natural earth, over-developing	N/A
#1 above – need to learn the value of "stop"	#2 above	#3 above
Over building - parking	education	Fire and police protection
education	Safer streets for children ie: sidewalks and paving paths and street lights in housing districts	N/A
Housing (building codes) size of house vs. lot size and affordability	Maintenance of parks	Removing power lines (put underground)
Managing growth while maintaining quality of life	Affordable housing	N/A
Adequate planning for increased development – sound transit example	Protection of trees and open spaces	Downtown development
Population growth	housing	schools

Losing lawns and trees due to large homes	taxes	Restrictions(permits) on homes and lots
Growth	services	taxes

August 5 Group

Biggest hope for my neighborhood	Biggest fear for my neighborhood
That it remains the same (quality)	Taxes
To stop enrichment of developers at expense of our quality of life	My grandchildren may never see a squirrel, a tree or birds around. .
Safe place to live – family centered – excellent schools – people take care of their ownerships	Loss of the character of Kirkland.
It remains to have the same feel as it did growing up	Over-development and having only condos and houses right on each other.
Tie neighborhoods together	Population housing (single house) including "changing Kirkland's identity", charm – small city feel.
Wireless internet becomes a public utility (or free)	The cost of living skyrockets.
Not all "older"homes get bulldozed and to put up on the former single family site. Keep mature trees when development occurs, sidewalks on my street	See above; homes too huge proportionate to lot.
To stay the same	Overcrowding as new construction replaces old with higher occupancy.
Burying the power lines	Demolishing the 1940's homes in Houghton/Lakeview area.
relationship	Security.
Continued safety	Aggressive behavior on part of citizens due to congested living circumstances.
More concise development of homes, buildings, schools	Lack of control of growth affecting services.
stability	Overdevelop.
Continued development of "green spaces", parks, etc.	Forced compliance to "new" city codes/regulations

August 12 Group

Biggest hope for my neighborhood	Biggest fear for my neighborhood
Neighbors getting to know neighbors	House to lot ratio, lot size
Will feel like a friendly community with lots of walk-to services and retail and good pedestrian-friendly walking route, (sidewalks, paths, SAFE crosswalks), safe bicycle routes	Alienation of neighbors as mansions separate neighbors, crime, urban bright.
Keeping enough green space in Kirkland	overdevelopment
A close-knit, non-discriminating community	No real order/structure, population control
Over-building doesn't ruin it	Escalation of property values – making neighborhood unaffordable
That the Kirkland City Council will know how to decide "STOP"	Wildlife – losing deer/ducks…etc.
Sidewalks, parking, paths and street lights	That all affordable housing will be torn down. (They are buying up all single family housing and rebuilding)
Power lines go underground – fewer power outages during storms	Increased noise from freeway
Maintaining quality of life and home values	Over-development drives infrastructure problems
Development will be properly managed	The megahouses that are being built will "overtake" what I know as my neighborhood
N/A	Losing the quiet neighborhood feel
We stay cohesive	Losing friends (moving away) due to rising taxes.
Add sidewalks – storm drainage control, home improvements neighborhood	Growth – loss of open space

Attachment E

Kirkland Innovative Housing Evaluation
Citizen Focus Groups

Walking Tour Questionnaire

Danielson Grove – August 5 group

Overall layout of the site	Relationship of homes to each other	Relationship of development to surrounding neighborhood	Relationship of homes to the public street
I love the layout. I think it is very community friendly. The chairs out in back were nice. Also if the room is available that is nice.	No separate space for singles and young couples it can't have a party.	It is very nice looking and can look better than surrounding	It is back far enough that it doesn't feel pushed to the road.
Really liked the cottage area, having a common central yard area is really nice	Good community feel, but noise may be an issue with all the homes close to each other	Seems to fit in well!	No streets running through next to the front of the houses is good. Seems to be sufficient parking.
Very well laid out. Small windows on side so they don't see in other house.	Well-designed	Different, but not visible	Far enough away - quiet
Too much in terms of plants – not enough "grounding in grass". What will it look like in one year?	Too close to each other – but some doors do not look directly into each others'	Okay – too much of a "Hippie Community", look however.	The set back off 128th is good – small greenbelt feel.
Very nice looking. Quiet. Feels like a nice neighborhood	Very close, quaint feeling	Different from existing single family houses, but looks nicer	Integrated, very close to the streets
Quite lovely – appears to be lots of privacy	Owners told us that each home's side windows are either large (facing that home's yard) or small and textured (facing neighbor's yard). Nice design.	Don't slap you in the face from the street and feels nice	Seems ok – through street is good; like that there's no parking on the street within the property.
For its style and concept – very nice	To each other – OK. Very close, a bit too side by side.	Acceptable based on how the area is configured and landscaped – certainly does not blend in, but is not overly visible to neighboring homes etc.	Acceptable
Fair – very little shade	Doesn't seem to provide much privacy	Tucked in well to community – fits	Really nice – back away from traffic.

	– but told inside the homes are very quiet (owner). Clear division of lots	right in. Where can company park?	Neither place very handicap accessible.
Seems like small, close community	A little too close side to side	Unobtrusive	Some close, some seem a bit far away. Overall, not bad.
Great	Perfect	Fits right in	Compatible
I like the variety of cottages and detached houses. I don't like the detached garage. Still doesn't seem to provide for families with children.	Don't like the homes that face each other, but there is variety in homes that don't face each other.	Fits into the rest of the neighborhood well.	Good street parking for visitors.
Natural surroundings – good. Great open common area set back off street with wide sideway access. Well design. Make neighbors more close.	In rows facing each other could be a negative for privacy. Also driveways away from houses, cottages	Blends in with old growth evergreens	Very separated from larger lots.
Very well done. Great use of space.	Pretty tight but manageable. Good alternative to condos. Privacy is limited.	Fits in nicely – Love it!!	Perfectly situated and nestled within the neighborhood
This is a beautiful layout. What I have loved best about Kirkland are the cottages with beautiful properties. This at least keeps with the cottage idea. It's more modest and fits in this neighborhood better – which was semi-rural only 15 years ago.	Comfortable relationship. Having the inner open area and gives a sense of space to the community even though it is quite dense.	Tucked away nicely. Non-intrusive except of course that this was recently forest and wildlife habitat.	Off-set from the street, so it doesn't look like a crowded development.
Good – garages not very accessible, but acceptable.	Nice spacing – a bit tight but better than upright stacked units by far and much nicer than Juanita Village.	Good – unbelievably quiet neighborhood	Good – excellent feel on landscaping and fencing

Overall design of the homes	Trim, finishes, details	Landscaping and hardscaping
I think the houses while very small are very appealing. I really think that it blends on the high level of design.	Excellent. The ? adds a lot to these places.	Very, very nice. Looks very country looking like.

Very cute homes	Same as the last place, looks very nice	Less manicured than the last place, but I like that. Not too much grass to mow, but enough that the place looks nice
I would like to see inside. Outside very nice.	Well done	excellent
Don't care for the cottages – one story – cheap looking. Two story w/patio above porch very pleasant – old porch style nice.	Do not think detached garage good. Good – but some cheap vertical siding not good looking.	Toooo much plantings
Conventional, looks good	Very nice	Nice sidewalks, roads too narrow, parking not good. Some people would have to walk. Not enough hydrants for fire load
Love the roomy front porches and manageable size yard.	Charming; skylights that open are a good touch; arbors.	Common area is great; like the common area "cottagey" plantings. Like the bricked parking on the east end
Fine as an alternative – not very practical for an 'average' sized family.	Overdone – but probably cute and attractive to many	Very pretty – overdone – not practical.
Nice – balconies on 2nd floor nice tough – seems small for families	Interesting colored glass squares incorporated into design!	Nice courtyard with tables and chairs – flowers beautiful but encroach on sidewalk – nice variety but feels overwhelming – not much shade.
Cute little cottage look	Nice and neat	Overdone and cluttered
Unique	So -so	Great
Box – like. Nice porches!!	Beautiful homes.	Too many flowers, plants to maintain. Would like more grass.
Good cottage/house theme. All fit well together – All similar, yet a little different customized.	Good over-all features.	Well maintained – very individual styles. Good for people who like to garden or individualize their yards.
Extremely well done. Love the colors and names of each home "casa bella", etc.	Lots of details were taken into account. Doors not facing each other. Small windows or large windows facing each other.	Would like the landscaping to be softer and not so rugged. Doesn't feel "manicured" but it fits their theme, "grove".

Love the design! Truly look like homes - very cozy. Love front porches. Love the small cottages for older people or singles. Nice for a single parent and teen. Probably too neat for active kids.	Just beautiful.	Fantastic gardens and nice that people who want to garden can do so. Also pets allowed. If I didn't have 4 big dogs, I could be happy in one of these units. Happy they kept some trees. The megahouses really clear out their properties. Very stable. This is the nicest and most original development I've ever seen.
Good	Excellent – loved porches	Wonderful flowers and saved trees - good

Danielson Grove – August 12 group

Overall layout of the site	Relationship of homes to each other	Relationship of development to surrounding neighborhood	Relationship of homes to the public street
Garages away from homes allow for bigger one car garage - have extra spot next to garage to park 2nd car; like common area and bldg. to gather	Not too close – have plants in between to soften; no angles to add different view – just look straight across to house next door	Not overbearing on neighborhood; would be nice if didn't go right up to couple surrounding neighborhood houses	Set back nicely with plants and grass to soften
Great – Variety, peaceful feeling, cohesive	Great – I've been in these homes and you can see directly into the neighbors home. I don't necessarily see that as a negative but more a personal choice.	Fits in	No difference than usual – some further back (all the better)
Generally loved this development and the layout! Lots of trees. Beautiful gardens. The grassy common area is very nice as well as the common building. A real neighborhood/community feel.	Too close? What about noise?	Seems to be very appropriate	Houses are off major streets – very quiet.
Good layout - close proximity	Obviously, very close	Good – doesn't intrude	Public street runs thru development
Liked this one much better	Liked the front porches and individual touches (i.e. front yards are different, cottage doors, vs. traditional doors) personal choice – more open space	Some cottages are extremely tight to existing homes/neighborhood – not sure I would like that	reasonable

Couple different lots. Spaced out well as far as lots go. I believe the houses are way too close and un-personal. No privacy.	Not too much privacy. I like the close-knit feel, perhaps a little too close. I get more of a resort-type feel. Would seem slightly uncomfortable.	Tucked in very nicely.	Decent street space
Beautiful. I really love the common area that I am positive gives a feeling to residents of community. The straight 90 degree angles are not as emotionally rewarding as the angles used between houses at Kirkland Bungalows. I love the TALL trees – although those are also in a 90 degree angle row (BAD).	Again – I would NOT use the straight line effect; unless, there was a greater distance between each unit. Even with the large common area, the lining up of each house creates a crowdedness which is unappealing. Even the houses around the perimeter feel way too 90 degree angled and lined up. Using some acute and obtuse angles would be great!	This site works! To provide living for many people in a village-type situation is excellent! A rambler or two would add some diversity, and fit into the general neighborhood that residually exits.	No answer
It feels like a retirement center. Not enough one story housing and too close together.	Cookie cutter, no original	Feels out of place	No answer
Good flow. Easy to get around. Getting stuff from your car could be a chore.	Tight, but cozy.	Unobtrusive, set back.	Set back well.
Too close to each unit but very community oriented. The community bldg. is super-fantastic! The parking being separate is acceptable – the external balconies off upstairs are awesome! The center courtyard is the best!	Very good – I prefer the more natural look between mature trees having grand paths – wow wouldn't that be a new idea to keep a cabin atmosphere to the complex having all natural approaches like a Boy Scout camp!	The marring of the development is excellent! This development is mellow with the existing homes and invites a restful place to want to live at. Children here would not be appreciated.	The roadway is wider than another site visited and is a much safer – better fit!
Very appealing – some concerns re: distance from garage to houses – detached garage is less convenient and secure.	Tight – the straight lines of the houses along the walkway are visually appealing, but don't lend themselves to privacy (i.e. bedroom window opens to next door's bedroom window)	Very appropriate re: size and scale of house	Appropriate – allows sufficient privacy for most, with relatively easy access.

Adorable. Love all the flowers. A bit off though – seems very "organic". Separate garages might be inconvenient at times. Needs some open space for "utility" purposes – I saw laundry hanging in one garage, I bet because they're to allowed to hang it on porches because it would be "ugly".	Fine. Really seems to emphasize the community. Seems like a commune sort of. Probably great as long as like-minded souls live here, because they certainly must see a lot of each other, because of how this is laid out.	It's cohesive and different, so that it's unlikely people would integrate into the surrounding neighborhood. Neighbors probably feel like Danielson Grove is "that hippie commune over there" and they don't mix.	Good. Pathways are nice.
Like the close neighborhood feel, very relaxing. Great that they each have a small area to plant as desired.	Good spacing between cottages	Merges very well with the rest of the neighborhood.	Don't realize that there are that many homes back in here until you walk back.

Overall design of the homes	Trim, finishes, details	Landscaping and hardscaping
Like porches in each house facing common area – nice that there are a couple one story homes	Nice! Love the little porches	Have room for small garden! Little lawn (if any) by homes to mow
Lovely – like the front porches you can sit on – encourages community.	Well done	Great
Although all very similar, I like the design	Nicely done – nice individual touches. I love the names on each cottage.	Beautiful landscaping!
Outside – adequate – didn't have opportunity to see interior design	Seem to be well kept and in good repair	Excellent – low maintenance
Like the Green" concept	Seems to be a little better quality	Like the interfacing of old growth within new growth
No answer	No answer	No answer
Love the porch area. I am thinking that a greater use of variety in house to house would make this site an even more appealing village.	Like the variety of color used and the combinations. I would not have had the trim of each house so closely the same. A light brown on the brown house, a pale beige on the brown house – something different than the trim used on the green house!	I really like the "garden" areas that are liberally spread throughout.

Again too cookie cutter	Nice	Very little yard – grass areas.
Good variety. Big, small - all a bit different.	Good variety, quality, well-built.	Great landscaping. Park – like.
I particularly like the single story w/o stairs at 12810 and craftsman porches, waiting benches, stones.	More streetlights would be nice! Nice colors – natural – green – re-used materials – fences	Very good – large trees are limited. Are there covenants to prevent tropical plants – palms – New Zealand Flaxes, etc. Some vine maples may get too big?
Lovely – enough consistency to develop a common look, but enough variation to be interesting.	High quality and very interesting (especially the glass tile details on the porches)	Stunning landscape; hardscape appropriate
Cute. I like the bungalow-style architecture.	Are people required to garden here, or is it coincidence? What happens if a slob moves in and lets a yard go to ruin?	Beautiful with all the gardens.
Love the feel of the homes with their front porches and overlooking the common area	Feel of similarity but each is different and unique	Love the common space versus the owner's own space to show off the way they want.

Kirkland Bungalows – August 5 Group

Overall layout of the site	Relationship of homes to each other	Relationship of development to surrounding neighborhood	Relationship of homes to the public street
By angling the houses on the turn, you keep it from looking like tunnel housing.	Way too close. I cannot know if any yard is private or public	Looks nice and plush with neighborhood. Artistically, it is very nice.	Not much space, but seems to be adequate.
Very nice, attractive layout. Homes themselves are cute.	Not too close, but close enough to create a good community feel.	Close to school – good; nice, calm area	Not very busy streets surrounding them, so the close proximity to the streets isn't that bad (read: "acceptable")
Very inviting, creative, colorful. Looks bigger than it is inside.	Very close, but placed well.	Very different. Well Kept.	Far enough away. Quiet!!
Very pleasant – Trees – landscaping – pitch of roofs facing fence w/trees – nice thought.	Front doors are all in their own direction. Private - nice	Fits nicely – small houses w/a grand home appeal.	Two that face the street directly – 13101 and 13109 – not as much appeal – too close

Great, I like it, feels like nice neighborhood, conventional	close	Fits in	Would like to see better parking -- off street. Street is too narrow
Not all lined up in a row -- very attractive, common areas are small	See above	Unobtrusive; though neighborhood will change	Through street (east to west) is good. Assume street is wide enough to support emergency vehicles, but looks very narrow.
Great layout	Varied, attractive. Very nice.	Fits in well	Acceptable
Great – love the different angles houses set at – not "cookie cutters" appearance. Good use of different colors	Mostly good – don't like the ones side-by-side – provides moderate privacy	Fine – Where does company park?	Love the "safety" of the intersecting street
Very tight, lacking in adequate parking	Very close together, close to the street	Seems to fit in ok. However, I see increased use of overtaxed roads	unobtrusive
nice	Very well done	Fits right in	ok
Like the layout. If they are for singles, married without children, the size is ok Don't see space inside or out for children, maybe one.	Very close, but space is used well.	Fenced off and separate from surrounding neighborhood. Fits in.	Street too narrow
Probably a good first home, if they wanted new. Off mainstreet – a plus. For small 1,2 people – maybe too small for family of 3 or 4	Good layout – design and different styles.	Good blend of style. Yards neatly landscaped and maintained.	Quiet street, low traffic.
Fantastic: first reaction to the house on the corner was extremely positive. No cookie cutter!	Nice colors and designs. Enough space in between homes. Great use of space.	Fits in nicely	No answer
This is one of the nicest developments in Kirkland. (said by someone who hates developments). Beautifully laid out – has a neighborhood look vs. the huge megahouses.	Have enough separation from each other to feel like private houses vs. being a condominium. Could, if chose to do so, develop a relationship with neighbors given communal land behind homes.	Fits in much better than the megahouses.	Nicely set off, but easy access.
Excellent – superior. Good placement of units. Much nicer than Juanita Village	Very nice – not too tight – yards give feeling of individuality. Some fenced backyards.	Fits in well – nice variety.	Nice spacing – narrow road. Unbelievably quiet.

Overall design of the homes	Trim, finishes, details	Landscaping and hardscaping
I think very nice – I enjoy the look	The houses look nice with trims	If you need fence it can see
Nice, quaint designs	Attractive finish for all of them.	Small gardens/landscaping in front is nice. It doesn't take much work for upkeep.
Stairs seem to be a problem. Need more greenness. Cramped.	Well done, clean, attractive.	Excellent, well kept.
Grand! North facing nice	Pleasant – colors fit the nature surrounding - good windows.	Very nice – used some older trees to appear having been here longer
conventional	No answer	Landscaping is nice, road too narrow, nice sidewalk. I like that it has two access points.
Cute, cute, cute; covered area just outside front door is wonderful	Alternating square and round pillars is nice; ditto with siding variations; also really like the 2nd floor deck/balcony	No community parking (unless Twain is used.)
From the outside – very nice. Craftsman-like	Very Nice. Well done.	Well done.
Nice – all two-story – too small for any family – and too expensive for many	Mostly well kept up	Number of dead trees – grass green – little variability of plants – but nice variety
Nice Kirkland feel	Fine, clean lines	Very nice
Blends right in	No eaves	Great
Beautiful inside and out. Didn't see home layout.	Great job.	Well done. Some of the plants are dying. Question care – who is responsible?
No answer	No answer	No answer
Very, very nice	Great colors, enough contrast	Fantastic, very consistent.
I like how the houses are a kilter from each other rather than lineal. Houses have some personality.	Very nice.	Very neat. Like the public areas.
Exterier appears superior - nicely finished and implemented. Garage seems pretty tight---narrow. Good site.	Excellent	Good – saved big trees.

Kirkland Bungalows – August 12 Group

Overall layout of the site	Relationship of homes to each other	Relationship of development to surrounding neighborhood	Relationship of homes to the public street
Nice that they have 3 courtyard areas for people to gather, but only accessible to homes right next to it – would be nice if maybe had little pathways for everyone to gather. Not much extra parking.	Good – different angles and positioning of homes, so not right next to each other cookie style.	Development not too big to draw attention to it; homes don't run up right next to older homes	OK – having green strip with plants between sidewalk and street softens the public street. Would be nice if set back a little more.
Okay –not just a straight line.	Acceptable difference apart.	Fits in.	Like any other area.
Layout is attractive, and seems to make good use of available space. I like the "Village" feel to the development. Individual yard space, white sundial is a nice feature. Lack of play area and open space for kids. Very narrow garages!	Nicely done. I like the frontage that each house has.	Seems to fit in okay. I would not want to view the property to the north.	Fine – concerned though about adequate parking.
Maximum use of available land.	Considering space available – good	Fits in well. Actually – newer than surroundings	Very accessible.
Cute	Very tight	No answer	Too condensed – not a minimum of 20 ft. from main arterial
Design is definitely appealing. Got a sense of clusterness for the majority with the working space they had, though they were placed well.	Definitely seemed dangerous to me in regards to the closeness of the houses.	Seemed to stick discreetly into the surrounding neighborhoods.	The through street in the complex definitely seemed crammed. But did get a simple, convenient feel to it.
I like this site – a lot is here, yet does not feel crowded. I do like the idea of situating the road more north in order to add individual space between each house however.	The angle of each house is interesting – and besides making the physical interesting, probably adds a feeling of more privacy for each house. Having a rambler or two would add interest AND attract a more diverse clientele – perhaps?	This site works! I would have kept TALL trees on the north side of the site, also. This site is not intrusive to the area, and the subtle color used for each house is not an eyesore.	Very well planned. Good job. I do like the gentle curve of the hardscaping – the emotional feel is……"relax".

Very tight but cute. Not enough parking.	Very tight. Small water reservoir very close to houses (bug issue).	No answer	Too close/does not seem like enough distance from main street.
Curved street is nice. It's not one long repetitive sightline.	Different angles to each other help to give them a more individual feel.	I think it blends well and helps upgrade it.	Street side plantings help give some depth between the house and the street. Close, but cozy.
Excellent - except the roadway allowing parking on one side should be another 2 ft. wide minimum as the distance remaining when a car is parked is 12 ft. wide not allowing sufficient work space for fire trucks/hoses.	Stylish, comfortable, can play your own music – stereo.	Excellent – cohesive – modern	Same as above. Sweet gum trees next to sidewalk will tear them up in 10-15 years.
Appropriate – tight in the backyard, though – privacy is an issue.	Doesn't lend itself to much interaction between houses, though. Decent consideration for privacy re: next door, although no back yard privacy. Concern re: parking when 1 house has a party!	Appropriate re: size of house. (4000+ sq. ft. single family wouldn't make sense)	Appropriate – see concern re: adequate parking – OK for 1-2 guests, but beyond that…(not sure it's any different in single-family neighborhoods)
Pleasant.	Pretty tight, but attractively arranged. When lots of cars are home, houses get somewhat cut off from each other by all the vehicles, I bet.	Doesn't really integrate as it is its' own street, but looks like it belongs here.	Good how the busy (132nd Ave.) streets aren't affecting the homes, so the through – street of this development is quiet and okay to front on. I like the front porches.
It has the feel of a more "old fashioned" neighborhood. Limited parking.	Close but some of them have a feel of more privacy than others due to plantings and fence set ups.	Good feel – nice homes that are not the gigantic houses that too many builders are doing now days.	Easy access to streets on either end. 132nd is very busy.

Overall design of the homes	Trim, finishes, details	Landscaping and hardscaping
Small garages – can hardly fit one car. Have different character from neighborhood, so that is good so just doesn't look the same.	Have nice extra trim and details, looks like they have similarities between houses but some trim and details are different – ex. Some have siding, some shingles.	See comment on 1D. No high fences between houses, so gives better open feel.

Cute looking. One car garages forces people to park on the street. Not enough room to park in driveway.	Okay	Nicely done.
Very nice. Siding looks cheap.	Like the colors and trim.	Fine – who handles upkeep of area between sidewalk and street?
Appealing – NW conventional	Construction and finish appear to be very good	What there is of landscaping well done. Low maintenance.
Builder basic w/cosmetic trims	Too much up-keep of ginger bread trim – check back in 10 years.	Noticed shrubbery dead or dying – probably due too not enough room for root structure. Otherwise seems to be well kept – maybe by landscape co.?
Variety throughout the complex. Design seems simple, yet appealing.	I liked the multi-surfaced paneling.	Was glad to see some sort of effort towards landscaping. Decent yard space for some.
I like the different angles on exteriors – now perhaps a rambler of two and maybe even a couple that would have "round" edges.	I would feel that the natural colors are fine – HOWEVER, maybe a little more extreme use of some other color jus to add some additional interest – for me.	Love the older TALL evergreens. Gentle curve of hardscape walk/road "feels" comfortable. Developer added "NATURAL" vine maple. Very Good landscaping. Road at West end could be situated so as to add more yard area. The overall feel is enjoyable/pleasant/inviting. Actually, if the street were moved North say even only 3-10 ft. - then houses would each have more space between them.
Feel very small.	Houses are going to have roof issues - areas without drain spouts. I like the front porches…	Nice, but again, small and very close together. Why did they not fill in the drainage ditches?
Pleasant.	I liked the single trim. The houses looked well built.	The landscaping helps soften the visual impact of the houses being close together.
I liked the cedar mixes, but did not like some steep slope roofs – other models like heritage style upper floors more appealing – some garage entries were angled – seemed non-aligned.	Column look Craftsman porches very desirable, shutters, shakes good! Planters below windows.	All excellent except wide gap drain covers in driveways. Aggregate surfaced drives nice. All underground power!
Good and appropriate to Kirkland, although different from neighborhood – may spur some upgrades?	Appropriate quality with some nice detail.	Attractive, but nothing fantastic – would have preferred central common area rather than a row of green on the other side of the street from the houses.
Biggest issue I see is one car garages must cause a	I like the bungalow style architecture a lot and	Landscaping is all – the – same, no individuality;

lot of street parking in evenings/on weekends when everyone's home from work – Ugly and cluttered it - it must look like a parking lot. Fact is, every one of these homes probably has 2 or more cars.	always have thought it fees very "Northwest".	are residents allowed to very? Any place for individualized gardens or yard items? Some folks like to garden and might not like lack of opportunity to garden. I wonder if residents feel real "ownership" of the yards and wonder if they spend much time outside or meeting each other? I don't get the flat curbs – what do they do? I like the storm water control pond – looks nice.
Very comfortable and homey feel.	Nice accents and colors. Similar look but each is different.	Nice size sidewalk – good group of planting with variety and also has continuity within the project.

Attachment F

Kirkland Innovative Housing Evaluation Project Resident Meetings

Discussion Outline 9-19-06, 9-27-06

What attracted you to this development?

Density-location trade-off. At the price point of these projects, you could have chosen a less dense type of development in a more peripheral location. Why did you trade-off density for proximity to Kirkland? Are you happy with the results?

Open space.

Both projects trade off private open space for public open space. How comfortable are you with this idea?

Life cycle of the purchase.

How do these homes fit in your plans for the future? Are they long-term residences or are they fitting a need of the moment that may change?

How do you think the homeowners association situation will unfold in the long run?

Site Layout, access, parking.

Parking on a daily basis

The "Thanksgiving problem."

Architecture

(not part of the process, but the architect will be interested in views.

Attachment G

Kirkland Innovative Housing Evaluation
Builder/Realtor Meeting

Discussion Outline 10-17-06

1. **The Kirkland Market.**
   How do these projects fit with the current and future housing market of Kirkland and the broader Eastside? How do you see the market evolving for products at somewhat higher densities and smaller units, located within single family neighborhoods?

2. **Affordability.**
   These projects, while more affordable on a per-unit basis than other projects being built in the area, were still not inexpensive. How can projects like these be built more affordably?

3. **Compared to conventional building.**
   These projects were built as alternatives to the conventional single family homes that the zoning called for. Is there sufficient incentive for builders to undertake the alternative, as opposed to just doing the conventional thing? Can these projects be as profitable? What parcel sizes are required to make these sorts of projects work?

4. **Other products.**
   This program illustrated two products: cottage cluster and small lot detached. What other products at similar densities would be marketable and profitable in Kirkland neighborhoods?

5. **Process.**
   If the City of Kirkland decides to allow these kinds of projects more generally in Kirkland single family neighborhoods, what level of approval process do you think would be reasonable?

6. **Strategy.**
   The reception of these projects by neighbors and the public has been almost uniformly positive. How can Kirkland build on this successful experiment to create city-wide support for departures from traditional building forms?

Attachment H

Kirkland Innovative Housing Evaluation
Project Developer Meetings

Discussion Outline 10-26-06

1. **Overall success of the project**
   Are you satisfied with the outcome of the project? What, if anything, might you have done differently in planning, building or selling the project?

   Given that this was a demonstration ordinance, did you feel that the level of process and public input was fair and reasonable?

   Would you do another similar project if Kirkland were to undertake a permanent program to allow these sorts of projects?

2. **Compared to conventional building.**
   These projects were built as alternatives to the conventional single family homes that the zoning called for. Is there sufficient incentive for builders to undertake the alternative, as opposed to just doing the conventional thing? Can these projects be as profitable? Specifically, what about:

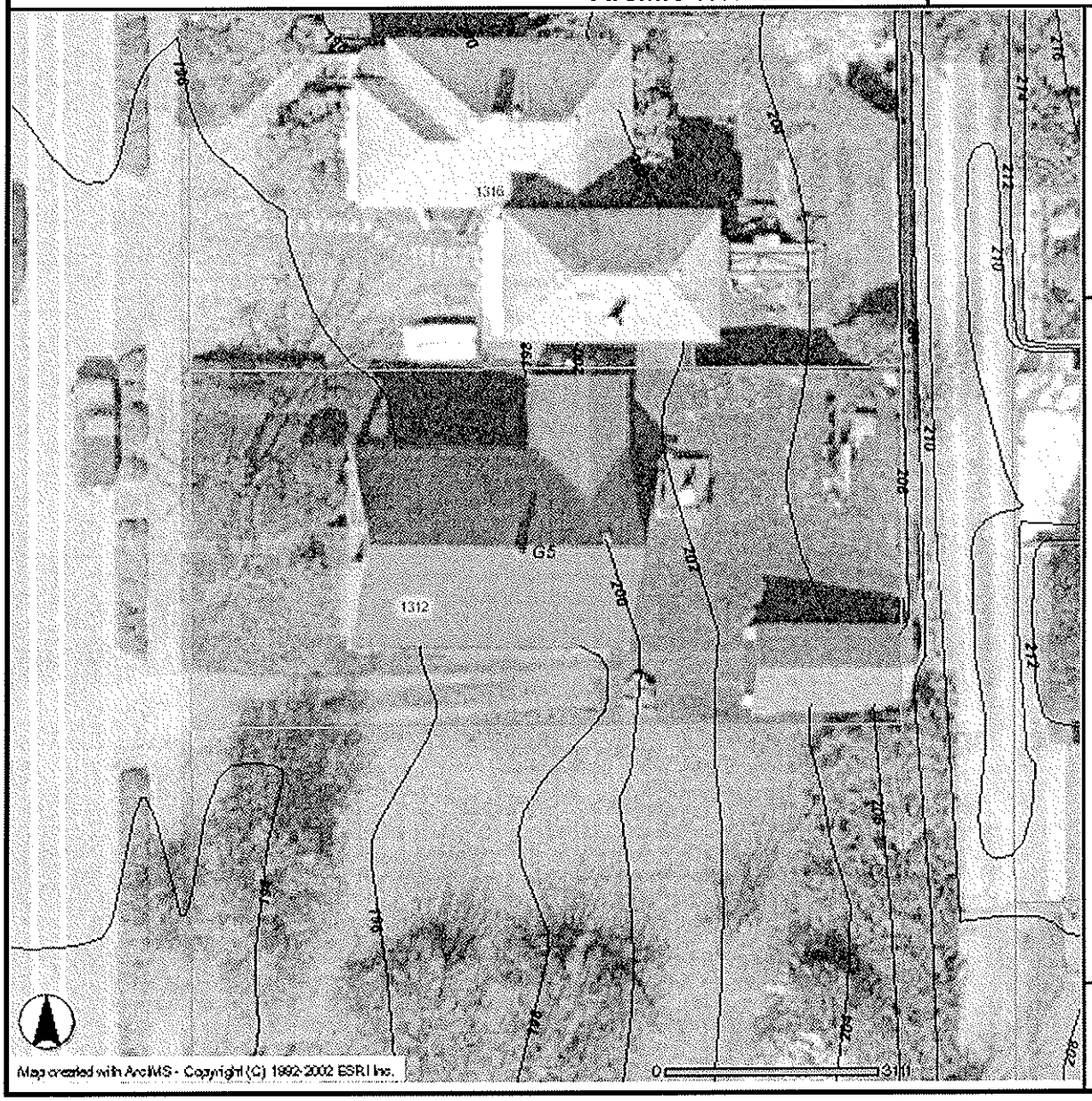
   - Bonus level – At what point does the innovative project pencil better?
   - Development standards – lot coverage, setbacks, parking, streets, etc.
   - Process – balancing need for speed and certainty with desire for public input

3. **Affordability.**
   These projects, while more affordable on a per-unit basis than other projects being built in the area, were still not inexpensive. Could projects like these be built more affordably? What about a formal affordability component – say, an extra bonus for permanently affordable units?

4. **Other products.**
   This program illustrated two products: cottage cluster and small lot detached. What other products at similar densities would be marketable and profitable in Kirkland neighborhoods?

5. **Strategy.**
   The reception of these projects by neighbors and the public has been almost uniformly positive. How can Kirkland build on this successful experiment to create city-wide support for departures from traditional building forms?

ArcIMS HTML Viewer Map



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Comparison of Innovative Housing Demonstration Projects with Typical Code Requirements

	Typical Development in RSX 7.2 Zone	Danielson Grove	Kirkland Bungalows
Number of Units	• 10 traditional single-family	• 16 units total including 2 cottages and 14 compact single-family	• 15 compact single-family
Individual Lot Size	• 7,200 sq. ft. minimum (some lots could be as small as 6,660 sq. ft. under lot flexibility regulations)	• 2,185 – 3,072 sq. ft. • 4,979 sq. ft. average (including open space)	• 2,360 – 4,100 sq. ft. • 4,810 sq. ft. average (including open space)
Unit Sizes – Gross Floor Area	• Up to 3,600 sq. ft.	• 651 – 1,497 sq. ft.	• 1,500 sq. ft.
Floor Area Ratio	• Up to 50% of individual lot size	• Overall, 33% of total lot and open space area • 50 – 66% on individual lots	• Overall, 31% of total lot and open space area • 50 – 62% on individual lots
Impervious Coverage	• Up to 50% of individual lot size	• Overall, 38% of total lot and open space area • Up to 53% on any individual lot	• Overall, 30% of total lot and open space area • Up to 53% on any individual lot
Setbacks	• 20 ft. Front (from right-of-way) • 5 ft. Side • 10 ft. Rear	• 20 ft. Front (from external right-of-way) • 10.5 – 14 ft. Front for living units (from internal right-of-way) • 2 – 8 ft. Front for garage units (from internal right-of-way) • 5 ft. Side • 10 ft. Rear	• 7 – 15 ft. Front (from internal and external right-of-way) • 5 ft. Side • 5 – 10 ft. Rear (internal to site) • 10 ft. Rear (from external property boundaries)
Parking	• Typically 40 – 60 spaces total, including half in garages and half adjacent to garages • 2 spaces minimum per unit	• 31 spaces total, including 16 in detached garages, 10 on new internal right-of-way, and 5 adjacent to garages • 2 spaces minimum per unit over 1,000 sq. ft. • 1.5 spaces minimum per unit less than 1,000 sq. ft.	• 30 spaces total, including 15 in attached garages and 15 in driveway in front of garages • 2 spaces minimum per unit

ATTACHMENT 5
CC 1/9/07
2006-0004

Height	▪ 30 ft. maximum	▪ 22.25 – 29.67 ft.	▪ 22.25 – 28.75 ft.
Traffic	▪ 76 Total Average Weekday Trips ▪ 7.6 Average Weekday Trips per unit ▪ 11 Total Average Weekday PM Peak Trips ▪ 1.1 Average Weekday PM Peak Trips per unit	▪ 123 Total Average Weekday Trips ▪ 7.7 Average Weekday Trips per unit ▪ 16 Total Average Weekday PM Peak Trips ▪ 1.0 Average Weekday PM Peak Trips per unit	▪ 117 Total Average Weekday Trips ▪ 7.8 Average Weekday Trips per unit ▪ 23 Total Average Weekday PM Peak Trips ▪ 1.5 Average Weekday PM Peak Trips per unit
Persons per Unit	▪ 2.02 (from 2006 pop estimate)	▪ 1.69	▪ 1.31
Average NRH Sales Price – New Const.	▪ $675,000	▪ $565,784	▪ $453,200

KIRKLAND PLANNING COMMISSION
November 09, 2006

DRAFT

1. **CALL TO ORDER/ROLL CALL - 7:00 PM**

Members Present: Matthew Gregory, Andy Held, Byron Katsuyama, Kiri Rennaker, Carolyn Hayek, Karen Tennyson, Vice Chair, and Janet Pruitt, Chair.

Members Absent: None.

Staff Present: Dorian Collins, and Paul Stewart.

2. **ANNOUNCEMENT OF AGENDA**

3. **REQUESTS FROM THE AUDIENCE - NONE**

4. **PUBLIC HEARINGS**

5. **STUDY SESSIONS**

A. **Innovative Housing Program Evaluation, File No. ZON06-00004**
Received briefing on Innovative Housing Evaluation report. Made recommendation to City Council regarding development of permanent innovative housing regulations.

Dorian Collins began her presentation with a brief background on the City's Innovative Housing Demonstration Project Ordinance.

Ms. Collins discussed the expected timeline of the evaluation process and development of permanent innovative housing regulations.

Ms. Collins discussed the technical evaluation of the two Innovative Housing projects in Kirkland; lot sizes, unit sizes, FAR's, impervious coverage, parking and traffic.

Ms. Collins responded to Commission questions regarding parking.

Commission discussion regarding home prices and quality of projects.

Michael Luis is the consultant who prepared an Evaluation on Innovative Housing. He began by discussing the approach and how information was gathered for his report.

Mr. Luis described the three sets of meetings that were held: with neighbors, focus groups and with residents of Danielson Grove and Kirkland Bungalows.

There was also information gathered from realtors as well as the builders of the projects.

The overall conclusion was that the projects were very well received by all groups. The one negative issue was parking and the appearance of cars parked on the street.

The second key conclusion was that people like the idea of low maintenance as well

ATTACHMENT 6
CC 1/4/07
ZON06-00004

DRAFT

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as being detatched. Residents were positive about having these types of innovative housing projects in their neighborhood.

The third conclusion is that the profit margin may not be enough for the developer.

The final issue was that most participants felt these projects are not affordable. Mr. Luis suggested that the objectives of the growth management act and the relationship of innovative housing to these goals need to be clarified and reinforced to the public.

Mr. Luis concluded his presentation, and was available for questions.

Commission discussion.

Commission and Mr. Luis discussion on design issues, and bottom line driven projects.

Mr. Luis responded to questions of Mr. Stewart regarding other similar projects in the area.

Arthur Sullivan briefly discussed his observations of the report. His main concern is the public impression of pricing and affordability of these projects and the question of whether affordability should be addressed in them.

Commission discussion on pricing and affordability of innovative housing.

Mr. Stewart suggested to commission how to proceed with recommendation to City Council.

Commission discussion on point of order.

Commission discussion on incentives for innovative housing.

Motion to recommend to City Council that they consider permanent regulations for innovative housing to include additional types of innovative housing and possibly to include design requirements and additional incentives and requirements on the projects to maximize the public benefit and public good.

Moved by Andy Held, seconded by Kiri Rennaker

Commission discussion on the motion.

Vote: Motion carried 7-0
Yes: Matthew Gregory, Andy Held, Byron Katsuyama, Kiri Rennaker, Carolyn Hayek, Karen Tennyson, Vice Chair, and Janet Pruitt, Chair.

Mr. Stewart clarified timeline for this recommendation to be presented to City Council.

B. **Identified agenda topics for the annual Planning Commission retreat scheduled for December 14th, 2006.** Provided direction on retreat topics.

Mr. Stewart began by asking the commission to decide topics for discussion.

Commission discussion on adding Green Development to the list of topics.

Staff and Commission discussion on topics that are directed by City Council as a 'must do'.

DRAFT

Commission and staff discussion on code enforcement issues.

Commission discussion on planning for public safety and emergency preparedeness.

Commission discussion on park and rides and transit center and parking issues for residents.

Commission discussion on projects regarding the housing related regulations and issues.

Commission discussion on the expectations of them from the City Council.

Commission suggestions for how to effectively communicate to City Council.

Commission discussion on agenda items for retreat.

Commission clarified topics and schedule for retreat.

6. **UNFINISHED BUSINESS - NONE**

7. **NEW BUSINESS - NONE**

8. **READING AND/OR APPROVAL OF MINUTES:**

A. **September 14, 2006**

Motion to approve Planning Commission September 21, 2006 minutes as ammended and corrected.
Moved by Andy Held, seconded by Kiri Rennaker

Vote: Motion carried 7-0
Yes: Matthew Gregory, Andy Held, Byron Katsuyama, Kiri Rennaker, Carolyn Hayek, Karen Tennyson, Vice Chair, and Janet Pruitt, Chair.

B. **September 21, 2006**

Motion to approve Planning Commission September 21, 2006 minutes as ammended and corrected.
Moved by Andy Held, seconded by Carolyn Hayek

Vote: Motion carried 7-0
Yes: Matthew Gregory, Andy Held, Byron Katsuyama, Kiri Rennaker, Carolyn Hayek, Karen Tennyson, Vice Chair, and Janet Pruitt, Chair.

C. October 12, 2006

Motion to approve Planning Commission October 12, 2006 minutes as ammended and corrected.
Moved by Matthew Gregory, seconded by Kiri Rennaker

Vote: Motion carried 7-0
Yes: Matthew Gregory, Andy Held, Byron Katsuyama, Kiri Rennaker, Carolyn Hayek, Karen Tennyson, Vice Chair, and Janet Pruitt, Chair.

9. **TASK FORCE REPORTS**

Carolyn Hayek discussed the Downtown Action Team meeting held earlier that day.

10. **ADMINISTRATIVE REPORTS**

DRAFT

A. City Council Actions

Discussion on Planning Commission presentation to the City Council Study Session.

Mr. Stewart discussed the council sensitivity to small lot single family.

B. Hearing Examiner Actions

C. Public Meeting Calendar Update

Council review of Miscellaneous Code amendments on November 21st.

Cancel November 23rd and December 28th Planning Commission meetings.

11. **COMMENTS FROM THE AUDIENCE - NONE**

12. **ADJOURNMENT - 9:20 PM**

Motion to Adjourn.
Moved by Carolyn Hayek, seconded by Kiri Rennaker

Vote: Motion carried 7-0
Yes: Matthew Gregory, Andy Held, Byron Katsuyama, Kiri Rennaker, Carolyn Hayek, Karen Tennyson, Vice Chair, and Janet Pruitt, Chair.

Chair
Kirkland Planning Commission

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.828.1257
www.ci.kirkland.wa.us

MEMORANDUM
ADVISORY REPORT
FINDINGS, CONCLUSION, AND RECOMMENDATIONS

To: Eric R. Shields, AICP, Planning Director

From: Ronald Hanson, Project Planner (Consultant) RH

Teresa Swan, Planning Supervisor TS

Date: June 7, 2005

File: DANIELSON GROVE FINAL SUBDIVISION, FILE FSB05-00001. The preliminary subdivision was approved with the Danielson Grove Innovative Housing Project, File No. S-IIB-03-92.

I. RECOMMENDATION

Approval with conditions the Final Subdivision for the Danielson Grove Plat. The City Council may do so by adopting the enclosed Resolution.

A. The application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Building and Fire Code, and Subdivision Ordinance. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 1, Preliminary Subdivision Notice of Approval, is provided in this memo to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations.

B. Prior to recording the final plat mylar the applicant shall:

1. Install or submit a performance security to the Public Works Department for the completion of required preliminary plat improvements. The amount of the performance security will be determined by the Public Works Department to insure the completion and acceptance by the City of all conditions of approval, including public improvements, within one year of final plat approval.

2. Submit a title report no more than 30 days old from the date the final plat mylar was signed by the owners. The title report shall reflect that all taxes and assessments for the subject property have been paid.

3. Have a registered land surveyor set the exterior plat boundary and all interior lot corners.

ATTACHMENT 7
ZON06-00004

II. BACKGROUND

A. The applicant is The Cottage Company.

ENCLOSURE 1
FSB05-00001

B. This is a final subdivision application to approve a 16-lot subdivision on a 2.25-acre site (see Attachment 2).

C. The preliminary subdivision was recommended for approval by the Hearing Examiner and approved by the City Council in conjunction with the Danielson Grove Innovative Housing Project (File No. S-IIB-03-92). See Attachment 3 and discussion under History below.

D. The site is located at 10510 128th Avenue NE, between 128th and 129th Avenue NE (see Attachment 4).

III. HISTORY

The applicant, The Cottage Company, submitted a Preliminary Subdivision and Innovative Housing Project pursuant to the provisions of the City of Kirkland Innovative Housing Project Demonstration Ordinance No. 3893. The Danielson Grove Preliminary Subdivision and Innovative Housing Project were heard by the Hearing Examiner on March 8, 2004. The Hearing Examiner recommended approval of the project to the City Council with conditions on March 16, 2004. The City Council approved the Preliminary Subdivision and Innovative Housing Project with conditions by Resolution No. 4434 on April 6, 2004. A concurrency test was passed for water and sewer subject to the conditions contained in the Development Standards and a concurrency test for traffic passed on January 26, 2004. A Determination of Non-significance was issued for the proposal on January 30, 2004. The proposal included the following general elements:

1. Subdivide the 2.25-acre site in the RSX 7.2 zone into 16 fee simple single-family lots ranging in size from 2,155 to 3074 square feet.
2. Construct 14 two-story "Compact Single Family" homes with approximately 1,500 square feet of floor area and 2 one-story "Cottage Single Family" homes with approximately 1000 square feet of floor area.
3. Construct a new loop public street (NE 105th Street/129th Avenue NE) between 128th Avenue NE and 129th Avenue NE.
4. Two landscaped open space tracts are provided. Tract "A" is located on the south side of the new public through street and is 27,872 square feet in size. Tract "B" is located on the north side of the street and is 12,368 square feet.
5. Six single-story parking garages providing parking for 16 cars. One garage parking stall is provided for each home. In addition, 11 parallel parking stalls are provided on the south side of NE 105th Street and 4 stalls are provided adjacent to the parking garages located west of 129th Avenue NE. Additional visitor parking for approximately 5 cars were provided along the east side of 129th Avenue NE.
6. A single story, 572 square foot "Commons Building" located on Tract "A".
7. Modification from the normally required minimum lot size of the RSX 7.2 zone, modification of the normally allowed .50 FAR, reduction of the normally required building setbacks, an increase in the normally allowed 50% lot coverage, and a modification of the parking requirements to allow a portion of the required parking to be provided on the street right-of-way.

IV. ANALYSIS

Section 22.16.080 of the Kirkland Municipal Code discusses the conditions under which the final plat may be approved by the City Council. These conditions are as follows:

1. Consistency with the preliminary plat, except for minor modifications allowed under Kirkland Municipal Code Section 22.16.080; and

2. Consistency with the provisions of the Subdivision Ordinance and RCW 58.17.

Kirkland Municipal Code Section 22.16.090 provides that the City Council may approve a final plat that is different from the preliminary plat if the proposed change

1. Does not increase the number of lots, and
2. Does not decrease any lot size by more than ten percent, and
3. Does not substantially alter the location or nature of any improvements or any other element of the subdivision, and
4. Does not significantly alter the subdivision.

The applicant has proposed several minor modifications to the approved preliminary subdivision that meet the above criteria. The proposed revisions include:

1. A slight reduction of lot size for lots 5 and 12 is proposed. Both lots are decreased in size by less than the allowed ten percent. The remaining lots are all slightly larger than originally approved, except Lot 2 which remains the same size. There is not an increase in the number of lots originally approved and all of the lots are in the same location as originally approved. These minor lot size adjustments do not significantly alter the approved Preliminary Subdivision (See table below).

2. Note: Lots 5 and 6 of the approved preliminary plat were inaccurately shown to be 4,819 square feet each. The actual lot size for both lots is as shown below.

Lot	Preliminary Approval	Proposed	Difference
1	2672 sq ft	2703 sq ft	+31 sq ft
2	2397 sq ft	2397 sq ft	0 sq ft
3	2397 sq ft	2399 sq ft	+2 sq ft
4	2697 sq ft	2701 sq ft	+4 sq ft
5	2280 sq ft	2274 sq ft	- 6 sq ft
6	2394 sq ft	2441 sq ft	+ 47 sq ft
7	2607 sq ft	2647 sq ft	+ 40 sq ft
8	2167 sq ft	2188 sq ft	+21 sq ft
9	2155 sq ft	2185 sq ft	+30 sq ft
10	2438 sq ft	2479 sq ft	+41 sq ft
11	2317 sq ft	2318 sq ft	+1 sq ft
12	3074 sq ft	3072 sq ft	-2 sq ft
13	2413 sq ft	2421 sq ft	+8 sq ft
14	2323 sq ft	2342 sq ft	+19 sq ft
15	2702 sq ft	2743 sq ft	+41 sq ft
16	2252 sq ft	2268 sq ft	+16 sq ft

3. The proposed single-family homes on each lot are the same size as originally proposed. The two cottage homes located on Lots 10 and 11 are a maximum of 1,000 square feet and the compact single family homes located on the remaining lots are a maximum of 1,500 square feet. The two lots with a slightly smaller lot size result in a slight increase in FAR and site coverage on the two lots. The FAR and site coverage are being slightly reduced for the remaining lots that are being increased in size. These minor modifications do not substantially alter the location or nature of any subdivision improvements or significantly alter the subdivision.

4. A slight adjustment in the size and shape of the open space tracts have been made to accommodate the above lot size adjustments, and other associated conditions of preliminary approval. All of the open space tracts are in the same location as originally approved. The proposed changes do not significantly alter the approved Preliminary Subdivision.

The applicant has complied with all of the conditions that were placed on the preliminary subdivision application (File No. S-IIB-92) by the City Council, except for those that must be accomplished prior to Final Plat recording and those conditions that relate to the construction of the proposed single-family homes and other private improvements associated with the approved Innovative Housing project. The applicant has submitted a bond to ensure future completion of the remaining required public improvements.

V. CHALLENGE, JUDICIAL REVIEW, AND LAPSE OF APPROVAL

A. Section 22.16.070 of the Kirkland Municipal Code states that any person who disagrees with the report of the Planning Director may file a written challenge to City Council by delivering it to the City Clerk not later than the close of business of the evening City Council first considers the final plat.

B. Section 22.16.110 of the Subdivision Ordinance allows the action of the City in granting or denying this final plat to be reviewed in King County Superior Court. The petition for review must be filed within 21 calendar days of the issuance of the final land use decision by the City.

C. Section 22.16.130 of the Kirkland Municipal Code requires that the final plat be submitted to the City for recording with King County within four (4) years of the date of approval of the preliminary plat, unless specifically extended in the decision on the plat, or the decision becomes void: provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the plat.

VI. APPENDICES

Attachments 1 through 4 are attached.

1. Preliminary Subdivision Notice of Approval, including Development Standards
2. Final Plat
3. Approved Preliminary Plat
4. Vicinity Map

Review by Planning Director:

I concur ✓ I do not concur _____

Comments: _____

Eric R. Shields, AICP 6/9/05 Date

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.828.1257
www.ci.kirkland.wa.us

Preliminary Subdivision and IIB Permit
NOTICE OF APPROVAL

FILE NO. S-IIB-03-92

PROJECT NAME: Danielson Grove

PROJECT ADDRESS: 10510 128th Ave NE

APPLICANT OR AGENT: Jim Soules, The Cottage Company

CITY OF KIRKLAND APPROVAL DATE: April 6, 2004

LAPSE OF APPROVAL DATES: Submit a final plat to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval and submit the final plat for recording, within four (4) years following the date the preliminary plat was approved (April 6, 2008) or the decision becomes void. Submit a complete building permit application within four (4) years after the final approval on the matter (April 6, 2008), or the decision becomes void. Construction must be substantially complete and have met the applicable conditions listed on the Notice of Approval within six (6) years after the final approval (April 6, 2010), or the decision becomes void.

This NOTICE OF APPROVAL is granted subject to the attached conditions and development standards. Failure to meet or maintain strict compliance shall be grounds for revocation in accordance with the Kirkland Zoning Ordinance No. 3719 as amended.

The applicant must also comply with any federal, state or local statutes, ordinances or regulations applicable to this project. This Notice of Approval does not authorize grading or building without issuance of the necessary permits from the Kirkland Building Department.

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT

By: Ron Hanson (by CCruz)
Ron Hanson
Title: Project Planner

Attachments:

Conditions of Approval
Development Standards

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ATTACHMENT 1
FSB05-00001

CONDITIONS OF APPROVAL

Project: Danielson Grove **File No: S-IIB-03-92**

The Cottage Company

Date Complete	Conditions
_____	I. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Exhibit A, Attachment 3, Development Standards, is available to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed (See Exhibit A, Conclusions II.I.2). Comments: _____
_____	II. Prior to recording the Final Plat mylar, the applicant shall obtain a demolition permit from the City of Kirkland and remove the existing shop and small shed located within the area proposed to be occupied by the new homes (See Exhibit A, Conclusion II.A.1.b). Comments: _____
	III. All Compact Single-Family homes shall not exceed 1,500 gross square feet and the Cottage homes shall not exceed 1,000 gross square feet. The first floor area on the two cottage homes cannot exceed 800 gross square feet (See Exhibit A, Conclusion II.G.5.b and II.G.21.b). Comments: _____

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.828.1257
www.ci.kirkland.wa.us

DEVELOPMENT STANDARDS LIST

File: Danielson Grove Plat and Innovative Housing Project, S-IIB-03-92

Subdivision Standards

22.28.030 Lot Size. Unless otherwise approved in the preliminary subdivision or short subdivision approval, all lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document.

22.28.130 Vehicular Access Easements. The applicant shall comply with the requirements found in the Zoning Code for vehicular access easements or tracts.

22.28.210 Significant Trees. The applicant shall retain at least twenty-five percent of the healthy significant trees, together with any associated groundcover or understory vegetation necessary to assure long-term health and prevent erosion. In addition, the applicant shall retain all of the significant trees located within 10 feet of the existing property lines. A tree retention plan was submitted with the short plat. See the Planning Department's staff report for recommended modifications from the tree retention requirements. All trees designated to be saved under the tree retention plan must be retained, unless a modification to the tree retention plan is approved by the Department of Planning and Community Development.

22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

22.32.060 Utility Easements. Except in unusual circumstances, easements for utilities should be at least ten feet in width.

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. The impact fee for new single-family dwelling units is $612. The impact fee for new multifamily dwelling units is $430. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and DMC 27.06.060.

Prior to Recording:

22.16.030 Final Plat - Lot Corners. The exterior plat boundary, and all interior lot corners shall be set by a registered land surveyor.

22.16.040 Final Plat - Title Report. The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the subdivision documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a

ENCLOSURE 3
S-IIB-03-92

through Saturday, and all day on Sundays or holidays which are observed by the City, unless written permission is obtained from the Planning Official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

115.42 Floor Area Ratio (F.A.R.) limits. Floor area for detached dwelling units is limited to a maximum floor area ratio in low density residential zones. See Use Zone charts for the maximum percentages allowed. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council. See the Planning Department's Staff Report for recommended modifications from the FAR requirements.

115.43 Garage Setback Requirements for Detached Dwelling Units in Low Density Zones. The garage must be set back five feet from the remaining portion of the front façade of a dwelling unit if: the garage door is located on the front façade of the dwelling unit; and the lot is at least 50 feet wide at the front setback line; and the garage width exceeds 50 percent of the combined dimensions of the front facades of the dwelling unit and the garage. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations including: wood decks; access easements or tracts serving more than one lot that does not abut a right-of-way; detached dwelling unit driveways that are outside the required front yard; grass grid pavers; outdoor swimming pools; and pedestrian walkways. See Section 115.90 for a more detailed explanation of these exceptions and the Planning Department's Staff Report for recommended modifications from these requirements.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

115.115.3.n Covered Entry Porches. In low density residential zones, covered entry porches on detached dwelling units may be located within 13 feet of the front property

85.25.3 Geotechnical Professional On-Site. The geotechnical engineer shall submit a final report certifying substantial compliance with the geotechnical recommendations and geotechnical related permit requirements.

107.90 Maintenance Bonds. The applicant shall establish a two-year maintenance bond to ensure maintenance of the storm water system.

110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189 (425) 828-1257

Date: 2/18/2004

DEVELOPMENT STANDARDS
CASE NO.: ZON03-00032
PCD FILE NO.:S-IIB-03-92

FIRE DEPARTMENT CONDITIONS

Fire department access roads are required when any portion of exterior wall of first story is located more than 150 feet from fire apparatus access. Unit 4 is currently too far away from fire department access; this unit may be fire sprinklered in lieu of adequate access.

Hydrants plan as shown is acceptable. 5" Stortz fittings required.

PUBLIC WORKS CONDITIONS:

This project requires concurrency review. See separate concurrency letter from the Public Works Transportation Engineer.

CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.

A traffic analysis, as requested by the City's Transportation Engineer, is required.

This project is subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s) for the proposed project.

All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

SANITARY SEWER CONDITIONS:

All roof drainage must be conveyed to the storm drainage system. The open swales and infiltration trenches shown for conveyance of roof run-off will be allowed, but will be subject to further review by the City's storm water engineer during the review of the Grading Permit.

The storm system shall be extend to the east and south property limits to provide for future extension. The detention system calculation should anticipate additional storm water flows through the system. This development is not required to provided detention for upstream properties, but it is required to provide conveyance.

Provide a plan and profile design for the storm sewer system.

STREET IMPROVEMENT CONDITIONS:

The subject property abuts 128th Ave. NE, 129th Ave. NE, and NE 105th St. These streets are neighborhood access type streets. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

The applicant shall install the following half street improvements within 128th Ave. NE along the subject property: widen the street to 14 ft. from centerline to face of curb, install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk. At the intersection with NE 105th St. and at the south end of the street improvements, curb bulbs should be installed to help calm traffic and delineate parking. The face of the curb along the bulbs should be 11 ft from centerline.

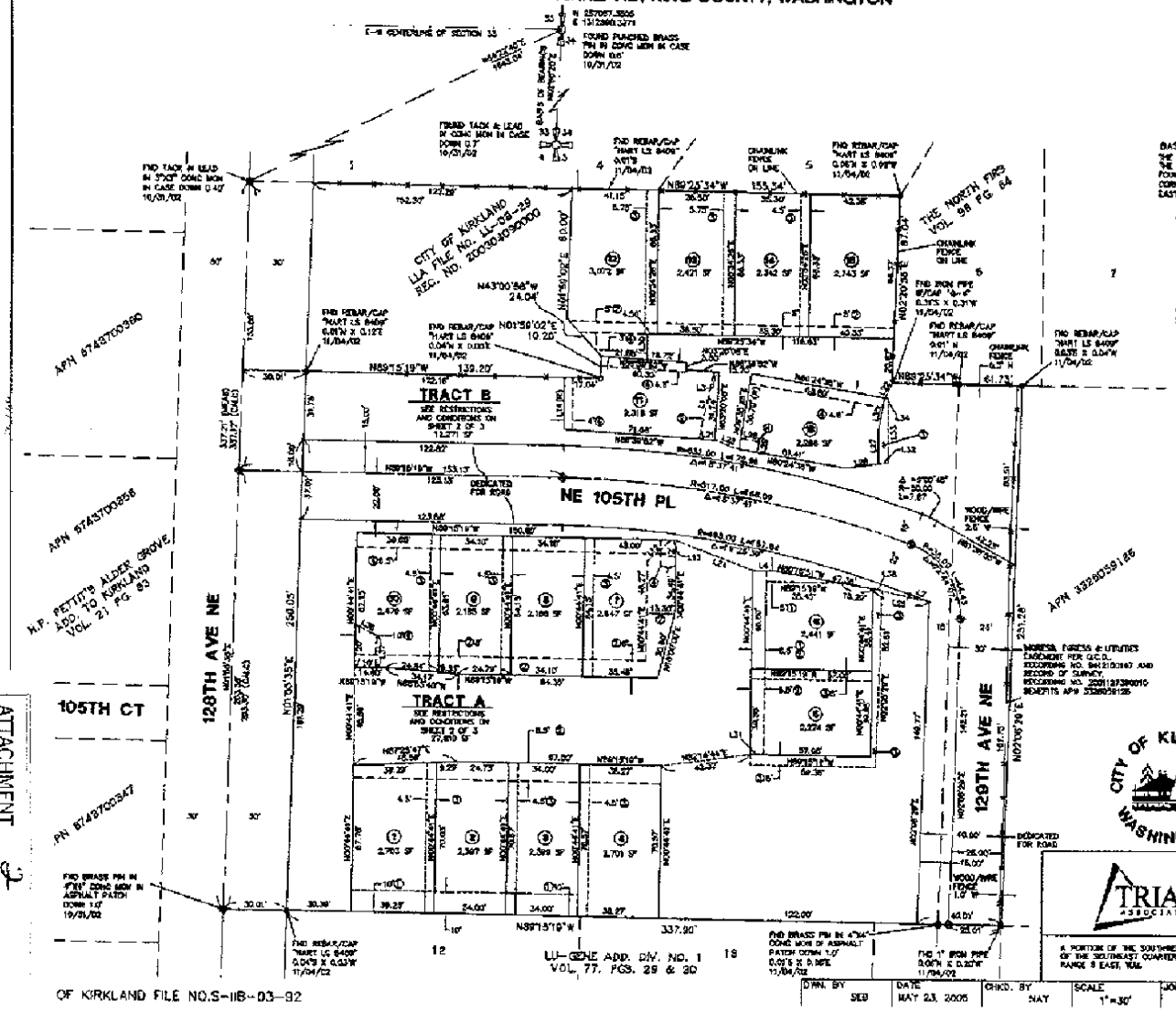
Along NE 105th St. and 129th Ave. NE (the new loop street) install the following:
1) 20 ft. min. of paving width. The developer has opted to widen the street in certain areas to 22 ft. in width, but in either case, parking will only be allowed on one side of the street.
2) Storm drainage collection and conveyance.
3) Curb and gutter along both sides of the street.
4) Along both sides of the entire street length, install a 4.5 ft. wide planter strip with street trees 30 ft. on-center; the landscaped strip may be eliminated or widened in certain areas to save existing trees.
5) Along both sides of NE 105th Street, install a 5 ft. wide sidewalk. The applicant may choose to eliminate the sidewalk along one side of NE 105th St. and pay a sidewalk fee-in-lieu (see condition about sidewalk fee-in-lieu below).
6) Along 129th Ave. NE, install a 5-ft wide sidewalk along one side of the street. NE. Due to the number of driveway aprons on the west side of the street, the sidewalk will be allowed on the east side instead (as the plan depicts, but with a planterstrip and street trees).
7) Dedicate sufficient ROW to install the above described street improvements.

For any deferred improvements associated with a subdivision, the final recorded subdivision mylar shall include a condition requiring all associated lots to sign a concomitant agreement for the deferred improvement prior to the issuance of a building permit for said lot. The City Attorneys office will draft language for condition.

All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.ci.kirkland.wa.us.

DANIELSON GROVE

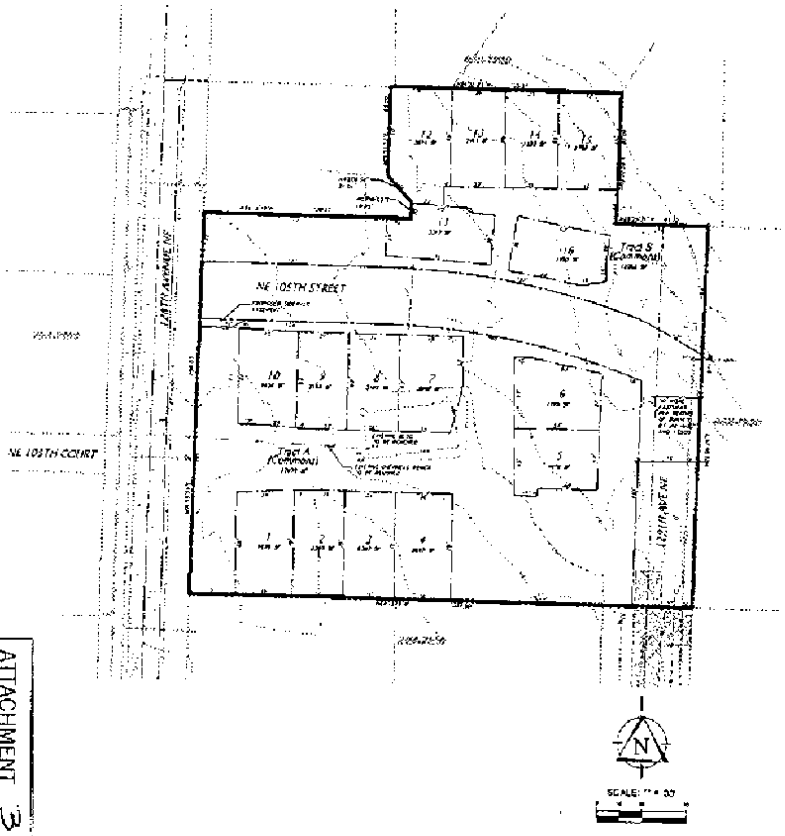
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 26 N, RANGE 5 E, W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

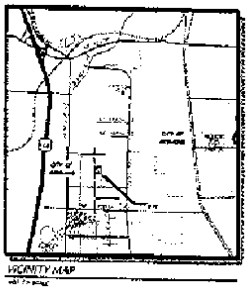


ATTACHMENT 2
FSB05-00001

SECTION 33, TOWNSHIP 25N, RANGE 5E, W.M.

DANIELSON GROVE





VICINITY MAP

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2 PRELIMINARY GRADING AND UTILITY PLAN
3 PRELIMINARY LANDSCAPE PLAN
4 PRELIMINARY TREE PRESERVATION PLAN
5 TOPOGRAPHIC AND TREE SURVEY

SITE INFORMATION

EXISTING TREE INFORMATION

LEGAL DESCRIPTION

NOTES

COVER SHEET/PRELIMINARY PLAT

THE COTTAGE COMPANY

DANIELSON GROVE

CITY OF KIRKLAND

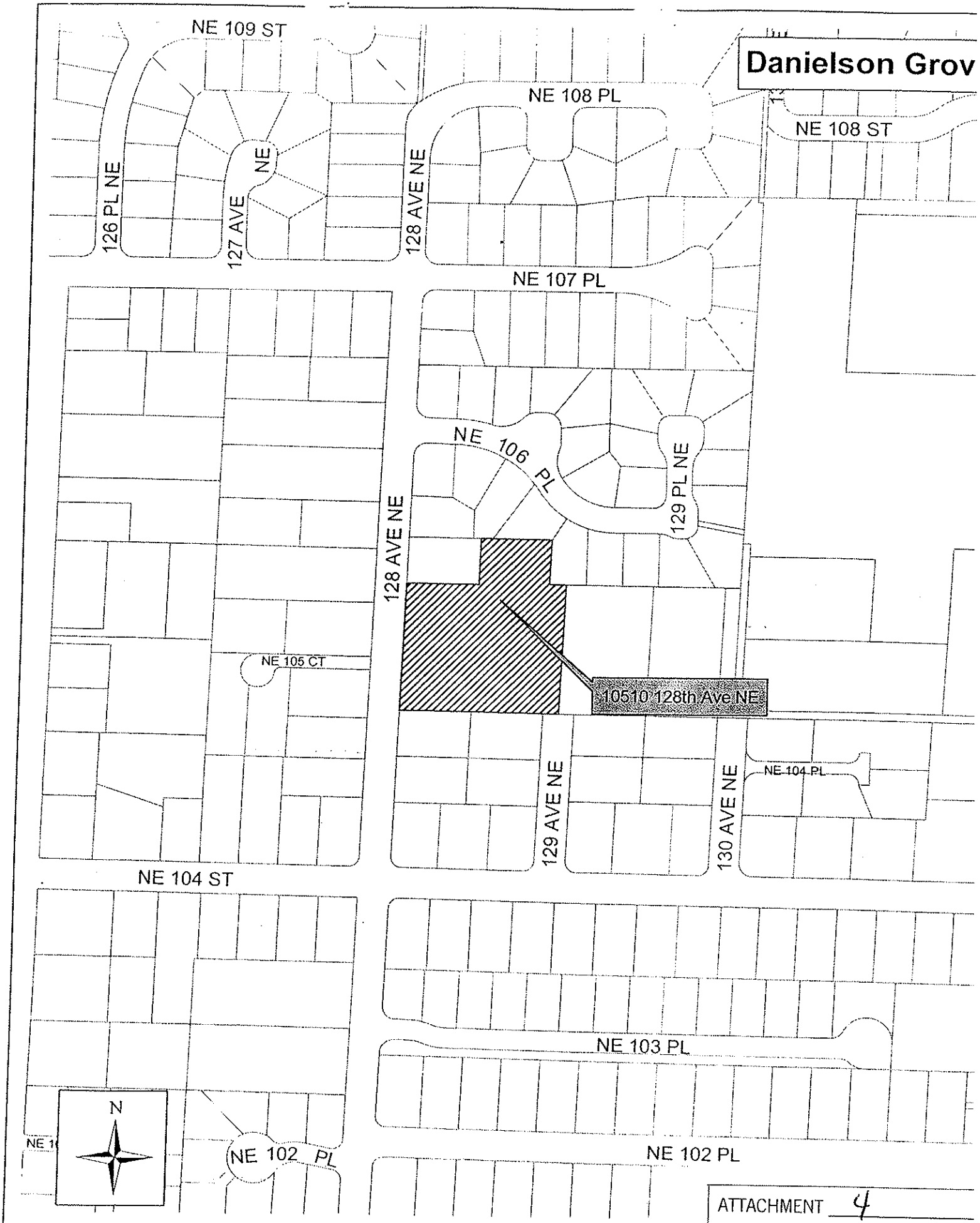
PRELIMINARY

02-184

1 of 5

ATTACHMENT 3

FSB 05-00001



ATTACHMENT 4

FSB 05-00001

CITY OF KIRKLAND

123 FIFTH AVENUE • KIRKLAND, WASHINGTON 98033-6189 • (425) 828-1257

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

To: Kirkland Hearing Examiner

From: _____, Ronald Hanson, Project Planner (Consultant)

_____, Dawn Nelson, AICP, Planning Supervisor

_____, Eric Shields, AICP, Planning Director

Date: January 6, 2004

File: Stacy Property Preliminary Subdivision and Innovative Housing Project, File No. S-IIB-03-60

Hearing Date, Place, and Time: January 14, 2004
City Hall Council Chamber
123 Fifth Avenue, Kirkland

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CON06-00004

EXHIBIT A
S-IIB-03-60

I. INTRODUCTION

A. APPLICATION

1. Applicant: John Harkness, Camwest Development

2. Site Location: 9555 132nd Avenue NE (See Attachment 1).

3. Request: Approval of a Preliminary Subdivision and Innovative Housing Demonstration Project for Camwest Development. The proposal is to subdivide a 95,644 square foot (2.2 acres) RSX 7.2 zoned single-family site into 15 single-family lots and construct 15 compact single-family homes pursuant to the provisions of the City of Kirkland's Innovative Housing Demonstration Project Ordinance No. 3893. See Section II.B, History, for background information on the Innovative Housing Ordinance. The major elements of the proposal include:

   (A) Construct 15 "Compact Single Family" homes. All home are proposed to be approximately 1,500 square feet and two stories with building heights ranging from approximately 22' 3" to 29' 8" depending primarily on the average existing grade of each building site. All structures meet the 30-foot maximum building height requirement of the RSX 7.2 zone, however, the applicant is requesting modification of the Floor Area Ratio (FAR), building setback, and lot coverage requirements of the RSX 7.2 zone through the provisions of Ordinance 3893. All homes are of a classic northwest architectural style with design features that include pitched roof forms, roof overhangs, dormers, covered porches, and grided windows. Exterior materials will include combinations of Hardi-plank siding, cedar shingles, cedar plywood and trim, and composition shingle roofing. Earth tone colors will be used on all exterior surfaces. A typical floor plan includes one car garage, entry, kitchen, living room, dining room, den and bath on the main level and the second level includes a master bedroom and bath, main bath, laundry and up to two bedrooms (See Attachments 2.a-d).

   (B) Subdivision of the 2.2-acre site into 15 single-family fee simple lots. To accommodate the proposed commonly owned open space areas totaling 18.7% of the site, individual lot sizes are proposed to be 2,388 square feet to 4,137 square feet with an average lot size of 3,004 square feet. The applicant is requesting modification of the 7,200 square foot minimum lot size requirement of the RSX 7.2

zone through the provisions of Ordinance No 3893 (See Attachment 2.e).

(C) Construction of a new through curvilinear public street (NE 97th Street) between 130th Avenue NE and 132nd Avenue NE. The proposal includes a 35-foot wide right-of-way dedication to the City of Kirkland and the construction of 2 driving lanes, a 5-foot wide sidewalk on the south side of the roadway adjacent to the single-family lots, and a 7-foot wide landscape strip with street trees on both sides of the street (See Attachment 2.f).

(D) Seven Tracts are provided. Tracts A, B, and C are open space tracts of 2,996, 5,523 and 4,070 square feet respectively. All three tracts are located on the south side of the property and are intended to provide open space and passive recreational opportunities for the residents of all 15 dwelling units that border these open space areas. Tract E is an open space tract, 5,047 square feet in size, located on the north side of NE 97th Street. Tracts D, F and G are 5,405 square feet, 4,099 square feet and 230 square feet respectively located on the northwest and northeast corners of the site. These tracts will serve the dual function of providing additional open space as well satisfying the development's storm water detention system requirements. All tracts are proposed to be owned and maintained by the development's Homeowners Association except Tract D which is proposed to be owned and maintained by the City of Kirkland (See Attachment 2.e).

(E) Vehicular access to the individual dwelling units is provided on the south side of the new roadway from separate driveways for all but four (4) of the units. The two 2-unit clusters on the south side of the site (Lots 4,5,10,11) gain access from a common driveway serving each 2-unit cluster. Each of these four units has a separate driveway off the common driveway (See Attachment 2.f). All driveways are required to be a minimum of 20 feet in length so that parked cars do not extend into adjacent common driveways or right-of-way (See Attachment 3, Development Standards).

(F) The proposed conceptual landscape plan provides landscape treatment of all open space/storm drainage tracts, street trees on both the north and south sides of the new public street, perimeter landscape treatment on the north and south side of the site to buffer the development from adjacent single-family homes, and interior site landscaping on each of the 15 single family lots. A proposed typical landscape plan for one of the lots (Lot 13) has been

provided to show how individual lots will be landscaped. The proposal retains 22 of the 117 significant trees (18%) on the site. The applicant is requesting modification from the 25% significant tree preservation requirement of the Subdivision Code through the provisions of Ordinance No. 3893 (See Attachment 2.g and h).

4. Review Process: Process IIB, Hearing Examiner conducts public hearing and makes recommendation; City Council makes final decision.

5. Summary of Major Issues and Recommendations: The key issues in consideration of this proposal are compliance with established development regulations, and compliance with approval criteria, and requirements of the Interim Innovative Housing Demonstration project requirements of Ordinance 3893 (See Attachment 3, Development Regulations, Section I.B, Recommendations, and Sections II.A.1.b, and Sections II.G and F). The City is recommending approval of the application subject to the conditions contained in Section I.B below.

B. RECOMMENDATION

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 3, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed (see Conclusions II.I.1.b).

2. Prior to recording the Final Plat mylar, the applicant shall obtain a demolition permit from the City of Kirkland and remove the existing house and shed located on the proposed NE 97th Street right-of-way (See Conclusion II.A.1.b).

3. All single-family homes shall not exceed 1,500 gross square feet (See Conclusion II.G.5.b).

4. The recorded Final Plat mylar shall include a requirement that prohibits any increase in residential unit size after initial construction (See Conclusion II.G.5.b).

5. Prior to recording the Final Plat mylar, the applicant shall submit to the City of Kirkland Planning Department for review and approval, Covenants, Conditions, and Restrictions (CC&R's) that provide for the continued maintenance of all common areas owned by the Homeowners Association. The CC&R's shall also be recorded with King County prior to recording the Final Plat mylar (See Conclusion II.F.2.b).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:

a. Facts:

(1) Size: 2.2 acres (95,644 sq. ft.)

(2) Land Use: The site is currently developed by one (1) single-family house and shed located on the eastern portion of the site. The applicant proposes to remove both structures that are located within the proposed NE 97th Street right-of-way.

(3) Zoning: RSX 7.2, a single-family residential zone with a minimum lot size of 7,200 square feet. The proposal is being reviewed as an Innovative Housing Demonstration Project under the provisions of Ordinance No. 3893 which allows for modifications to certain requirements of the Kirkland Zoning Code (See Section II.F.2 and II.G.3-13).

(4) Terrain: The site slopes up gently from both the east and west property lines towards the middle of the site. The site ranges from a low elevation of approximately 308 feet on the east property line and 304 feet on the west property line to a high elevation near the center of the site of 324 feet. The average grade on the eastern and western portion of the site is approximately 8 percent and 6 percent respectively (See Attachment 2.i).

(5) Vegetation: The majority of the significant vegetation is located on the western portion of the site with a few significant trees located in the vicinity of the existing house and shed. There are a total of 117 significant trees on the site including fir, cedar, hemlock, apple, birch, cottonwood,

cherry, maple, olive, poplar, and plum. The applicant is required to retain a total of 25 percent of the significant trees (29 trees), including all of the significant trees located within 10 feet of the existing property lines (20 trees). A significant tree retention plan was submitted with the application. The plan provides for the retention of a total of 22 of the significant trees (18%) including 15 of the 20 significant trees located within 10 feet of the existing property lines. The applicant is requesting modification from the 25% significant tree preservation requirement of the Subdivision Code through the provisions of Ordinance No. 3893 (See Attachments 2.g and 2.i, and Section II.G.2).

(6) Soils: A Subsurface Exploration, Geological Hazard, and Geotechnical Engineering Report prepared by Associated Earth Sciences, Inc. dated November 20, 2002 was prepared for the site and submitted with the subject application. The report indicates that dense to very dense Vashon Lodgement Till and fill soils predominate the site. No ground water seepage was encountered. Landslide and seismic hazard risks are considered to be low. The report concludes that the site is suitable for the proposed development provided the recommendations included in the report are followed (See Attachment 3, Development Standards and Attachment 6, Environmental Documents).

(7) Sensitive Areas: City maps indicate that there are no steams, wetlands, seismic/landslide hazard areas or other sensitive areas on the site.

b. Conclusions: Prior to recording the Final Plat mylar with King County, the applicant should remove the existing house and shed. The applicant should also follow the recommendations of the Geotechnical Report. As conditioned by this report, size, land use, zoning, terrain, vegetation, land use and sensitive areas are not constraining factors in this application.

2. Neighboring Development and Zoning:

a. Facts:

(1) North: The property is zoned RSX 7.2 and developed by single-family residences.

(2) South: The property is zoned RSX 7.2 and developed by single-family residences.

(3) East: 132nd Avenue NE. The property east of 132nd Avenue NE is located in the City of Redmond and is developed by single-family residences.

(4) West: 130th Avenue NE: The property west of 130th Avenue NE is zoned RSX 7.2 and is developed by single-family residences

b. Conclusion: The neighborhood development and zoning are not constraining factors in this application.

B. HISTORY

1. Facts:

A. The site is Tract 36 of the Plat of Kirkland Acre Tracts. The site is rectangular in shape with a north/south dimension of approximately 151 feet and an east/west dimension of 634 feet along the north property line and 636 feet along the south property line.

B. On September 3, 2002, the Kirkland City Council adopted Ordinance No. 3856 approving an interim Zoning Ordinance to regulate Innovative Housing Demonstration projects and establish a selection process for such projects. The purpose of the ordinance is to allow development of a limited number of projects that demonstrate housing choices not currently available in Kirkland's single-family neighborhoods. The goals of the ordinance are to increase housing supply and the choices of housing styles that are compatible with existing single-family developments and promote housing affordability by encouraging smaller homes. The ordinance includes specific development requirements and criteria that each project reviewed under this ordinance must satisfy. The Ordinance requires that such project be reviewed through Process IIB as described in Chapter 152 of the Kirkland Zoning Code. The Ordinance also established a competitive selection process with the City of Kirkland Planning Commission determining which proposals would be allowed to apply for an innovative housing demonstration project under a Process IIB permit. The Planning Commission chose two projects, the subject application (File No. S-IIB-03-60) and a project by the Cottage Company (File No. S-IIB-03-92). The above ordinance was subsequently amended and

extended by the Kirkland City Council by Ordinance 3893 and further extended by Ordinance 3913. Ordinance 3913 is in effect through June 1, 2004 (See Attachment 4.a-c).

2. Conclusion: The subject plat and Innovative Housing Demonstration Project is being processed under current Zoning and Subdivision regulations, including the Interim Innovative Housing Demonstration Project Zoning Ordinance No.3893, that apply to the property. As conditioned by this report, the proposed plat and Innovative Housing Demonstration Project will comply with all zoning, subdivision and municipal code requirements currently in effect in order to receive approval (See Section II. F and G). The history is not a constraining factor in this application.

C. PUBLIC COMMENT

1. As required by Ordinance No. 3893, the applicant held a community meeting on the proposal on January 29, 2003 at which time the applicant and City staff presented the proposal to the community and answered questions from those in attendance. The public comment period for the subject application extended from July 31, 2003 to August 18, 2003. The City received two written public comments within the above comment period (See Attachment 5.a-b). The issues addressed in the letters include (paraphrased):

   a. **Comment:** The proposal resembles a Planned Unit Development (PUD) more than the innovative housing styles that have been discussed by the City. Also, the cost of the proposed houses may be the same as a traditional single-family house.

      Staff Response: The Innovative Housing Ordinance allows a variety of unit sizes including cottages that are 1,000 square feet or less, Compact Single-Family Homes that are 1,500 square feet or less and Duplexes and Triplexes that are a maximum of 1,200 square feet per unit. During the City's review of the Innovative Housing Ordinance provisions all of the above housing styles were evaluated. The proposed project containing 15-Compact Single Family Homes represents just one of the housing alternatives discussed by the City. One of the goals of the Innovative Housing Ordinance is to promote housing affordability by encouraging smaller homes. Although the City does not have pricing information on the individual homes, due to the relatively small size of the homes, and smaller lot sizes, it is expected that individual homes will be priced less than a traditionally sized home on a 7,200 square foot lot.

b. **Comment:** Each unit has a driveway and garage for only one car. The innovative housing ordinance requires two parking stalls.

Staff Response: The applicant proposes a one-car garage with the second required parking space being provided in the driveways of the individual units. The driveways are required to be long enough (20') so that parked cars do not extend into the roadway or access drives (See Attachment 3, Development Standards).

c. **Comment:** Increased traffic in the neighborhood and safety of children walking to Mark Twain Elementary School.

Staff Response: The proposed development is projected to generate a total of 120 new average weekday trips and 12 PM peak hour net new trips. Ninety (90) new daily trips are expected on 132nd Avenue NE and 30 new daily trips are expected on 130th Avenue NE. The result will be a minimal increase in perceived traffic in the neighborhood. As conditioned by this report and as proposed by the applicant, a sidewalk is being provided on the south side of the new public street extending between 130th and 132nd Avenue NE, any damaged sidewalk on 130th Avenue NE is being replaced along the site's street frontage, and a new sidewalk on 132nd Avenue NE along the site's street frontage is being installed. These sidewalks will improve the current pedestrian circulation system in the neighborhood and improved safety for children walking to Mark Twain Elementary School.

d. **Comment:** Increased impervious surface created by 15 driveways and common lanes will add to water runoff creating surface pools.

Staff Response: The total amount of proposed impervious surface on the site is approximately 29.7% including building footprints, walkways, patios, and driveways. The maximum amount of impervious surface that could occur on the site with a traditional single-family plat is 50%. The proposed decrease in impervious surface is due primarily to the smaller homes and the amount of common open space being provided on the site. The preliminary storm water plans include a combination of infiltration, swales, and detention ponds to accommodate storm water runoff from the proposal. The preliminary plans, which have been designed to meet the 1998 King County Surface Water Design Manual, have been reviewed and approved by the City's Surface Water Engineer.

Refinement of the system design and submittal of final storm water calculations will be required at the time of construction permits.

e. **Comment:** A family of deer, and hawks and eagles have been seen on the site. General concern for the development's impact on wildlife.

Staff Response: The City has no record of deer, hawks or eagles nesting or occupying the site, however, it is certainly possible that the site is used intermittently for migration purposes. To help maintain the site for these purposes, the proposed development incorporates seven open space tracts totaling 17,866 square feet (18.7% of site). Due to the open space areas being provided, the proposed development would have less of an impact on habitat than if the site were developed by a traditional plat. In addition there are other privately owned open space areas in the vicinity as well as the City of Kirkland Woodlands Park located to the west that will continue to provide additional habitat value to wildlife.

2. Additional concerns may be raised after the issuance of this report or at the public hearing, which may require further response or warrant additional conditions of approval.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. Fact: A Determination of Non-significance for this proposal was issued on December 15, 2003. The Determination, Checklist, Subsurface Exploration, Geological Hazard, and Geotechnical Engineering Report, and Traffic Impact Analysis are included in Attachment 6.

2. Conclusion: The SEPA requirements for this proposal have been fulfilled.

E. CONCURRENCY

1. Fact: The Public Works Department has reviewed the application for concurrency. A concurrency test was passed for water and sewer subject to the conditions contained in the Development Standards (Attachment 3). A concurrency test for traffic also passed (See the memo dated June 18, 2003 from the Public Works Department's Traffic Engineer, Attachment 7).

2. Conclusion: The City and the applicant have complied with the concurrency requirements for water, sewer and traffic for the proposed project.

F. APPROVAL CRITERIA

1. SUBDIVISION

a. Facts: Municipal Code Section 22.12.230 states that a plat may be approved only if:

1. There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools; and

2. It will serve the public use and interest and is consistent with the public health, safety, and welfare. The Hearing Examiner shall be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.

Zoning Code Section 152.70.3 states that a Process IIB application may be approved if:

1. It is consistent with all applicable development regulations, and to the extent there is no applicable development regulation, the Comprehensive Plan.

2. It is consistent with public health, safety and welfare.

b. Conclusion: The proposal complies with Municipal Code Section 22.12.230 and Zoning Code Section 152.70.3. It is consistent with the Comprehensive Plan (See Section II.H). With the recommended conditions of approval, it is consistent with the Zoning Code and Subdivision regulations (See Sections II.F and Attachment 3) and there are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. It will serve the public use and interest and is consistent with the public health, safety, and welfare because the proposal will increase the housing supply, choice of housing styles, and promote housing affordability by encouraging smaller homes.

2. INNOVATIVE HOUSING DEMONSTRATION PROJECT

a. Facts: In addition to complying with the approval criteria stated in Section 152.70.3 of the Kirkland Zoning Code (above), the applicant must demonstrate that the approval criteria stated in Ordinance No. 3893, Section 2.b. are met. See discussion below and the applicant's response to the following criteria (Attachment 8).

1. The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property with respect to total floor area of structures and structure sizes.

   The proposal includes 15 single-family homes, 5 more than could be achieved by traditional development. The total site area is 95,644 square feet and the net site area minus the right-of-way being dedicated to the City is 72,429 square feet. At an allowable maximum Floor Area Ratio (FAR) of .50, the 72,429 square foot site would allow a maximum of 36,214 square feet of total floor area under traditional single-family development. This represents 10 typical 7,200 square foot lots with a maximum of approximately 3,600 square feet per unit. The applicant has provided an example how the site could be developed by a traditional plat (See Attachment 9 and Section II.G.6). The proposed floor area per unit is approximately 1,500 square feet on two floors. The total floor area for all 15 homes is approximately 22,500 square feet or a .31 FAR for the entire site. The result is the development of smaller single-family homes than may have been constructed under traditional single-family development.

2. The proposal is not larger in scale and is compatible with surrounding development with respect to size of units, building heights, roof forms, building setbacks from each other and property lines, number of parking spaces, parking location and screening, access, and lot coverage.

   The site is located within a residential area developed by a variety of single-family home ages, architectural styles, sizes and heights. In addition, the variety in the existing development pattern in the vicinity provides for both traditional street frontages with single family homes accessing directly to the adjoining street as well as homes that are located behind other homes with access from a flag lot, access easement, tract or public right-of-way (See Attachment 10). The proposed development includes single-family homes that are of a size, height and include design features that will be compatible with and promote the residential character of the neighborhood. Although building setbacks from lot lines are proposed to be reduced and lot coverage by structures on the individual lots are proposed to be increased, the site configuration and building orientation on the individual lots and the site as a

whole produce an overall site design that is compatible with the variety of development in surrounding area. Access is provided for each home in a traditional manner with driveways provided either directly or indirectly from a public street. One parking space is provided in a garage and a second parking space provided in the driveway of the home.

3. The proposal provides elements that contribute to a sense of community within the development by including elements such as front entry porches, common open space, and common buildings or common spaces within buildings.

   The proposed development includes both front entry porches and patio areas in the back of the houses. Each home borders an open space area that is intended to provide passive recreational opportunities for the residents of the development. A total of 17,866 square feet of open space is provided including the open space tracts located on the north side of proposed NE 97th Street. The integration of the common open space areas into the overall site design, and the orientation of each of the homes and individual lots to these open space areas help contribute to a sense of community that may not be achieved through traditional single family development. The applicant proposes to establish a homeowners association for the development. Homeowners Associations generally include CC&R's that provide for the maintenance of common areas after development has occurred.

4. Any proposed modifications to requirements of the Kirkland Zoning Code, other than those specifically identified in Paragraph c. of this Section or in Sections 3 or Section 4 of this ordinance (Innovative Housing Ordinance 3893) are important to the success of the proposal as an innovative housing project.

   Paragraph c of Section 2 and Section 3 allow modifications from the minimum lot size, and maximum FAR requirements. The proposed development includes modifications from these requirements as well as a modification from the Kirkland Zoning Code requirements related to building setbacks from individual property lines, lot coverage by structure on individual lots and the tree preservation requirements of the Subdivision Code. The specific modification requests include:

(A) A reduction of the required minimum lot size of 7,200 square feet to lots ranging in size from 2,388 to 4,137 square feet. The lot size reduction is important to the success of the proposal since it allows a large percentage of the site to be retained as common open space for the use of all residents of the project and to help buffer the proposed single family homes from adjacent residential properties.

(B) A modification from the maximum allowable 50% FAR on individual lots. The maximum FAR modification requested is on the smallest lot (Lot 2) which is proposed at approximately 62%. Lots 1, 4, 5, 7, 8, 10, 11, 13, 14, and 15 range from slightly over 50% to approximately 62%. The remaining lots (Lots 3, 6, 9, and 12) meet the 50% FAR requirement. The overall FAR for the entire site is .31, well below the maximum FAR of .50 that could be achieved with a traditional single-family plat. The modifications to the FAR requirements are important to the success of the proposal since the modifications will allow for a variety of home sizes and designs on the individual lots to create a more interesting overall site design and more residential choices for homeowners.

(C) A reduction in building setback from individual property lines. The minimum building setbacks in the RSX 7.2 zone are 20-foot front yard, 10-foot rear yard and 5-foot side yards. The following approximate setback reductions are proposed. The applicant proposes to reduce the front yard setback on all of the lots. The minimum proposed front yard setback is approximately 7 feet on Lots 3 and 12. The remaining lots have proposed front yard setbacks ranging from approximately 10 to 15 feet. The applicant proposes to meet the 10-foot rear yard setback on all lots except Lots 1, 2, 3 6, 9, and 12. The minimum rear yard setback proposed is approximately 5 feet. The proposal appears to meet the 5-foot side yard setback on all lots. The setback reductions are important to the success of the project since they allow for a variety of building forms and building modulation on the lots to create a more interesting and compatible overall site design. The landscape treatment on each lot and on the open

space areas will help buffer the homes from the adjacent lots on the site and from the adjoining residential development.

(D) An increase in the allowable 50% lot coverage requirement. With a few exceptions, lot coverage includes buildings, paving and other impervious surfaces. The building footprint and other impervious surfaces vary on individual lots. The proposed site plans are not of a scale to accurately calculate site coverage on the individual lots, however, a preliminary calculation on the smallest lot (Lot 2) has approximately a 53% lot coverage, slightly greater than that permitted by the RSX 7.2 zone. However, the overall lot coverage for the entire site is only 29.7%. For the reasons indicated under paragraph "C" above, the increase in site coverage is important to the success of the proposal.

(E) Kirkland Municipal Code Section 22.28.210 and Ordinance No 3865 require that 25% of all significant trees on the site and all significant trees located within 10 feet of existing property lines be retained. There are a total of 117 significant trees on the site. The applicant is required to retain a total of 29 significant trees, including the 20 significant trees located within 10 feet of the existing property lines. The significant tree retention plan provides for the retention of a total of 22 of the significant trees (18%) including 15 of the 20 significant trees located within 10 feet of the existing property lines. A reduction in the requirement for the retention of significant tree is important to the success of the project since it allows the flexibility necessary to both provide for the construction of required public improvements and provide for variation in building and site design to achieve a development that is more compatible with the adjoining residential properties (See Section II.G.2 for further discussion).

b. Conclusions: The applicant should record with King County CC&R's to provide for continued maintenance of all common open space areas owned by the Association. As conditioned by this report, the proposed development is consistent with the above

criteria required to be met for an Innovative Housing Demonstration Project.

G. DEVELOPMENT REGULATIONS

1. Right-of-Way Dedication:

a. Facts: Municipal Code Section 22.28.090 requires the applicant to comply with the requirements of Chapter 110 of the Zoning Code with respect to dedication and improvement of adjacent right-of-way. Zoning Code Section 110.60 states that if a right-of-way abutting the subject property is not wide enough to contain the required improvements, the applicant shall dedicate as right-of-way a strip of land adjacent to the existing right-of-way that is equal to one-half of the needed additional width. The Public Works Department is recommending that the applicant provide half street improvements along both the 130th Avenue NE and 132nd Avenue NE and dedicate 5 feet of additional right-of-way on both street frontages to accommodate these improvements. Along the proposed NE 97th Street right-of-way (new street) Public works is recommending that the applicant dedicate 35 feet of right-of-way to accommodate the required street improvements. In addition, they are recommending that the applicant provide the ability for future vehicular access to the property to north from NE 97th Street.

b. Conclusion: To provide the ability for future vehicular access to the property to the north from NE 97th Street the applicant should either provide right-of-way across Tract E or including language in the plat recording mylar allowing a road or utility to cross Tract E. The applicant should follow the requirements set in the Zoning Code and Attachment 3, Development Regulations regarding required right-of-way dedication and street improvements.

2. Significant Tree Preservation

a. Fact: Kirkland Municipal Code Section 22.28.210 and Ordinance No 3865 require that 25% of all significant trees on the site and all significant trees located within 10 feet of existing property lines be retained, provided that areas where structures will be located, areas required for access and areas to be cleared for required roads, utilities, sidewalks, trails or storm drainage improvements are exempt from this requirement. There are a total of 117 significant trees on the site including fir, cedar, hemlock, apple, birch, cottonwood, cherry, maple, olive, poplar, and plum. The applicant

is required to retain a total of 29 significant trees, including the 20 significant trees located within 10 feet of the existing property lines. A significant tree retention plan was submitted with the application. The plan provides for the retention of a total of 22 of the significant trees (18%) including 15 of the 20 significant trees located within 10 feet of the existing property lines. Many of the significant trees are located in the proposed right-of-way, within the detention system tracts and within proposed building footprints. This has limited the ability of the applicant to retain all of the required trees. Although the Kirkland Zoning Code provisions for replacement of removed significant trees (KZC Section 95.15.3) do not apply to the subject plat, the applicant is proposing to substitute for the additional seven significant trees that are being removed by planting seven 3" caliper trees within the open space areas on the north end of the site (See Attachment 2.f and g).

b. Conclusion: The applicant has requested a modification from the tree preservation requirements through the provisions of the Innovative Housing Ordinance.

3. Parameters for Compact Single-Family Units :

a. Fact: The table in Section 3 of Ordinance No. 3893 establishes parameters applicable to innovative housing project applications. The parameters include housing types, unit size limits, equivalent units (density), locations, number of developments, public notice, access requirements, development size, parking requirements, and ownership structure. The parameters included in Section 4 of the above ordinance do not apply to the subject application since cottage development is not proposed.

b. Conclusion: The proposal complies with the applicable innovative housing project requirements of Section 3 of Ordinance No 3893 as described below in Section II G.4 –G.13. Also see the applicant's response to these requirements (Attachment 8).

4. Housing Types:

a. Fact: Section 3 of Ordinance No. 3893 allows cottages, compact single-family, duplexes or triplexes, and a combination of the above types. The proposal includes 15 Compact Single-Family units.

b. Conclusion: The proposed complies with the above requirement.

5. Unit Size Limits:

a. Fact: Section 3 of Ordinance No. 3893 limits Compact Single-Family units to a maximum gross floor area of 1,500 square feet. The proposed homes are approximately 1,500 in size, however, actual unit sizes for the 15 homes are proposed to vary somewhat. The above section also requires that a covenant restricting any increase in unit size after initial construction be recorded against the property.

b. Conclusion: None of the homes should exceed 1,500 gross square feet in size. The applicant should record on the final plat mylar a requirement restricting any increase in unit size after the initial construction. As conditioned, the proposal complies with the above requirements.

6. Equivalent Units (Density)

a. Fact: Section 3 of Ordinance No. 3893 allows 1.5 Compact Single Family units for each single-family unit that could be built on the property. The 2.2 acre site is zoned RSX 7.2 which has a minimum lot size of 7,200 square feet. A maximum of 13 units could be constructed on a site of this size if access was provided to the individual lots from existing roadways. However, in this case, a new through public street and right-of-way dedication is required to serve the development. The applicant prepared a conceptual site plan for the development of a traditional 10-lot plat on the site to document the development potential of the site (See Attachment 9). The conceptual site plan provides for a new public street along the south property line with a single-loaded row of 10 lots located north of a new roadway. Lot sizes average 7,200. City maps indicate that there are no steams, wetlands, seismic/landslide hazard areas or other sensitive areas on the site that would limit the development potential of the site. The proposed 15 Compact Single Family units represents 1.5 units for each of the 10 traditional single-family units that could be built on the site.

b. Conclusion: The proposed complies with the above requirement.

7. Locations:

a. Facts: Section 3 of Ordinance No. 3893 allows innovative housing proposals City Wide, but not within 1,500 feet of another

innovative housing proposal under this Ordinance and that no more than two innovative housing proposals per city recognized neighborhood under this Ordinance. Two innovative housing projects have been submitted to the City under the above Ordinance. The subject proposal (Stacy Site) located at 9555 132nd Avenue NE and the Danielson Grove proposal (File No. S-IIB-03-92) located at 10510 128th Avenue NE. The two sites are approximately 2,300 feet apart and both proposals are within the North Rose Hill Neighborhood.

b. Conclusion: The proposed development complies with the above requirement.

8. Number of Developments:

a. Facts: Section 3 of Ordinance No. 3893 allows up to five, with no more than two projects demonstrating the same single housing type. The proposed development is the only project submitted to the City under the above Ordinance that proposes only Compact Single-Family units. The other proposal (Cottage Company, S-IIB-03-92) submitted under the above Ordinance includes a combination of 14 compact single-family homes and two single-family cottage homes.

b. Conclusions: The proposed development complies with the above requirement.

9. Public Notice:

a. Facts: Section 3 of Ordinance No. 3893 requires that public notice include a neighborhood meeting, including City Staff in attendance, normal publishing and posting after application received, and mailing of notice to adjacent residents and property owners within 500 feet of the proposed development. Noticing for the proposed development included a neighborhood meeting on January 29, 2003 and mailing to adjacent residents and property owners within 500 feet of the site that provided for a minimum public comment period between July 31, 2003 and August 18, 2003. Two comment letters were received during this period.

b. Conclusions: The proposed development complies with the above requirement.

10. Access Requirements:

a. Facts: Section 3 of Ordinance No. 3893 allows flexibility for road widths, public vs. private, and turn-around requirements with input from the Public Works Department. The proposed development provides for a 35-foot wide right-of-way for the new public through street (NE 97th Street) with 2 driving lanes and a sidewalk on one (south) side. The Public Works Department has reviewed and approved the proposed preliminary roadway design

b. Conclusions: As conditioned by this report, the proposed access improvements comply with the City's requirements (See Attachment 3).

11. Development Size:

a. Facts: Section 3 of Ordinance No. 3893 allows innovative housing projects of compact single family units with a minimum of 4 units and a maximum of 24 units. The proposed development includes 15 compact single-family units.

b. Conclusions: The proposed development meets the above requirement.

12. Parking Requirements:

a. Facts: Section 3 of Ordinance No. 3893 requires a minimum of 2 parking stalls for units over 1,000 square feet in size. All of the proposed units are over 1,000 square feet in size. One parking stall is provided in the garage and one stall is provided in the driveway of each unit.

b. Conclusions: The proposed development meets the above requirement.

13. Ownership Structure:

a. Facts: Section 3 of Ordinance No. 3893 allows ownership structure to include subdivision, condominium, or a single owner for the entire project (to allow rental). The proposed development includes a subdivision of the site into 15 single-family lots. The applicant proposes to sell the homes, however, the units could be rented in the future.

b. Conclusions: The proposed development meets the above requirement.

H. COMPREHENSIVE PLAN

1. Fact: The subject property is located within the North Rose Hill Neighborhood. Figure XV.F-11 designates the subject property for low-density residential, six dwelling unit per acre (See Attachment 11). The proposed density is approximately 6.8 units per acre, however, Section 2.c.iii of Ordinance 3893 states that the density limitations identified in the Land Use Map of the Kirkland Comprehensive Plan shall be determined to have been met as long as the proposed project does not exceed the equivalent unit calculation identified in Sections 3 or 4 of Ordinance No 3893.

2. Conclusion: The proposal is consistent with the land use designation of the Comprehensive Plan since it does not exceed the equivalent unit calculation (15 units) identified in Sections 3 of Ordinance No 3893.

I. DEVELOPMENT REVIEW COMMITTEE

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards Sheet, Attachment 3. Those comments include routine Zoning Code requirements which will apply to this proposal, Public Works Department requirements for utility extensions, storm water detention, street improvements, right-of-way or easement dedications, and undergrounding of on-site utility lines, and Fire Department requirements for fire lane markings, building sprinklering, fire extinguishers, and alarms, and fire hydrant Storz fittings.

2. Conclusion: The applicant should follow the requirements set forth in Attachment 3.

III. MINOR MODIFICATIONS

The Department of Planning and Community Development shall be administratively authorized to approve modifications to the approved site plan, unless:

A. There is a change in use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use; or

B. The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change.

IV. CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges and judicial review. Any person wishing to file or respond to a challenge or appeal should contact the Planning Department for further procedural information.

A. CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

B. JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

V. LAPSE OF APPROVAL

Under Section 22.16.130 of the Subdivision Ordinance, the owner must submit a final plat to the Planning Department, meeting the requirements of the Subdivision Ordinance and the preliminary plat approval and submit the final plat for recording, within four

years following the date the preliminary plat was approved or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 22.16.110, the running of the four years is tolled for any period of time which a court order in said review proceedings prohibits the recording of the plat.

Under Section 152.115 of the Zoning Code, the applicant must submit to the City a complete building permit application for the construction approved under Chapter 152, within four (4) years after the final approval on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 152.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions. Furthermore, the applicant must substantially complete construction approved under Chapter 152 and complete the applicable conditions listed on the Notice of Approval within six (6) years after the final approval on the matter, or the decision becomes void.

VI. APPENDICES

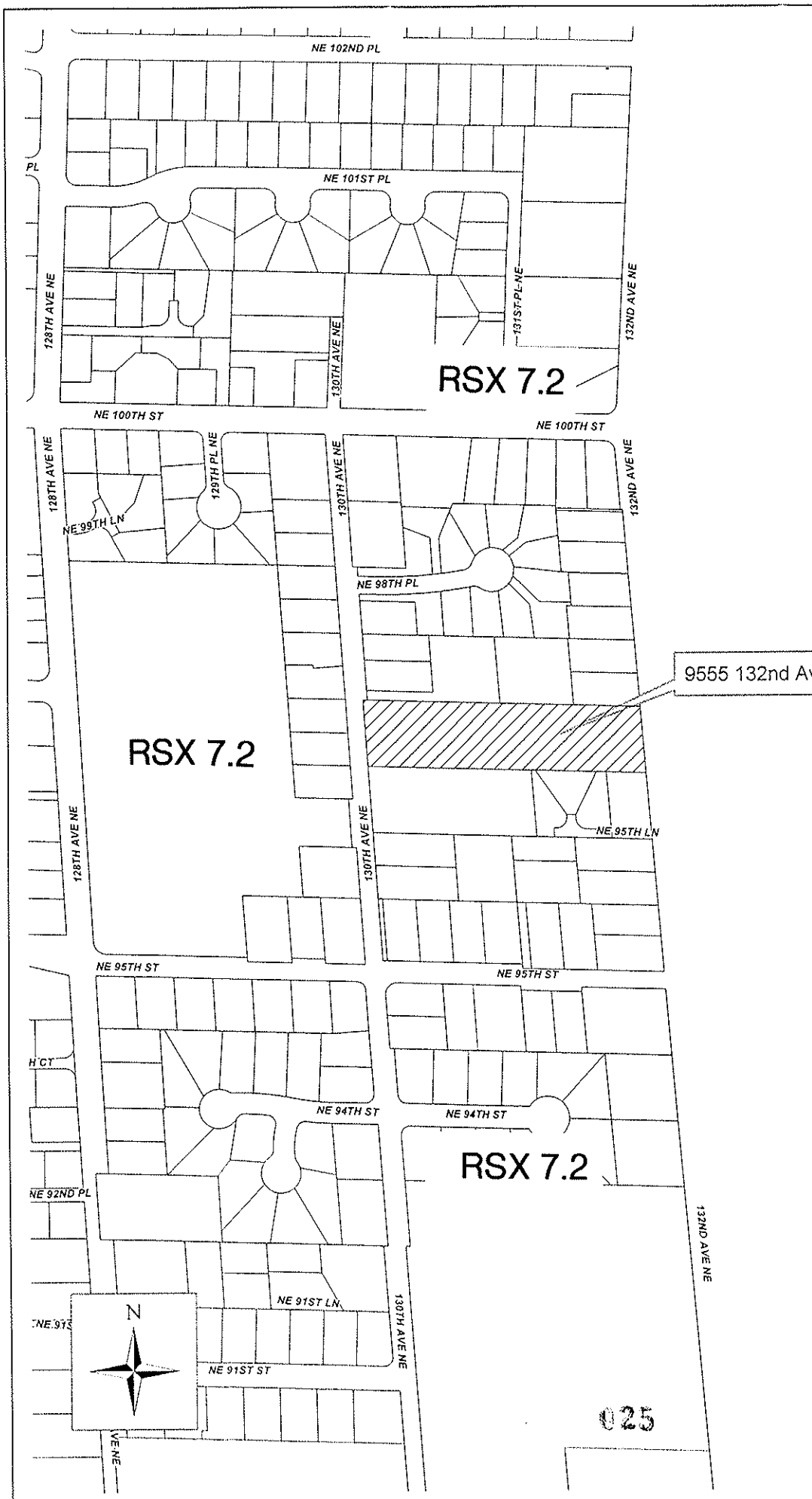
Attachments 1 through 13 are attached.

1. Vicinity Map
2. Proposal Drawings
3. Development Standards
4. Innovative Housing Ordinances
   a. Ordinance 3856
   b. Ordinance 3893
   c. Ordinance 3913
5. Public Comment Letters
   a. Christine Anderson, Emily Anderson, Marvin Brown, August 16, 2003
   b. Betty Lou Crampton, August 17, 2003
6. Environmental Documents
   a. Determination of Non-Significance
   b. Environmental Checklist
   c. Geotechnical Report
   d. Traffic Impact Analysis
7. Memo dated June 18, 2003 from Thang Nguyen, City of Kirkland Traffic Engineer Transportation Analysis/Concurrency
8. Applicant Response to Innovative Housing Ordinance requirements and Criteria
9. Comparison/Traditional Single-Family Plat
10. Adjacent Development Pattern
11. Comprehensive Plan - Figure XV.F-11
12. Maintenance Agreement
13. Concomitant Agreement

PARTIES OF RECORD

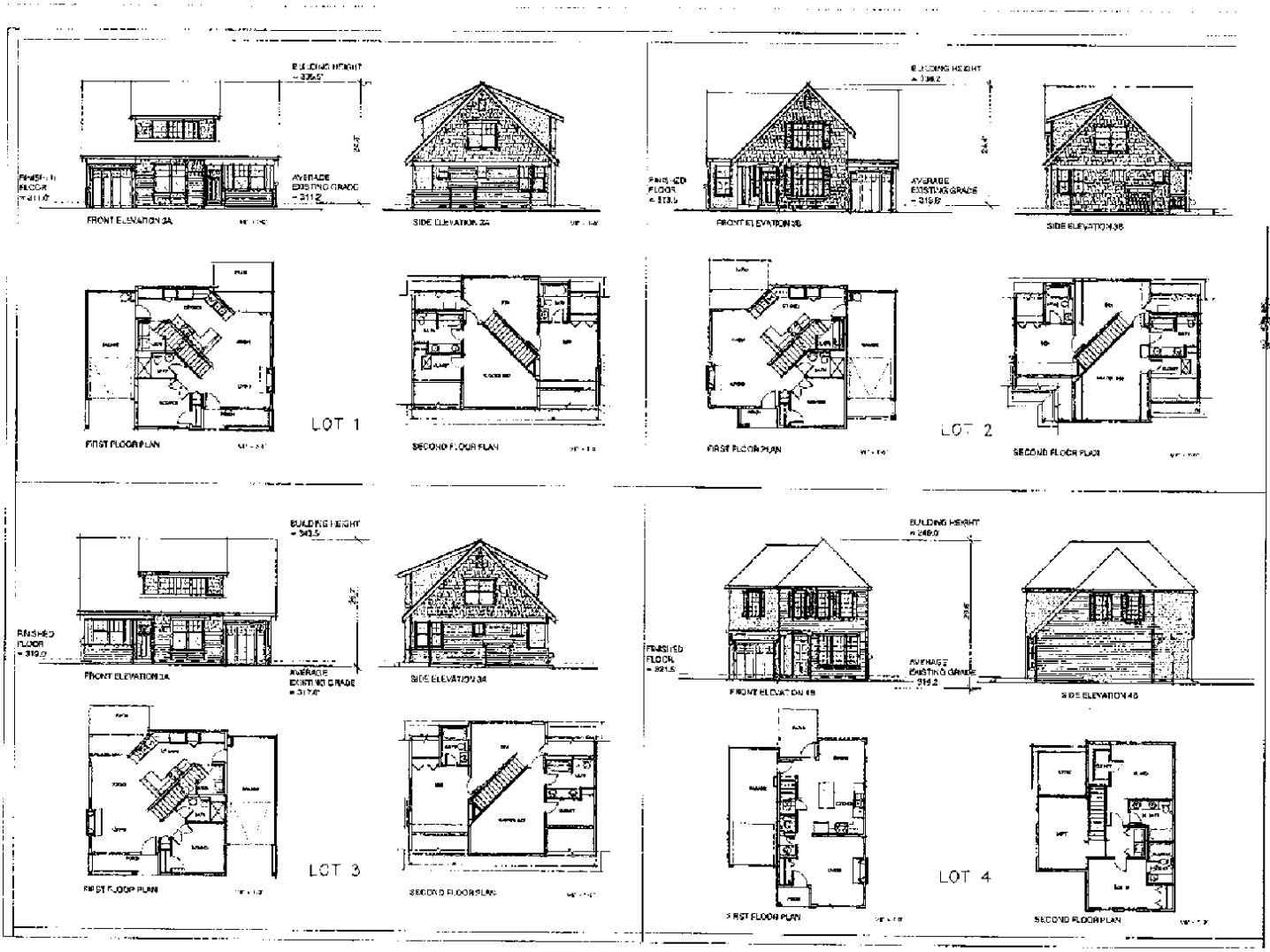
John Harkness, Camwest Development, 9720 NE 120th Place, Suite 100, Kirkland, Wa. 98034
Christine and Emily Anderson and Marvin Brown, 9541 130th Avenue NE, Kirkland, Wa. 98033
Betty Lou Crampton, 12647 NE 87th Street, Kirkland, Wa. 98033
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

Stacy Project



ATTACHMENT 1

S-IIB-03-60



ATTACHMENT 2B
S-ZB-03-60

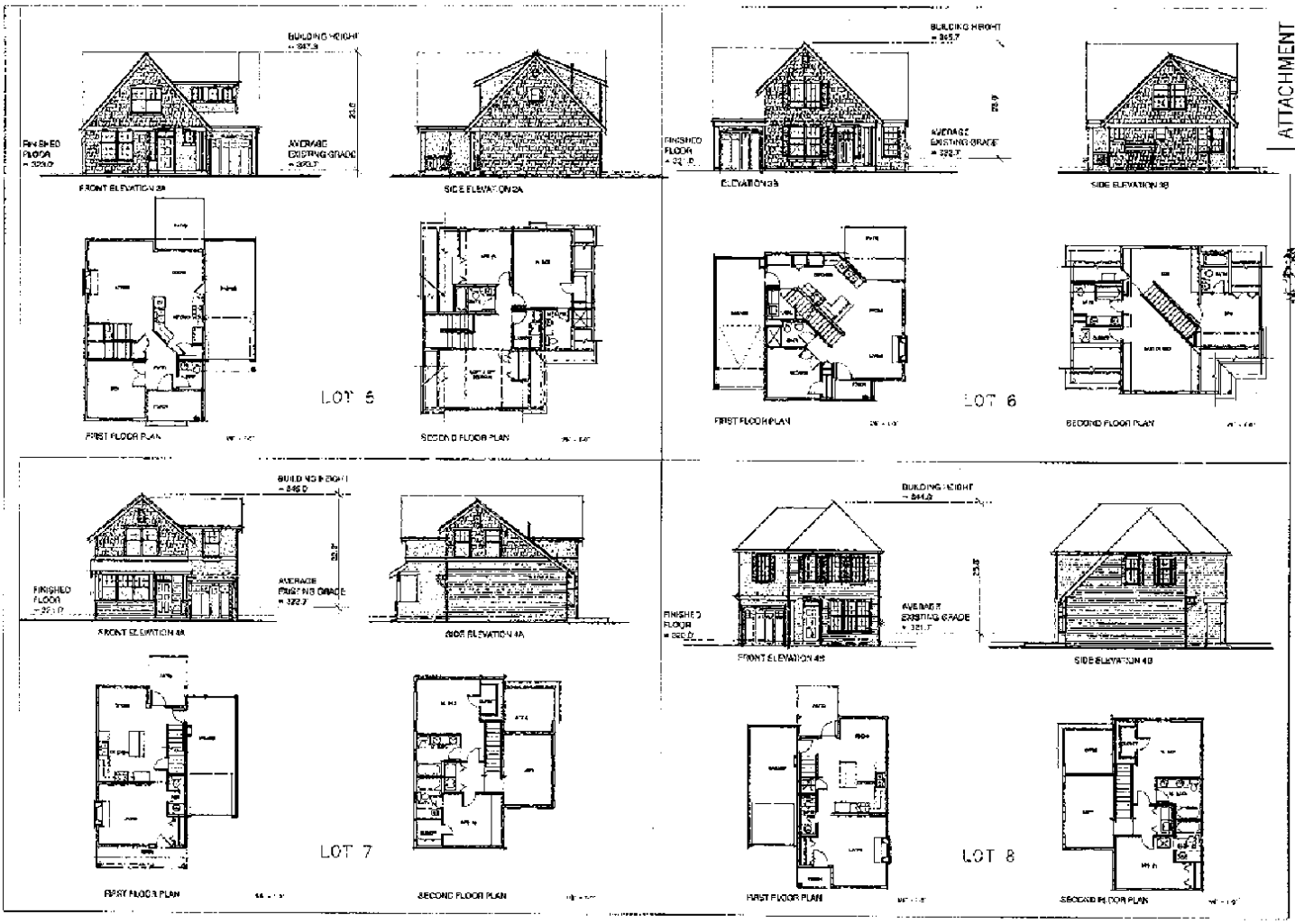
CAMWEST DEVELOPMENT
STACY PROPERTY

FOR PERMIT ONLY

A.1

ATTACHMENT 26

S-18-03-60



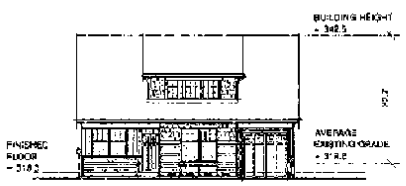
CAMWEST DEVELOPMENT
STACY PROPERTY

FOR PERMIT ONLY

A.2

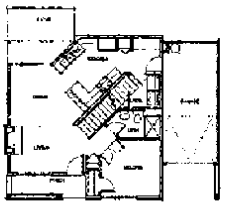
ATTACHMENT 2C

S-ZCB-03-40



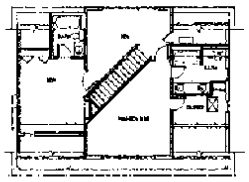
FRONT ELEVATION 3A

SIDE ELEVATION 3A



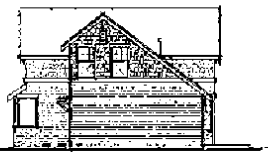
FIRST FLOOR PLAN

LOT 9

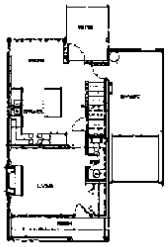


SECOND FLOOR PLAN

FRONT ELEVATION 4A

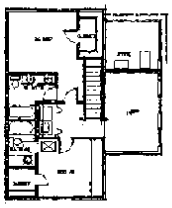


SIDE ELEVATION 4A

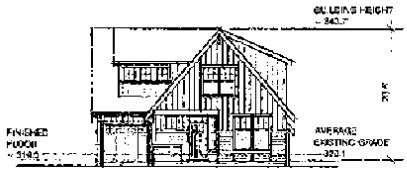


FIRST FLOOR PLAN

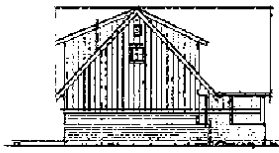
LOT 10



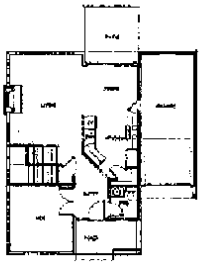
SECOND FLOOR PLAN



FRONT ELEVATION 2B

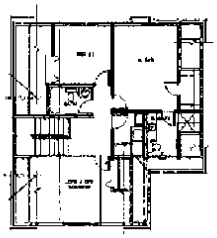


SIDE ELEVATION 2B

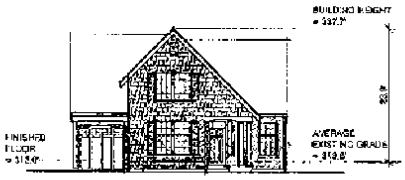


FIRST FLOOR PLAN

LOT 11

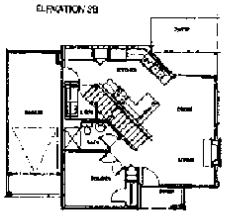


SECOND FLOOR PLAN



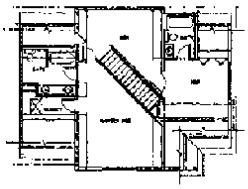
ELEVATION 3B

SIDE ELEVATION 3B



FIRST FLOOR PLAN

LOT 12



SECOND FLOOR PLAN

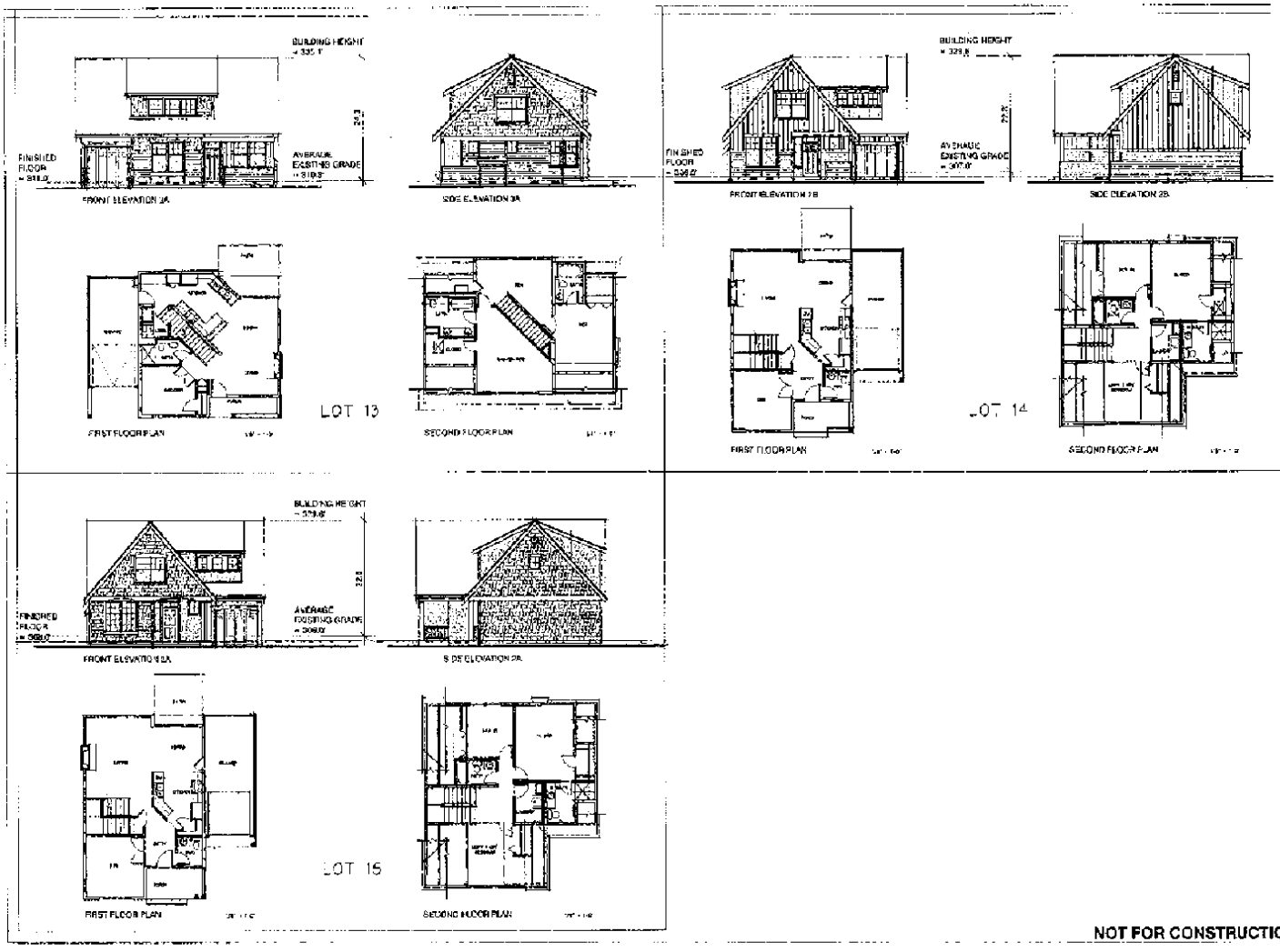
NOT FOR CONSTRUCTION

CAMWEST DEVELOPMENT
STACY PROPERTY

FOR PERMIT ONLY

A.3

ATTACHMENT 2d
S-ZB-03-60



CAMWEST DEVELOPMENT
STACY PROPERTY

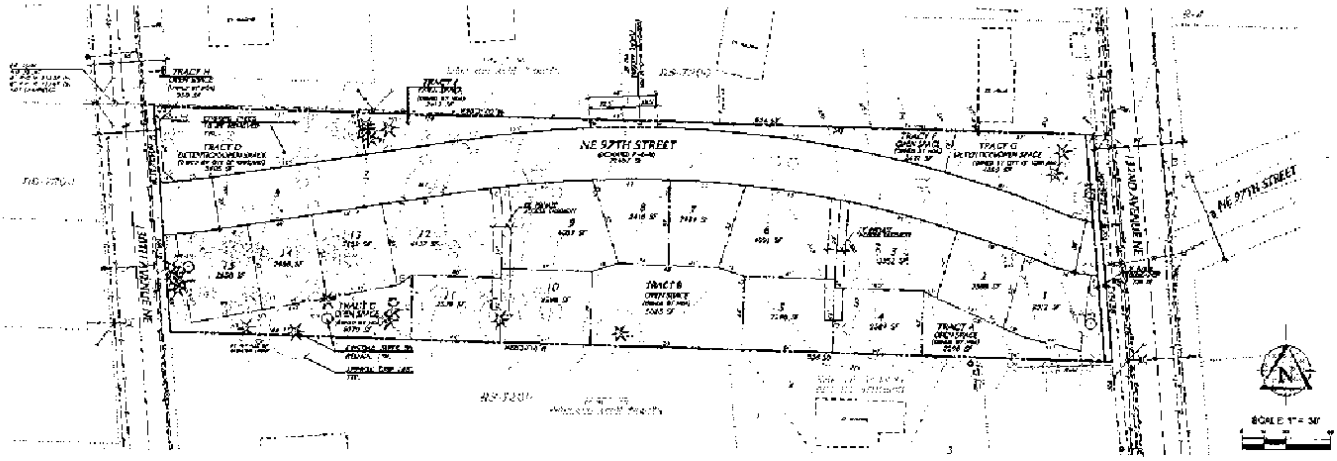
FOR PERMIT ONLY

A.4

NOT FOR CONSTRUCTION

A PORTION OF NE 1/4, NE 1/4, SEC. 4, TWP. 25N, RGE. 5E. W.M.

STACY PROPERTY



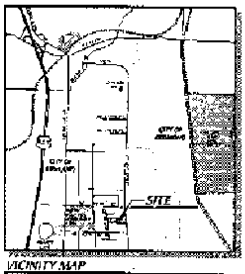
SITE INFORMATION

TREE LEGEND

TREE RETENTION

BASIS OF BEARING

LEGAL DESCRIPTION



VICINITY MAP

INDEX

1 COVER SHEET / PRELIMINARY PLAT
2 PRELIMINARY STORM DRAINAGE & UTILITY PLAN
3 PRELIMINARY LANDSCAPE PLAN
1 of 1 BOUNDARY AND TOPOGRAPHIC SURVEY

INNOVATIVE HOUSING DEMONSTRATION PROJECT
PRELIMINARY PLAT

STACY PROP.

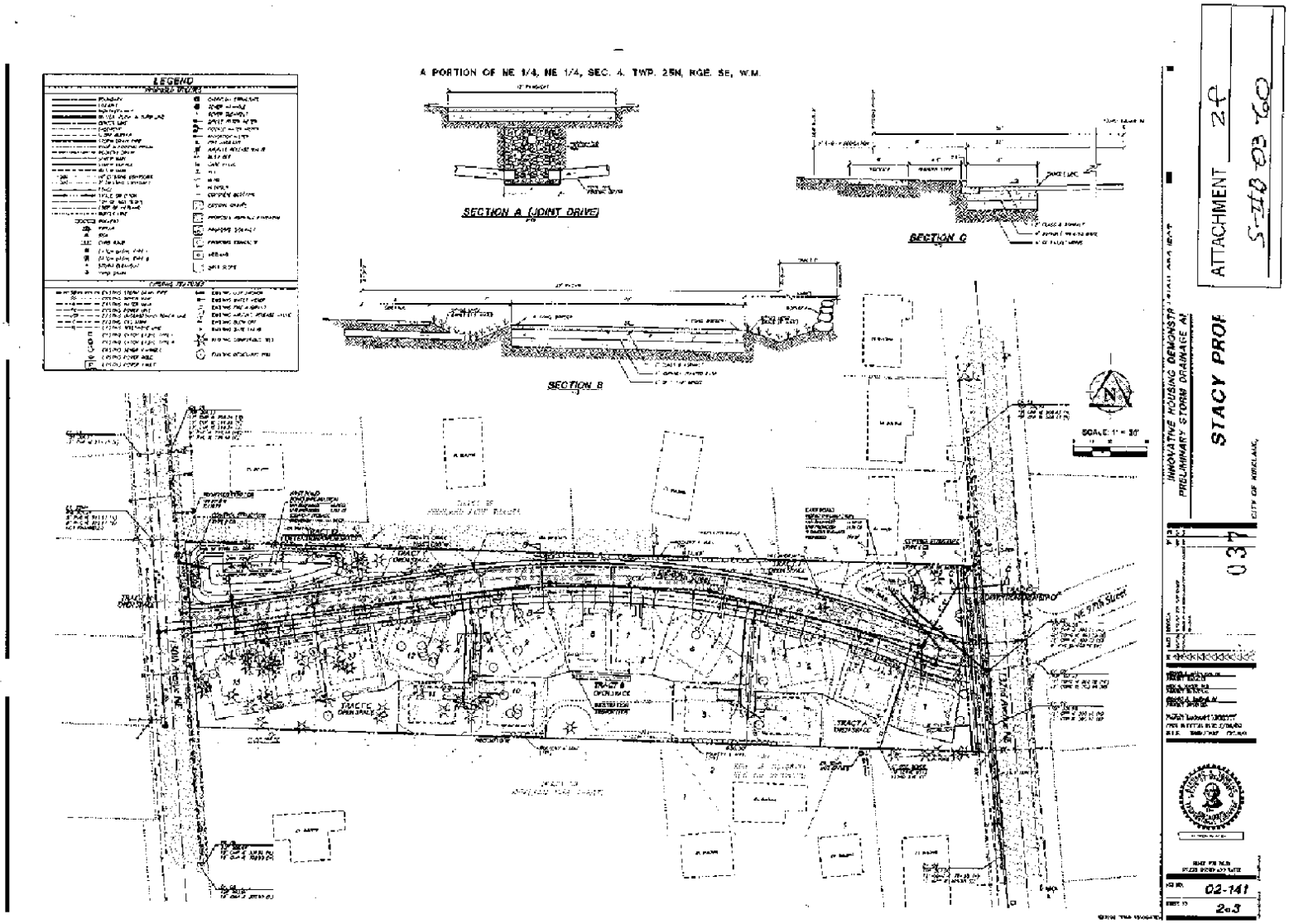
CITY OF KIRKLAND

35

ATTACHMENT 2e
S-IID-03-60

02-141

1 of 3


A PORTION OF NE 1/4, NE 1/4, SEC. 4, TWP. 25N, RGE. 5E, W.M.
LEGEND
SECTION A (JOINT DRIVE)
SECTION C
SECTION B
SCALE: 1" = 30'
TRACT A OPEN SPACE
TRACT B OPEN SPACE
TRACT C OPEN SPACE
NE 9th Street
INNOVATIVE HOUSING DEMONSTR
PRELIMINARY STORM DRAINAGE AN
STACY PROP
CITY OF KIRKLAND
037
ATTACHMENT 2f
S-IB 03 60
02-141
2 of 3

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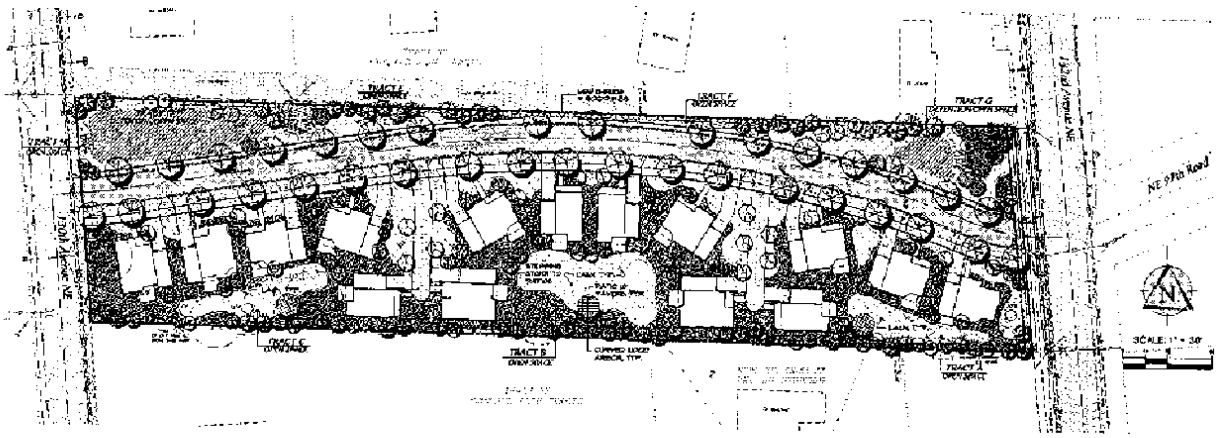


Preliminary Plant List

Street Trees-Deciduous (2" caliper, 25' O.C.)

Accent Trees-Deciduous (1-1/2" caliper)

Coniferous Trees (5'-8' ht.)

Natural Buffer

Tree Retention

Tall Shrubs (24"-36" tall)

Low/Medium Shrubs (18"-24" tall)

Groundcover Perennials (4" pots)

Seeded Lawn

Moisture tolerant planting

INNOVATIVE HOUSING DEMONSTRATION
PRELIMINARY LANDSCAPE/TREE

STACY PROJ

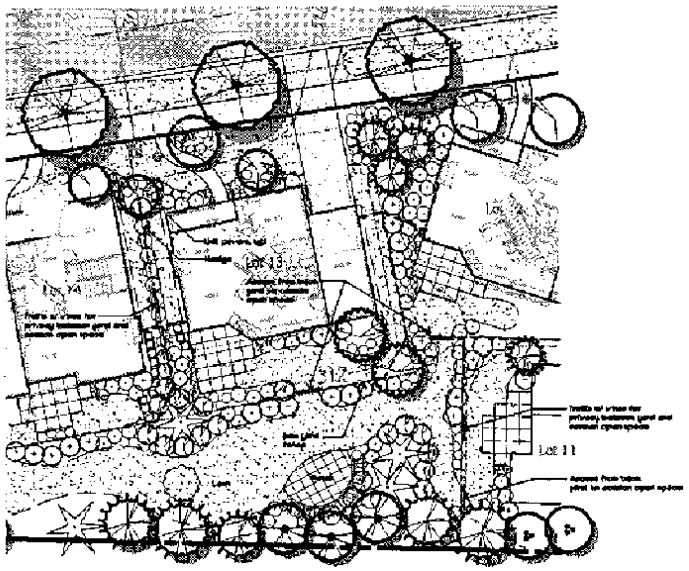
CITY OF KIRKLAND

ATTACHMENT 29
S-II-B-03-60

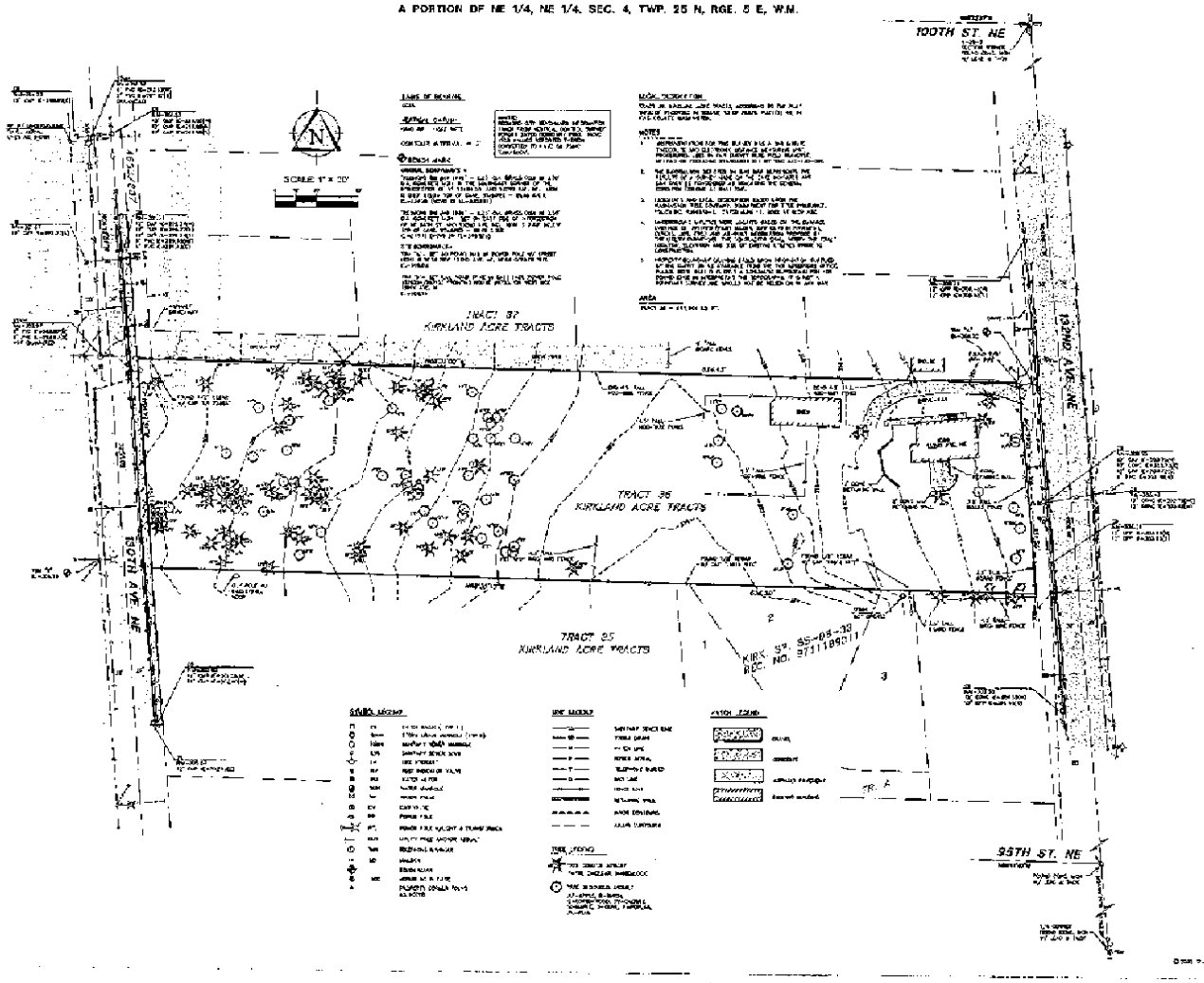
02-141

3 of 3

A PORTION OF NE 1/4, NE 1/4, SEC. 4, TWP. 25N, RGE. 5E, W.M.


Lot 10
Lot 11
Lot 12
Lot 14
Lot 15
Lawn
Lawn
Lawn

A PORTION OF NE 1/4, NE 1/4, SEC. 4, TWP. 25 N, RGE. 5 E, W.M.



BOUNDARY & TOPOGRAPHIC SURVEY

CAM WEST D

STACY

9555 12

CITY OF REDMOND

ATTACHMENT 21

S-IIB-03-60

043

02-141

1 of 1

CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189 (425) 828-1257

Date:
12/17/2003

DEVELOPMENT STANDARDS
CASE NO.: ZON03-00025
PCD FILE NO.:S-IIB-03-60

BUILDING DEPARTMENT CONDITIONS

Buildings must comply with 1997 editions of the Uniform Building, Mechanical, Plumbing and Fire Codes as adopted and amended by the State of Washington and the City of Kirkland.

Structure must comply with Washington State Energy Code (WAC 51-11); and the Washington State Ventilation and Indoor Air Quality Code (WAC 51-13).

Structures must be designed for seismic zone III, wind speed of 80 miles per hour and exposure B.

The applicant is cautioned to investigate the implications of the Federal Fair Housing Regulations and should contact HUD for further information. (Seattle Regional HUD Fair Housing Office, Phone # (206) 220-5175 - contact Lou Watkins).

Demolition permit(s) required for removal of existing structures. Ref.: UBC Section 106.1

All internal lot lines must be vacated. Contact Planning Department for information regarding regarding Lot Line Adjustment. Ref. UBC 503 & Table 5-A

All private roads shall have approved identifying signs posted prior to combustible construction. Identifying signs shall conform to the following: 1. All signs shall be 6" wide green painted aluminum with 4" white reflectorized letters. 2. All signs shall be mounted on 4" x 4" treated wooden posts or 2" schedule 40 galvanized pipe. 3. All signs shall be mounted with the bottom of the sign 7 feet above finished grade. 4. Signs posted at the intersection of private roads and public right-of-ways shall be designated "Private Road" below the road identification sign. "Private Road" signs shall be 6" wide green painted aluminum with 4" white reflectorized letters.

Overhangs (eaves) may extend no closer than 2' to property line. If overhang is between 2 to 3' to property line it must be of one hour construction. Ref.: UBC 503.2.1, 705

Land Surface Modification permit required. Inspections will be conducted by the Department of Public Works.

Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through. Exception: The triangular openings formed by the riser, tread and bottom element of a guardrail at open side of a stairway may be of such size that a sphere 6 inches in diameter cannot pass through. Ref.: UBC 509

ATTACHMENT 3
S-IIB-03-60

Clothes dryer exhaust ducts shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination. Ducts for exhausting clothes dryers shall not be connected or installed with sheet metal screws or other fasteners which will obstruct the flow. Clothes dryer moisture exhaust ducts shall not be connected to a gas vent connector, gas vent or chimney. Unless otherise permitted or required by the dryer manufacturer's installation instructions, and approved by the building official, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90-degree elbows. Two feet shall be deducted for each 90-degree elbow in excess of two. The installation of commercial clothes dryer exhaust ducts shall comply with the appliance manufacturer's installation instructions. UMC 504.3.2

Anchorage of Appliances: Appliances designed to be fixed in position shall be securely fastened in place. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads within the stress limitations specified in the Building Code. All floor supported mechanical equipment and fixed appliances shall be anchored to the structure to resist displacement vertically and on both horizontal axis due to seismic motion. Suspended mechanical equipment and appliances shall have rigid vertical hangers and be braced in both horizontal directions. Connections by pipes or ducts which are not themselves adequately anchored shall not be acceptable as equipment or appliance anchors. Approved factory-fabricated isolation cushions and dampers are permitted between supports or braces and the equipment housing. In no case shall flues or vents be used to support or restrain equipment or appliances. Ref.: UMC 304.4

As defined by WAC 51-32-223 these structures are of "unusually tight construction" and therefore gas fired hot water tanks and furnaces must be provided with outside combustion air. As such these appliances must be installed in an enclosure, insulated (walls, floor/ceiling, roof/ceiling and door) as required for the energy compliance path chosen. Ref.: UMC 701.2 (Note: Combustion air ducts shall not be installed so as to require openings in or penetrations through construction where fire dampers are required. Ref.: UMC 702.2

In addition to the required pressure relief valve, an approved, listed expansion tank or other device designed for intermittent operation for thermal expansion control shall be installed whenever the building supply pressure is greater than the required relief valve pressure setting or when any device is installed that prevents pressure relief through the building supply. The tank or device shall be sized in accordance with the manufacturer's recommendation. Ref.: 1991 UPC 1007 (c), second paragraph.

Standards for waterclosets. The guideline for maximum water use allowed in gallons per flush (gpf) for any of the following waterclosets is the following: Tank-type toilets - 3.5 gpf; Flushometer-valve toilets - 3.5 gpf; Flushometer-tank toilets - 3.5 gpf; Electromechanical hydraulic toilets - 3.5 gpf. Ref.: WAC 51-18-030.

The guideline for maximum water use allowed for any showerhead is 3.0 gallons per minute. Ref.: WAC 51-18-030

The guideline for maximum water use allowed in gallons per minute (gpm) for any of the following faucets and replacement aerators is the following: Bathroom faucets - 3.0 gpm; lavatory faucets - 3.0 gpm; kitchen faucets - 3.0 gpm; replacement airators - 3.0 gpm. Ref.: WAC 51-18-030.

PUBLIC WORKS CONDITIONS:

CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.

All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

SANITARY SEWER CONDITIONS:

The applicant shall extend/improve the existing public sewer system to provide sanitary sewer service for each lot within the proposed project. The project will be required to construct the following sewer improvements:
A) Extend an 8" sewer main along the property frontage on 130th Ave. NE and terminate with a manhole at the south end.
B) Extend an 8" sewer main along NE 97th St (new access street) as shown on the revisions received October 31, 2003.
C) Extend an 8" sewer main to 132nd Ave. NE at the northeast property corner as shown on the revisions received October 31, 2003.
D) Extend a 6" side sewer stub through a 10' wide sewer easement to the property addressed 9545 132nd Ave. NE as shown on the revisions received October 31, 2003.

Provide a separate side sewer stub for each lot/house in the project.

Provide a plan and profile design for the sewer line extension.

WATER SYSTEM CONDITIONS:

The applicant shall extend/improve the existing public water system to provide potable water service for each lot. Extend an 8" water main along NE 97th Street between the existing water mains in 130th Ave. NE and 132nd Ave. NE.

Provide a separate 1" minimum water service from the water main to the meter for each lot/house; City of Kirkland will set the water meter.

Provide fire hydrants per the Fire Departments requirements.

STORM WATER CONDITIONS:

Provide temporaray and permanent storm water control per the 1998 King County Surface Water Design Manual. The preliminary storm plans, which include a combination of infiltration, swales, a rain garden, and a detention pond, have been reviewed and approved by the City's Surface Water Engineer. Additional refinement of the design and submittal of the final calculations will be necessary.

Provide an erosion control plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the 1998 King County Surface Water Design Manual.

Provide a separate storm drainage connection for each lot/house.

Provide a plan and profile design for the storm sewer system.

Provide collection and conveyance of right-of-way storm drainage.

STREET IMPROVEMENT CONDITIONS:

The subject property abuts 130th Ave NE & 97th Ave. NE (neighborhood access type streets) and 132nd Ave. NE (an arterial type street). Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

Along the property frontage on 130th Ave. NE:
1) *Remove and replace any cracked curb, gutter, or sidewalk.*
2) Plant street trees 30 feet on-center behind the existing sidewalk except in the area where there are existing trees.
3) Dedicate a 5-ft wide public landscape and utility easement.

The applicant shall install the following half street improvements within 132nd Ave. NE along the subject property: widen the street to 22 ft. from centerline to face of curb, install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk. A 5 ft. right-of-way dedication will be necessary to encompass the improvements

Along NE 97th St., the following will be required:
A) Dedicate a minimum of 35 feet of right-of-way.
B) In order to preserve the ability to install a private or public road or utility across Tract E, a portion of the tract shall be dedicated as public right-of-way. The dedication shall be 45 ft. in *width and span between the north side of NE 97th St. and the north property line of the* subject property. The dedication shall be centered on the north/south property line between the two single family lots directly to the north (addressed 9714 and 9716 130th Ave. NE).
C) Pave the street 20 feet wide.
D) Install storm drainage collection and conveyance along both sides as depicted on the civil engineering preliminary plans.
E) Install a 2-ft. wide concrete gutter along both sides of the asphalt (gutter must be 6-inch minimum thickness). *The gutter can be included in the required 20-ft wide street width.*
F) Install a 7-ft. wide planter strip with street trees 30 ft. on-center along both sides of the street. The trees should be planted 2.5-ft behind the gutter.
G) Install a 5 ft. wide sidewalk along the south side of the street (behind the planter strip).
H) A sidewalk will not be required along the north side of the street because the project does not "front" on that side of the street. Normally, when a development does not front on both sides of the street, only half-street improvements are required. In this case, the street is being fully improved but the *sidewalk is not required.*
I) The plat recording mylar shall include language stating that the homeowners association shall be responsible for maintaining the landscaping in all of the tracts and right-of-way within the plat.

A 2-inch asphalt street overlay will be required where more than three utility trench crossings occur with 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.

The driveway for the lot/house closest to 132nd Ave. NE and 130th Ave. NE shall be located on the side of the house farthest from the street. The site plan shows the driveways on the wrong side of the house.

The driveway for each lot shall be long enough so that parked cars do not extend into the access easement or right-of-way (20 ft. min.).

Install "NO PARKING ANYTIME" signs along the north side of NE 97th Street.

Install new monuments at the intersection of NE 97th St. and 132nd Ave. NE and NE 97th St. and 130th Ave. NE

Prior to the final of the building or grading permit, pay for the installation of stop and street signs at the new intersections.

It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.

Underground all new and "existing" on-site utility lines and overhead transmission lines.

Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is infeasible. If undergrounding is not feasible, the applicant is required to sign a concomitant agreement to underground the overhead lines at a future date. In this case, the Public Works Director has determined that undergrounding of existing overhead utility lines on 132nd Ave. NE and 130th Ave. NE is infeasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a concomitant agreement. The applicant shall submit a signed and notarized concomitant agreement, as set forth in Attachment _____, to underground all existing utility lines bordering the subject property to be approved the the Department of Public Works and recorded with the King County Records and Elections Division.

For any deferred improvements associated with a subdivision, the final recorded subdivision mylar shall include a condition requiring all associated lots to sign a concomitant agreement for the deferred improvement prior to the issuance of a building permit for said lot. The City Attorneys office will draft language for condition.

New street lights are required per Puget Power design and Public Works approval. Design must be submitted prior to issuance of a grading or building permit.

This project is subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal *Code. The impact fees shall be paid prior to issuance of the Building Permit(s) for the* proposed project.

All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at www.ci.kirkland.wa.us.

CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.828.1257
www.ci.kirkland.wa.us

DEVELOPMENT STANDARDS LIST

File: Stacy Plat and Innovative Housing Project, S-IIB-03-60

Subdivision Standards

22.28.030 Lot Size. Unless otherwise approved in the preliminary subdivision or short subdivision approval, all lots within a subdivision must meet the minimum size requirements established for the property in the Kirkland zoning code or other land use regulatory document.

22.28.130 Vehicular Access Easements. The applicant shall comply with the requirements found in the Zoning Code for vehicular access easements or tracts.

22.28.210 Significant Trees. The applicant shall retain at least twenty-five percent of the healthy significant trees, together with any associated groundcover or understory vegetation necessary to assure long-term health and prevent erosion. In addition, the applicant shall retain all of the significant trees located within 10 feet of the existing property lines. A tree retention plan was submitted with the short plat. See the Planning Department's staff report for recommended modifications from the tree retention requirements. All trees designated to be saved under the tree retention plan must be retained, unless a modification to the tree retention plan is approved by the Department of Planning and Community Development.

22.32.010 Utility System Improvements. All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

22.32.030 Stormwater Control System. The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

22.32.050 Transmission Line Undergrounding. The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

22.32.060 Utility Easements. Except in unusual circumstances, easements for utilities should be at least ten feet in width.

27.06.030 Park Impact Fees. New residential units are required to pay park impact fees prior to issuance of a building permit. The impact fee for new single-family dwelling units is $612. The impact fee for new multifamily dwelling units is $430. Exemptions and/or credits may apply pursuant to KMC 27.06.050 and DMC 27.06.060.

Prior to Recording:

22.16.030 Final Plat - Lot Corners. The exterior plat boundary, and all interior lot corners shall be set by a registered land surveyor.

22.16.040 Final Plat - Title Report. The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the subdivision documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a

description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.
22.16.150 Final Plat - Improvements. The owner shall complete or bond all required right-of-way, easement, utility and other similar improvements.
22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.
22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.
22.32.080 Performance Bonds. In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the Northshore Utility District, for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

Prior to occupancy:
22.32.020 Water System. The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.
22.32.040 Sanitary Sewer System. The developer shall install a sanitary sewer system to serve each lot created.
22.32.90 Maintenance Bonds. A two-year maintenance bond may be required for any of the improvements or landscaping installed or maintained under this title.

Zoning Code Standards
85.25.1 Geotechnical Report Recommendations. The recommendations contained in the Geotechnical Report prepared by Associated Earth Sciences, Inc. dated November 20, 2002 shall be implemented.
85.25.3 Geotechnical Professional On-Site. A qualified geotechnical professional shall be present on site during land surface modification and foundation installation activities.
105.10.2 Pavement Setbacks. The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.
105.20 Required Parking. Two parking spaces are required for each single-family home.
110.60.8 Street Trees. All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.
115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment between the hours of 8 p.m. and 7 a.m., Monday through Saturday, and all day on Sundays or holidays which are observed by the City, unless written permission is obtained from the Planning Official.

115.40 Fence Location. Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.
115.42 Floor Area Ratio (F.A.R.) limits. Floor area for detached dwelling units is limited to a maximum floor area ratio in low density residential zones. See Use Zone charts for the maximum percentages allowed. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council. See the Planning Department's Staff Report for recommended modifications from the FAR requirements.
115.43 Garage Setback Requirements for Detached Dwelling Units in Low Density Zones. The garage must be set back five feet from the remaining portion of the front façade of a dwelling unit if: the garage door is located on the front façade of the dwelling unit; and the lot is at least 50 feet wide at the front setback line; and the garage width exceeds 50 percent of the combined dimensions of the front facades of the dwelling unit and the garage. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.
115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.
115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations including: wood decks; access easements or tracts serving more than one lot that does not abut a right-of-way; detached dwelling unit driveways that are outside the required front yard; grass grid pavers; outdoor swimming pools; and pedestrian walkways. See Section 115.90 for a more detailed explanation of these exceptions and the Planning Department's Staff Report for recommended modifications from these requirements.
115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.
115.115.3.g Rockeries and Retaining Walls. Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.
115.115.3.n Covered Entry Porches. In low density residential zones, covered entry porches on detached dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

115.115.3.o Garage Setbacks. In low density residential zones, garages meeting certain criteria in this section can be placed closer to the rear property line than is normally allowed in those zones.
115.115.5.a Driveway Width and Setbacks. For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall not be closer than 5 feet to any side property line unless certain standards are met.
115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.
145.22.2 Public Notice Signs. Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs and return them to the Department of Planning and Community Development. The signs shall be disassembled with the posts, bolts, washer, and nuts separated from the sign board.

Prior to recording:
110.60.5 Landscape Maintenance Agreement. The owner of the subject property shall sign a landscape maintenance agreement, in a form acceptable to the City Attorney, to run with the subject property to maintain landscaping within the landscape strip and landscape island portions of the right-of-way (see Attachment __). It is a violation to pave or cover the landscape strip with impervious material or to park motor vehicles on this strip.
110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

Prior to issuance of a grading or building permit:
85.25.1 Geotechnical Report Recommendations. A written acknowledgment must be added to the face of the plans signed by the architect, engineer, and/or designer that he/she has reviewed the geotechnical recommendations and incorporated these recommendations into the plans.
95.15.4 Tree Protection Techniques. In order to provide the best possible conditions for the retention of significant trees, the applicant shall construct a temporary but immovable 4 foot high chain-link fence generally corresponding to the drip line of each tree or group of trees shown on the tree retention plan to be retained. Additional tree protection measures may be required of the applicant. The protective fencing must remain in place throughout the demolition, clearing, grading, excavation, and construction processes, including the construction of homes. No grading, operation of heavy equipment, stockpiling, or excavation may occur inside the protective fences.

Prior to occupancy:
85.25.3 Geotechnical Professional On-Site. The geotechnical engineer shall submit a final report certifying substantial compliance with the geotechnical recommendations and geotechnical related permit requirements.

107.90 Maintenance Bonds. The applicant shall establish a two-year maintenance bond to ensure maintenance of the storm water system.

110.75 Bonds. The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter.

ORDINANCE 3856

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO AN INTERIM ZONING ORDINANCE TO REGULATE INNOVATIVE HOUSING DEMONSTRATION PROJECTS AND ESTABLISHING A SELECTION PROCESS FOR SUCH PROJECTS.

WHEREAS, the City has the authority to adopt an interim zoning ordinance pursuant to RCW 35A.63.220 and 36.70A.390; and

WHEREAS, the Kirkland City Council has determined that there is a need for an interim zoning ordinance to regulate innovative housing demonstration projects; and

WHEREAS, pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing on the interim zoning ordinance herein established was held prior to the adoption of this ordinance.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

PART I.

Section 1. The Kirkland City Council makes the following findings:

a. The purpose of this interim zoning ordinance is to allow development of a limited number of projects that demonstrate housing choices not currently available in Kirkland's single-family neighborhoods.

b. The innovative housing styles that will be allowed in all RS and RSX zones under this ordinance are cottages, compact single-family homes, and duplexes and triplexes designed to look like single-family homes. Maximum unit sizes and the number of units allowed in lieu of each traditional single-family home (equivalent units) for each of these innovative housing styles are identified in Section 3 and Section 4 of this ordinance.

c. The goals of innovative housing are to:

i. Increase housing supply and the choice of housing styles available in the community through projects that are compatible with existing single-family developments; and

ii. Promote housing affordability by encouraging smaller homes.

d. The City is currently implementing a work plan to develop zoning code amendments that specifically address innovative housing projects; and

e. Until permanent ordinances regarding innovative housing projects can be implemented, there is a need to allow regulated innovative housing projects.

ATTACHMENT 4a
S-IIB-03-60

Section 2. Process IIB permit.

a. The City shall use Process IIB as described in Chapter 152 of the Kirkland Zoning Code to review and decide on innovative housing demonstration projects, except that the notice of the application shall be given to property owners within 500 feet of any boundary of the subject property. In addition, a neighborhood meeting following guidelines established by the Planning Department and including attendance by City staff shall be required prior to application submittal.

b. In addition to complying with the approval criteria stated in Section 152.70.3 of the Kirkland Zoning Code, the applicant must demonstrate that:

i. The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property with respect to total floor area of structures and structure sizes.

ii. The proposal is not larger in scale and is compatible with surrounding development with respect to size of units, building heights, roof forms, building setbacks from each other and property lines, number of parking spaces, parking location and screening, access, and lot coverage.

iii. The proposal provides elements that contribute to a sense of community within the development by including elements such as front entry porches, common open space, and common buildings or common spaces within buildings.

iv. Any proposed modifications to requirements of the Kirkland Zoning Code, other than those specifically identified in Paragraph c. of this Section or in Sections 3 or Section 4 of this ordinance, are important to the success of the proposal as an innovative housing project.

c. 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 Paragraph c. as well as parameters identified in Sections 3 and 4 of this ordinance will apply to innovative housing demonstration projects and will prevail if they conflict with normal regulations. All other regulations and requirements of the City of Kirkland will continue to apply, except that applicants may propose additional modifications to the Kirkland Zoning Code, as provided for in paragraph b. of this Section.

i. The minimum lot size, restriction of not more than one dwelling unit per lot, maximum Floor Area Ratio, and minimum number of required parking spaces found in Kirkland Zoning Code Section 15.10 and 17.10 shall be replaced by the standards identified in Sections 3 or 4 of this ordinance.

ii. The vehicular access standards of Kirkland Zoning Code Section 105.10 shall be determined based on the number of single-family units that the equivalent innovative housing units are replacing. The modification provisions of Kirkland Zoning Code Section 105.103 may be used to allow

further flexibility to the vehicular access requirements for the proposed project.

iii. The density limitations identified in the Land Use Map of the Kirkland Comprehensive Plan shall be determined to have been met as long as the proposed project does not exceed the equivalent unit calculation identified in Sections 3 or 4 of this ordinance.

iv. Application fees for the Process IIB review of the proposed project shall be based on the number of single-family units that the equivalent innovative housing units are replacing.

v. Impact fees under Kirkland Municipal Code Chapters 27.04 and 27.06 for the proposed project shall be assessed at the rates for multifamily dwelling units, as identified in Appendix A of Kirkland Municipal Code Chapters 27.04 and 27.06.

d. The City's approval of an innovative housing project does not constitute approval of a subdivision, a short plat, or a binding site plan.

Section 3. This table sets forth parameters applicable to innovative housing project applications.

Parameters	
Housing Types	▪ Cottages ▪ Compact Single-Family ▪ Duplexes or Triplexes designed to look like Single-Family as part of a development that includes at least one other housing type (the other housing type may be traditional single-family) ▪ Combinations of the above types
Unit Size Limits	▪ Cottages = 1,000 square foot maximum gross floor area ▪ Compact Single-Family = 1,500 square foot maximum gross floor area ▪ Duplexes and Triplexes = 1,200 square foot maximum gross floor area per unit, total gross floor area for structure (including garages) not to exceed 40% of the minimum lot size in zone or actual lot size, whichever is less (e.g. 7,200 sq. ft. x 0.4 = 2,880 sq. ft. maximum in RS 7.2 zone) ▪ A covenant restricting any increases in unit size after initial construction shall be recorded against the property

Equivalent Units	▪ Cottages = 2 per each single-family unit that could be built on the property ▪ Compact SF = 1.5 per each single-family unit that could be built on the property ▪ Duplexes and Triplexes = 2 or 3 per each single-family unit, overall development not to exceed 1.5 times the number of single-family units that could be built on the property ▪ Rounding up to the next whole number of equivalent units is allowed when the conversion from typical single-family units to equivalent units results in a fraction of 0.5 or above ▪ Existing single-family homes may remain on the subject property and will be counted as units in the equivalent unit calculation based on their gross floor area
Locations	▪ City-wide, but not within 1,500' of another innovative housing proposal under this Ordinance ▪ Not more than two innovative housing proposals per city recognized neighborhood under this Ordinance
Number of Developments	▪ Up to five, with no more than two projects demonstrating the same single housing type
Public Notice	▪ Neighborhood meeting, including City staff attendance, required prior to application for Process IIB 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	▪ Determine flexibility for road widths, public vs. private, and turn-around requirements with input from Public Works and Fire Departments
Development Size	▪ Minimum of 4 units, maximum of 24 units ▪ Cottages may have a maximum of 12 units per cluster
Parking Requirements	▪ 1 stall per unit for units under 700 square feet in size ▪ 1.5 stalls per unit for units 700 to 1,000 square feet in size ▪ 2 stalls per unit for units over 1,000 square feet in size
Ownership Structure	▪ Subdivision ▪ Condominium ▪ Single owner for entire project (to allow rental)

Section 4. This table sets forth additional parameters that supplement the parameters in Section 3 and are applicable to any cottage proposed to be part of an innovative housing project.

Additional Parameters: Cottages	
Front Setbacks	▪ 20' minimum
Other Setbacks	▪ 5' minimum from all property lines other than front property lines ▪ The average setback of all structures along any property line other than a front property line shall be 10'
Distance Between Structures	▪ 10' minimum
Lot Coverage (all impervious surfaces)	▪ 50% maximum
Common Open Space	▪ 400 square feet minimum per cottage ▪ Cottages shall abut at least two sides ▪ Shall abut at least 50% of the cottages in the development and those units must be oriented to and have their main entry from the common open space ▪ All cottages shall be within 60' walking distance of the common open space
Private Open Space	▪ 300 square feet minimum per cottage ▪ Shall be adjacent to each cottage and be for the exclusive use of the residents of that cottage ▪ Shall be in one contiguous and useable piece with a minimum dimension of 10' on all sides ▪ Shall be oriented to the common open space as much as is feasible
Attached Covered Porches	▪ 80 square feet minimum per cottage ▪ Shall have a minimum dimension of 8' on all sides
Height	▪ 18' maximum for all structures except 25' maximum for cottages with a minimum roof slope of 6:12 for all parts of the roof above 18'
Floor Area Limitations	▪ 1,000 square foot maximum gross floor area ▪ 800 square foot maximum main floor area ▪ A minimum of 40% and no more than 50% of the cottages in a cluster shall have a main floor of 700 square feet or less
Exceptions to Floor Area Limitations	▪ Attached porches up to 200 square feet in size ▪ Spaces with a ceiling height of 6' or less measured to the exterior walls, such as in a second floor area under the slope of the roof ▪ Unheated storage space located under the main floor of a cottage ▪ Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18" in depth and 6' in width ▪ Detached garages or carports

Parking	▪ Shall be provided on the subject property ▪ Shall be screened from public streets and adjacent residential uses by landscaping or architectural screening ▪ Shall be located in clusters of not more than 6 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 ▪ Shall not be located within 40' of a public street except in a single loaded configuration where the stalls lie parallel to the street ▪ 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
Community Buildings	▪ Shall be clearly incidental in use and size to the cottages ▪ Shall be commonly owned by the residents of the cottages
Accessory Dwelling Units	▪ Shall not be allowed as part of a cottage development

Section 5. Sections 1 through 5 of this ordinance shall constitute Part I of this ordinance. Part I of this ordinance shall go into effect as an interim zoning ordinance on December 1, 2002 and then shall be effective for six months (until June 1, 2003) and thereafter may be renewed for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal

Part II

Section 6. The City shall use a competitive selection process to determine which proposals will be allowed to apply for a Process IIB permit as an innovative housing demonstration project. The City may approve up to five innovative housing demonstration projects, with no more than two projects demonstrating the same single housing type. Applications to be part of the innovative housing demonstration program must be submitted by November 15, 2002 on forms to be provided by the Planning Department. The Planning Commission will determine which proposals will be allowed to submit a Process IIB application under this ordinance using the following criteria:

a. Consistency with the intent of the innovative housing goals of providing housing choice (specifically demonstrating those housing styles identified in this ordinance), compatibility with surrounding development, and improving housing affordability.

b. Not more than two innovative housing proposals shall be allowed per City recognized neighborhood and proposals must be at least 1,500 feet from any other innovative housing proposals under this ordinance.

The decision of the Planning Commission in selecting proposals as innovative housing demonstration projects shall be the final decision of the City.

Section 7. Sections 6 and 7 of this ordinance shall constitute Part II of this ordinance. Part II of this ordinance shall go into effect on September 12, 2002. The text of Part I of this ordinance shall inform the process established by Part II even if Part I has not yet gone into effect as a City of Kirkland interim zoning ordinance.

Section 8. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 9. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law; provided that Part I of this ordinance shall go into effect as an interim zoning ordinance on December 1, 2002 as set forth in Section 5.

Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of September, 2002.

Signed in authentication thereof this 3rd day of September, 2002.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

Ord\interimhousing

ORDINANCE 3893

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO INNOVATIVE HOUSING DEMONSTRATION PROJECTS, AND EXTENDING AN INTERIM ZONING ORDINANCE TO REGULATE SUCH PROJECTS TO DECEMBER 1, 2003.

WHEREAS, the City has the authority to adopt an interim zoning ordinance pursuant to RCW 35A.63.220 and 36.70A.390; and

WHEREAS, the Kirkland City Council has determined that there is a need for an interim zoning ordinance to regulate innovative housing demonstration projects; and

WHEREAS, pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing on the interim zoning ordinance herein established was held prior to the adoption of this ordinance; and

WHEREAS, the City Council desires to extend the interim zoning ordinance which was part of Ordinance 3856 passed on September 3, 2002;

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Pursuant to Ordinance 3856, two proposals for innovative housing demonstration projects have been selected to be allowed to apply for Process IIB permits. The City Council finds that renewal or extension of an interim zoning ordinance until December 1, 2003 is necessary to regulate the two demonstration projects. Sections 2, 3, and 4 of this Ordinance shall serve as the interim zoning ordinance for the two projects.

Section 2. Process IIB permit.

a. The City shall use Process IIB as described in Chapter 152 of the Kirkland Zoning Code to review and decide on innovative housing demonstration projects, except that the notice of the application shall be given to property owners within 500 feet of any boundary of the subject property. In addition, a neighborhood meeting following guidelines established by the Planning Department and including attendance by City staff shall be required prior to application submittal.

b. In addition to complying with the approval criteria stated in Section 152.70.3 of the Kirkland Zoning Code, the applicant must demonstrate that:

i. The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property with respect to total floor area of structures and structure sizes.

ii. The proposal is not larger in scale and is compatible with surrounding development with respect to size of units, building heights, roof forms, building setbacks from each other and property lines, number of parking spaces, parking location and screening, access, and lot coverage.

iii. The proposal provides elements that contribute to a sense of community within the development by including elements

ATTACHMENT 4b
S-IIB-03-60

such as front entry porches, common open space, and common buildings or common spaces within buildings.

iv. Any proposed modifications to requirements of the Kirkland Zoning Code or KMC Title 22 (subdivision ordinance), other than those specifically identified in Paragraph c. of this Section or in Sections 3 or Section 4 of this ordinance, are important to the success of the proposal as an innovative housing project.

c. 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 Paragraph c. as well as parameters identified in Sections 3 and 4 of this ordinance will apply to innovative housing demonstration projects and will prevail if they conflict with normal regulations. All other regulations and requirements of the City of Kirkland will continue to apply, except that applicants may propose additional modifications to the Kirkland Zoning Code or KMC Title 22 (subdivision ordinance), as provided for in Paragraph b. of this Section.

i. The minimum lot size, restriction of not more than one dwelling unit per lot, maximum Floor Area Ratio, and minimum number of required parking spaces found in Kirkland Zoning Code Section 15.10 and 17.10 shall be replaced by the standards identified in Sections 3 or 4 of this ordinance.

ii. The vehicular access standards of Kirkland Zoning Code Section 105.10 shall be determined based on the number of single-family units that the equivalent innovative housing units are replacing. The modification provisions of Kirkland Zoning Code Section 105.103 may be used to allow further flexibility to the vehicular access requirements for the proposed project.

iii. The density limitations identified in the Land Use Map of the Kirkland Comprehensive Plan shall be determined to have been met as long as the proposed project does not exceed the equivalent unit calculation identified in Sections 3 or 4 of this ordinance.

iv. Application fees for the Process IIB review of the proposed project shall be based on the number of single-family units that the equivalent innovative housing units are replacing.

v. Impact fees under Kirkland Municipal Code Chapters 27.04 and 27.06 for the proposed project shall be assessed at the rates for multifamily dwelling units, as identified in Appendix A of Kirkland Municipal Code Chapters 27.04 and 27.06.

d. The City's approval of an innovative housing project does not constitute approval of a subdivision, a short plat, or a binding site plan.

Section 3. This table sets forth parameters applicable to innovative housing project applications.

Parameters	
Housing Types	▪ Cottages ▪ Compact Single-Family ▪ Duplexes or Triplexes designed to look like Single-Family as part of a development that includes at least one other housing type (the other housing type may be traditional single-family) ▪ Combinations of the above types

Unit Size Limits	▪ Cottages = 1,000 square foot maximum gross floor area ▪ Compact Single-Family = 1,500 square foot maximum gross floor area ▪ Duplexes and Triplexes = 1,200 square foot maximum gross floor area per unit, total gross floor area for structure (including garages) not to exceed 40% of the minimum lot size in zone or actual lot size, whichever is less (e.g. 7,200 sq. ft. x 0.4 = 2,880 sq. ft. maximum in RS 7.2 zone) ▪ A covenant restricting any increases in unit size after initial construction shall be recorded against the property
Equivalent Units	▪ Cottages = 2 per each single-family unit that could be built on the property ▪ Compact SF = 1.5 per each single-family unit that could be built on the property ▪ Duplexes and Triplexes = 2 or 3 units per each single-family unit, number of units in overall development not to exceed 1.5 times the number of single-family units that could be built on the property ▪ Rounding up to the next whole number of equivalent units is allowed when the conversion from typical single-family units to equivalent units results in a fraction of 0.5 or above ▪ Existing single-family homes may remain on the subject property and will be counted as units in the equivalent unit calculation based on their gross floor area
Locations	▪ City-wide, but not within 1,500' of another innovative housing proposal under this Ordinance ▪ Not more than two innovative housing proposals per city recognized neighborhood under this Ordinance
Number of Developments	▪ Up to five, with no more than two projects demonstrating the same single housing type
Public Notice	▪ Neighborhood meeting, including City staff attendance, required prior to application for Process IIB 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	▪ Determine flexibility for road widths, public vs. private, and turn-around requirements with input from Public Works and Fire Departments

Development Size	▪ Minimum of 4 units, maximum of 24 units ▪ Cottages may have a maximum of 12 units per cluster
Parking Requirements	▪ 1 stall per unit for units under 700 square feet in size ▪ 1.5 stalls per unit for units 700 to 1,000 square feet in size ▪ 2 stalls per unit for units over 1,000 square feet in size
Ownership Structure	▪ Subdivision ▪ Condominium ▪ Single owner for entire project (to allow rental)

Section 4. This table sets forth additional parameters that supplement the parameters in Section 3 and are applicable to any cottage proposed to be part of an innovative housing project.

Additional Parameters: Cottages	
Front Setbacks	▪ 20' minimum
Other Setbacks	▪ 5' minimum from all property lines other than front property lines ▪ The average setback of all structures along any property line other than a front property line shall be 10'
Distance Between Structures	▪ 10' minimum
Lot Coverage (all impervious surfaces)	▪ 50% maximum
Common Open Space	▪ 400 square feet minimum per cottage ▪ Cottages shall abut at least two sides ▪ Shall abut at least 50% of the cottages in the development and those units must be oriented to and have their main entry from the common open space ▪ All cottages shall be within 60' walking distance of the common open space
Private Open Space	▪ 300 square feet minimum per cottage ▪ Shall be adjacent to each cottage and be for the exclusive use of the residents of that cottage ▪ Shall be in one contiguous and useable piece with a minimum dimension of 10' on all sides ▪ Shall be oriented to the common open space as much as is feasible
Attached Covered Porches	▪ 80 square feet minimum per cottage ▪ Shall have a minimum dimension of 8' on all sides
Height	▪ 18' maximum for all structures except 25' maximum for cottages with a minimum roof slope of 6:12 for all parts of the roof above 18'

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Floor Area Limitations	▪ 1,000 square foot maximum gross floor area ▪ 800 square foot maximum main floor area ▪ A minimum of 40% and no more than 50% of the cottages in a cluster shall have a main floor of 700 square feet or less
Exceptions to Floor Area Limitations	▪ Attached porches up to 200 square feet in size ▪ Spaces with a ceiling height of 6' or less measured to the exterior walls, such as in a second floor area under the slope of the roof ▪ Unheated storage space located under the main floor of a cottage ▪ Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18" in depth and 6' in width ▪ Detached garages or carports
Parking	▪ Shall be provided on the subject property ▪ Shall be screened from public streets and adjacent residential uses by landscaping or architectural screening ▪ Shall be located in clusters of not more than 6 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 ▪ Shall not be located within 40' of a public street except in a single loaded configuration where the stalls lie parallel to the street ▪ 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
Community Buildings	▪ Shall be clearly incidental in use and size to the cottages ▪ Shall be commonly owned by the residents of the cottages
Accessory Dwelling Units	▪ Shall not be allowed as part of a cottage development

Section 5. Sections 2, 3, and 4 of this ordinance shall go into effect on June 1, 2003 as an interim zoning ordinance and then shall be effective for six months (until December 1, 2003) and thereafter may be renewed for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

Section 6. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 7. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication pursuant to Section 1.08.107, Kirkland Municipal Code in the summary form attached to

the original of this ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this 20th day of May, 2003.

Signed in authentication thereof this 20th day of May, 2003.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

Ord\inthouext1

070

PUBLICATION SUMMARY
OF ORDINANCE NO. 3893

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO INNOVATIVE HOUSING DEMONSTRATION PROJECTS, AND EXTENDING AN INTERIM ZONING ORDINANCE TO REGULATE SUCH PROJECTS TO DECEMBER 1, 2003.

SECTION 1. Provides for regulation of selected demonstration projects by interim zoning ordinance.

SECTIONS 2. – 4. Set forth content of interim zoning ordinance to regulate innovative housing demonstration projects.

SECTION 5. Makes interim zoning ordinance effective for 6 months.

SECTION 6. Provides a severability clause for the ordinance.

SECTION 7. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 20th day of May, 2003.

I certify that the foregoing is a summary of Ordinance 3893 approved by the Kirkland City Council for summary publication.

City Clerk
Ord\inthouext1pubsum

Ref desk

ORDINANCE 3913

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO INNOVATIVE HOUSING DEMONSTRATION PROJECTS AND EXTENDING AN INTERIM ZONING ORDINANCE TO REGULATE SUCH PROJECTS TO JUNE 1, 2004.

WHEREAS, the Kirkland City Council has the authority to adopt an interim zoning ordinance pursuant to RCW 35A.63.220 and 36.70A.390; and

WHEREAS, the Kirkland City Council has determined that there is a need for an interim zoning ordinance to regulate innovative housing demonstration projects; and

WHEREAS, pursuant to RCW 35A.63.220 and 36.70A.390, a public hearing on the interim zoning ordinance herein extended was held prior to the adoption of this ordinance; and

WHEREAS, the City Council desires to extend Ordinance 3893 until June 1, 2004;

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. The City Council finds that renewal or extension of Ordinance 3893 until June 1, 2004 is necessary to regulate the two proposals for innovative housing demonstration projects.

Section 2. Ordinance 3893, and each Section of it, shall be effective until June 1, 2004 and thereafter may be renewed for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

Section 3. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 4. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

Passed by majority vote of the Kirkland City Council in open meeting this 18th day of November, 2003.

Signed in authentication thereof this 18th day of November, 2003.

MAYOR

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ATTACHMENT 54
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Subj: **file number s-iib-03-60**
Date: 8/16/03 10:09:12 PM Pacific Daylight Time
From: christine.anderson19@verizon.net
To: ronwhanson@aol.com
Sent from the Internet (Details)

To Whom It May Concern

My family and I live at 9541 130th ave ne in Kirkland across from the proposed site for the Stacey Project #S-IIB-03-60.This is a quiet neighborhood residence with affordable housing. The traffic here is minimal and the children who go to the neighboring school, Mark Twain Elementary, can walk to their school safely.

On several occassion in the last year we have witnessed a family of deer emerging from and disappearing into the proposed construction site. This family of deer consist of a 4 point buck and at least three does. Large predatory birds such as hawks and eagles appear to frequent this site. I believe a great deal of consideration should be given to the environmental impact this construction site will have on the wildlife that live there now. Where can these beautiful animals go if you develop their last bit of sanctuary?

Sincerely,

Christine Anderson
Emily Anderson
Marvin Brown

175

RECEIVED
AUG 1 8 2003
AM PM
PLANNING DEPARTMENT
BY

12647 NE 87 Street
Kirkland, WA 98033

August 17, 2003

Ron Hanson
Planning Department, City of Kirkland
123 5th Avenue
Kirkland, WA 98033

Re: Innovative Housing Demonstration File Number S-IIB-03-60

I attended presentations of innovative housing in the Kirkland City Council chambers some time ago and then more recently we discussed this concept again when working on the updating of the North Rose Hill Neighborhood Plan. This was prior to the City Council's adoption of Ordinance 3856. There was a brief presentation of the Camwest proposal at a North Rose Hill Neighborhood Association meeting. There was also a meeting at Mark Twain School for neighbors in the immediate vicinity of the proposed project which I attended.

Over the years I have also been concerned about a couple of PUD's in our neighborhood and worked with developers as a member of the NRHNA. I am not an expert on the rules and regulations of these developments but I do have some comments to make.

I think that the Camwest proposal resembles the local PUD's more than the innovative housing models we were shown in the presentations. Camwest has compact single family homes on small lots but each home has a driveway and garage for one car (the Ordinance calls for 2 parking stalls for units over 1,000 sq, ft.) and the neighbors were concerned about parking and traffic in an already congested area. The school buses use 130 NE which adds to what is perceived as a current problem. I also think that the impervious surfaces created by 15 driveways and common lanes whithin the development will add to water run-off with no-where to go but into surface pools (for breeding mosquitoes?). In the innovative models that we were shown in the presentations, the houses had a common parking area not connected to each home. Also, these demonstration compact houses will sell for approximately the same smount as a regularly developed project.

I think someone will have to put up some comparisons to differentiate this "innovative housing" from existing PUD's so that any objective decision might be made as to whether this type of housing is desirable. Right now it appears to me to be another way to get as many houses as possible on as little land as possible which would seem to benefit the developer mainly: if he can sell 15 houses at the same prices he can sell 10 houses on the same area of land, he should make a greater profit. What is the advantage to the neighborhood?

I have to admit that I am in favor of the innovative housing concepts that were presented over the past months. I live very happily in what might be called an innovative house but it is an Auxiliary Dwelling Unit. I would hope that many different styles are assessed before final decisions are made but of course, once the demonstration housing is built, it will be there whether it is good or bad.

Sincerely,

Betty Lou Crampton

077

ATTACHMENT 5b
S-IIB-03-60

PAGES 79 THROUGH 150 OF THE STAFF ADVISORY REPORT (EXHIBIT A TO THE HEARING EXAMINER RECOMMENDATION) ARE LOCATED IN THE OFFICIAL FILE IN THE PLANNING DEPARTMENT. A COPY OF THESE PAGES CAN ALSO BE REVIEWED IN THE COUNCIL STUDY. THESE PAGES INCLUDE ATTACHMENTS 6 (ENVIRONMENTAL DOCUMENTS) AND 7 (TRANSPORTATION ANALYSIS / CONCURRENCY MEMO) TO THE STAFF ADVISORY REPORT.

Kirkland's Innovative Housing Demonstration Program; An Evaluation Strategy

Prepared by: Janet Hyde-Wright

February 2006

ATTACHMENT 9

80N06-00004

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Introduction-

Kirkland's Innovative Housing Demonstration Project Ordinance #3856 (Appendix A), which was passed in September 2002, was the outgrowth from recommendations by the Kirkland Housing Task Force to have greater housing choice and affordability. The City Council created the task force in March 2000 following lack of significant progress in meeting the targets for affordable housing which were part of the 1995 Comprehensive Plan update. Innovative housing was focused upon as a means to increase housing choice and affordability by encouraging new housing types within the City, including small lot single-family development, cottage housing, and duplexes and triplexes designed to look like single-family homes. As household sizes in Kirkland decrease, there is also a need for housing that fits this demographic change, especially within single-family neighborhoods where many people choose to live. Thus, Kirkland's Innovative Housing ordinance encourages a variety of housing types, including cottage housing.

In looking at the history of cottage homes, one of the early precursors to recent housing projects are the Pine Street Cottages, which were built in Seattle in the early 1900's and then renovated in the 1990's. Within Washington state, a resurgence of interest in these smaller homes came about in the 1990's as household sizes continued to decrease, housing prices increased, and cities looked to promoting greater housing choice and affordability. In 1995, a housing project, called the Third Street cottages, in the City of Langley on Whidbey Island led the way for the more recent innovative housing projects within the Puget Sound area. Although small homes on smaller lots are nothing new in the American housing inventory, what was novel about this approach was its blend of detached single-family homes clustered around a shared open space which is often owned communally. In many instances, a cottage development is sold as condominium units, thus, emerging as a blend of single-family and multi-family housing. Some of the benefits of this housing typology include a sense of community and security amongst the clustered homes (generally 4 -12 homes); smaller homes tailored to the needs of smaller households; and more efficient land use within already developed urban residential areas.

Since 1995, other cities in Washington State have developed cottage housing ordinances to allow this innovative housing, with many approving this as a conditional use or allowing just a few such projects to evaluate their acceptability to their citizens. Some cities have adopted broad innovative housing ordinances, which regulate both cottages and other types of housing: Seattle (1998), Kirkland (2002), and Redmond (2005). The following includes cities that have adopted housing ordinances specific only to cottage developments: Langley (1995), Shoreline (2000), and Redmond (2002).Given that cottage developments are a new housing type, there are varying degrees of acceptance for these projects that are located within lower density single-family zones. The following are some of the concerns which have been raised about cottage developments: their individual home and site design; parking and increased traffic; and the impact upon the property values of nearby homes.

In this document, I will provide some evaluation strategies for evaluating the two current innovative housing projects in Kirkland. City Council has indicated that such an evaluation is desired before they consider a permanent ordinance to allow additional innovative housing projects. The background information and comparative analysis with other cities is intended to provide some guidance for Kirkland policy makers as they review whether any modifications are necessary to the existing ordinance. Given the pressure for infill development in residential areas, it is important to consider if these housing types are well suited to single-family areas. Thus, an evaluation of the two current projects will help ascertain if the ordinance sets forth adequate guidelines for achieving the goals desired by Kirkland residents and their civic leaders.

Chapter 1 – Background

The Kirkland Housing Task Force which met sixteen times from July 2000 to October 2001 was comprised of members representing different interests and backgrounds. They were asked to explore housing issues in Kirkland, and to outline specific strategies related to these that could be implemented. In their November 2001 Final Recommendation Report, the Housing Task Force outlined the following six strategies. The first three require review by the Planning Commission because of the need to amend either the Zoning Code or the Comprehensive Plan: The strategies they recommended are the following:

- Transit-Oriented Development- Explore opportunities to develop TOD housing at Kirkland's three Park and Ride facilities.
- Innovative Housing- Adopt regulations to allow styles of: cottages, small-lot single-family homes, and multiplex units designed to look like single-family homes, in order to create more housing choice and affordability.
- Market Provision of Affordable Housing- Encourage developers to provide affordable housing through incentives, modified review process, and flexibility in development standards.

The following three strategies do not require specific action by the Planning Commission.

- Preservation of Affordable Housing- Identify and support the preservation of affordable housing through various means.
- Subsidization of Affordable Housing- Utilize various means to subsidize affordable housing.
- Education- This is an important component of each strategy, as well as, a strategy in itself. An educational campaign can achieve many results, including the following: a.) create a greater awareness of housing issues in Kirkland; b.) involve more citizens in addressing this issue; and c.) increase public acceptance of solutions.

Therefore, the adoption of the Interim Innovative Housing Ordinance #3856 was a direct outgrowth of these recommendations.

The cost of housing in Kirkland has continued to grow, and will begin to exclude a larger group of people unless strategies are implemented to retain and develop housing for all income levels. A recent snapshot of the Kirkland housing market came from summer 2005 when the Public Works department sought information about new housing costs to determine regulations for street improvements. There were 83 new single-family homes listed for sale on August 24, 2005 in the 98033 zip code, with the lowest price home at $545,000 and the highest priced home at $3.75 million. (Windermere Realty) The majority of the homes, 76% or 63 homes were priced above $1million.

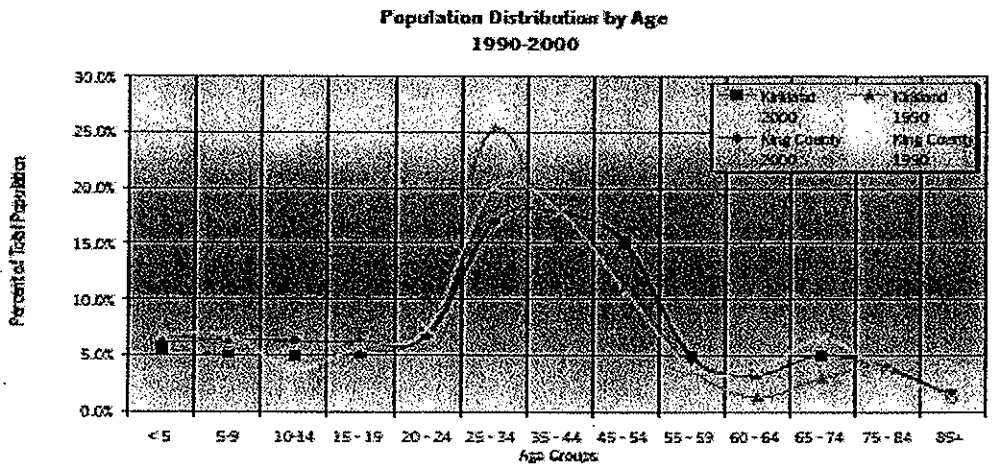
Compact and cottage homes do provide a less expensive alternative to the new single-family homes (cited above) being built in Kirkland. The smaller lots and smaller dwellings result in a sales price range of high $300s to $500,000s. The King County Budget Office stated that in Spring 2000 a household would have to earn 200% of the median income for King County ($56,286) to afford a new single-family detached home at the price of $378,000. The median household income in Kirkland in 2000 was $60,332 (U.S. Census) which would fall very short of affording any of the new construction homes as cited above, and even the compact and cottage homes would be beyond the means of median income households.

If the City decides that a goal for innovative housing is to provide both choice and affordability, then it will be important to address how incentives to developers can be offered so that some units can be affordable. This may also require some flexibility in development standards. An example of this can be found in Seattle's Ravenna Cottages, selected through their housing Demonstration Project. Three carriage homes were allowed to be built atop the nine-car garage located on the alley. These units provided several benefits: screening freeway noise from the development and decreasing the development costs for the project by 11% (also construction costs decreased from $236 to $210 per

square foot) by increasing the density. (City of Seattle: Evaluation of 1998-2001 Demonstration Program for Innovative Housing Design, p. 64)

Another housing issue that the Kirkland Housing Task Force examined was the change in demographics for city residents. The 2000 Census listed the average household size for Kirkland as 2.13 persons, with 2.3 persons per owner-occupied housing units and 1.91 persons per renter-occupied units. Yet the new construction single-family homes are often getting larger as household sizes decrease. Allowing smaller housing types in single-family neighborhoods can allow for a variety of smaller households who wish to live in these neighborhoods: empty nester couples, singles- either working professionals or elderly, single-parent and other smaller family households. An evaluation of the two current innovative housing projects may find it very useful to survey the current residents who have chosen these homes. Their demographics can then be compared against the likely population trends for Kirkland to ascertain the desirability and demand for smaller homes on smaller lots, and the community aspect of the project's design.

The following chart shows the shift towards an older population in Kirkland during the period 1990-2000. This trend is predicted to continue as the Baby Boomers reach retirement age. There are great implications of this aging population in terms of their housing needs. Many will wish to remain in the cities and neighborhoods they call home, yet will not necessarily want to remain in their larger homes. Therefore, this population will likely be seeking smaller residences which could include cottages or compact homes, accessory dwelling units (ADUs), and condominiums.



Source: City of Kirkland website: Community Profile, U.S. Census data

At this time, there is a rental option for smaller households seeking to live in Kirkland's single-family neighborhoods, and that is by living in an accessory dwelling unit (ADU). These detached or attached units have been allowed in Kirkland's single-family neighborhoods and have been well accepted, with 100 permits issued from 1995-2005. Appendix B gives a summary of the number of units per neighborhood. It can be considered whether ADUs should be allowed in innovative housing projects as a means of providing yet more choice in housing size and type, especially for smaller households.

Chapter 2 – Policy

Goals Stated Within Housing Ordinance

As the concept of innovative housing has spread amongst Puget Sound cities, followed by the subsequent housing development, there has been both learning and sharing between different municipalities. Cities have examined the existing regulations in other jurisdictions, and developed their own ordinances to regulate these housing types. The stated goals within these ordinances often address GMA requirements for their city, and are delineated in either general or specific terms. The following is a comparison of the ordinances of the three cities of Kirkland, Redmond, and Shoreline which outlines some of the similarities and differences.

Comparison of Stated Goals for Innovative and Cottage Housing

Kirkland – Innovative Housing: Interim Ordinance 3856

- Increase housing supply and the choice of housing styles available in the community through projects that are compatible with existing single-family developments;
- Promote housing affordability by encouraging smaller homes.

Shoreline – Cottage Housing: Ordinance 20.40.300

- Support the growth management goal of more efficient use of urban residential land;
- Support development of diverse housing in accordance with Framework Goal 3 of the Shoreline Comprehensive Plan;
- Increase the variety of housing types available for smaller households;
- Provide opportunities for small, detached dwelling units within an existing neighborhood;
- Provide opportunities for creative, diverse, and high quality infill development;
- Provide development compatible with existing neighborhoods with less overall bulk and scale than standard sized single-family detached dwellings;
- Encourage the creation of useable open space for residents through flexibility in density and design.

Redmond – Cottage Housing Developments: Ordinance 20C.30.52

- Provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, single person households)

- Provide opportunities for ownership of small, detached dwelling units within a single-family neighborhood;
- Encourage creation of more useable open space for residents of the development through flexibility in density and lot standards;
- Support the growth management goal of more efficient use of urban residential land;
- Provide guidelines to ensure compatibility with surrounding land uses

In summary, all three cities cite the following goals within their innovative housing ordinance:

- Land Use: Project(s) to be sited within single-family neighborhoods

- Housing Choice: More choices
  Smaller homes

- Housing Design: Flexibility of standards
  Provide design guidelines

The cities of Redmond and Shoreline also cite these additional goals:

- Land Use: Compliance with GMA
  Promote useable open space

The City of Kirkland has the following additional goal:

- Housing Choice: Increase affordability

As the Kirkland Planning Commission and Kirkland City Council review the existing Innovative Housing Ordinance, it can be considered whether there should be any modifications of its stated goals. The goals within an ordinance provide an opportunity for establishing measurable objectives, which can then help policy makers and residents review if the goals have been met.

<u>Comparison of Different Cities' Review Process of Innovative Housing</u>

Each municipality sets forth different guidelines in their code and ordinances to regulate innovative housing. An important component is the prescribing of who shall be the reviewing body for these innovative housing projects, and what guidelines the developers and architects must adhere to for these projects. The type of review body will also affect the amount and type of public participation that will be allowed in the review process, thus,

it is important to consider the desired role for the public as a review process is chosen and then codified in a city ordinance. The Housing Partnership, a nonprofit organization in King County dedicated to increasing the supply of affordable housing, offers the following recommendation:

> *"Rather than codifying all parameters of cottage development, jurisdictions should consider a more informal approach of design guidelines and design review. These processes, which should be handled administratively, allow a developer and city to work together to craft a development that meets community needs and works well with the site and target market."(Cottage Housing in Your Community, June 2001)*

Thus, the Housing Partnership cautions against being too prescriptive so that there is flexibility for the city and developer to work out an agreeable design.

The following table compares how cities review their innovative housing projects:

Review Process for Innovative Housing							
(as specified in relevant ordinance)							
Cities	**Applicable Guidelines**		**Review Body**				
	Specific Innovative Housing design guidelines	General multifamily design guidelines	Administrative Review (staff)	Planning Commission	City Council	Hearing Examiner	Design Review Board
Kirkland	X		X		X	X	
Redmond	X		X				
Shoreline	X		X				
Seattle	X		X				X
Woodinville		X	X				
Poulsbo		X	X		X		
Bothell		X	X				
Mukilteo	X		X			X	

Chapter 3- Two Innovative Housing Demonstration Projects

Kirkland City Council adopted an interim ordinance on September 3, 2002 to allow up to five innovative housing projects to develop housing choices that were not available in the single-family neighborhoods. Applicants were invited to submit their proposals for review and selection. Five applications were submitted, with four located in the North Rose Hill neighborhood and one in the South Rose Hill neighborhood. The Planning Commission was authorized under the ordinance to select up to five projects, however, no more than two could have the same housing type and there could be no more than two projects in a neighborhood. Thus, due to the housing types and locations proposed, only three of the five were able to be selected. The design of the only project in another neighborhood, South Rose Hill, was not viewed as meeting the goals of compatibility with its surrounding neighborhood, and thus, was not selected.

On December 5, 2002, the Planning Commission selected the two projects submitted by applicants: Camwest Development and the Cottage Company. These projects were then required to undergo the Process IIB review which includes the following: a.) neighborhood meeting; b.) public notice to property owners within 500 feet of project; c.) a hearing before the City's Hearing Examiner; and d.) final decision by the City Council. Thus, each selected project was to undergo an evaluation by staff and policy makers, while also allowing public input.

Description of Selected Demonstration Projects

Project Name: Danielson Grove

Applicant: The Cottage Company

The applicant proposed subdividing a 97, 929 square foot lot (2.25 acres) RSX 7.2 zoned single-family into 16 single-family lots to construct 14 compact, detached homes and 2 detached cottages. The compact single-family homes were required to be less than 1,500 square feet per the ordinance, with a height limit of two stories. The cottage housing was limited to under 1,000 square feet and no more than one story (or 15 feet) in height. The

project had to comply with the maximum building height regulations of 30' for RSX 7.2 zones, and the applicant proposed heights of 22'3" to 28'9" depending upon the grade at each building site. The compact homes were 2-3 bedrooms, 2+ bath and the cottage homes were 1-2 bedroom, 1 bath. A Commons building was also proposed that would be one story and be approximately 572 square feet in size.

Danielson Grove						
Housing Type	**Bedrooms**	**Baths**	**Lot Size**	**Living Area**	**Ground floor area (excluding porches & decks)**	**Sales Price**
15 Compact SF homes	9 3-bedroom	1.75-2.25 bath	2,185-3,072sq.ft.	1,320-1700sq.ft.	850-960sq.ft..	$570-$599K
	6 2-bedroom	2-2.5 bath				
2 Cottages	1 2-bedroom	1 bath	2,318	890sq.ft.	890sq.ft.	Unknown
	1 1-bedroom	1 bath	2,479sq.ft.	680sq.ft.	680sq.ft.	Unknown
Source: King County Property Tax						

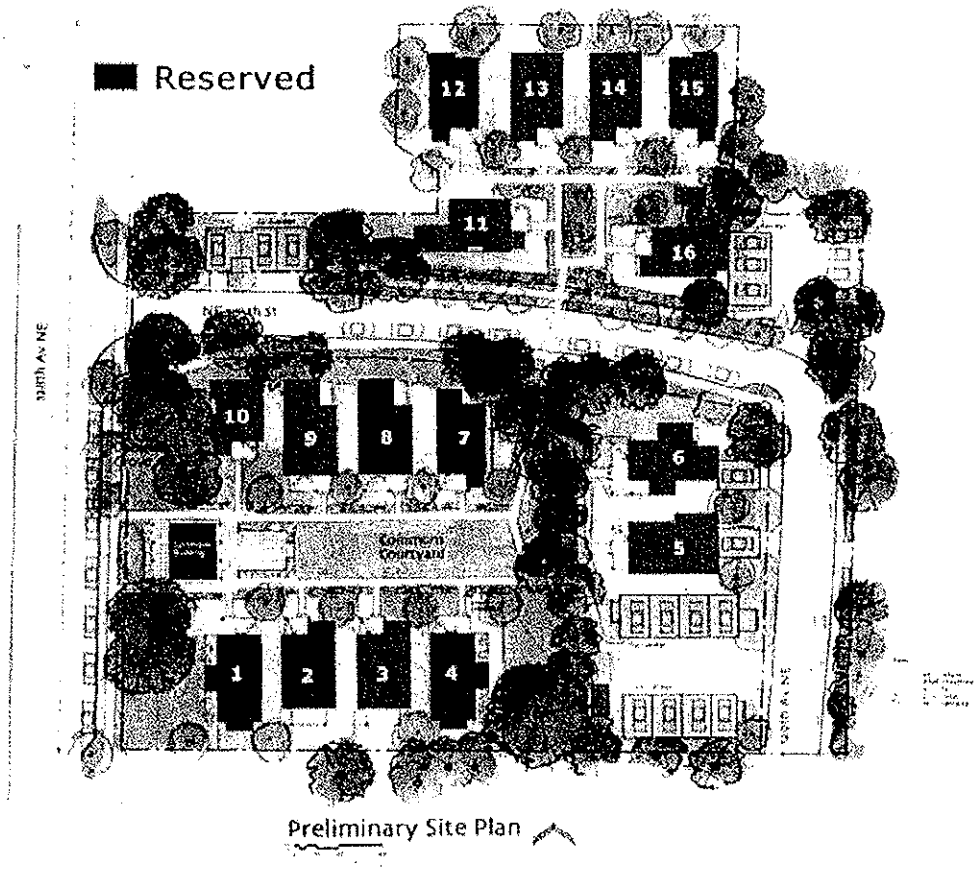
Parking- There would be six single-story parking garages to be built to accommodate a total of 16 stalls, one for each unit. Another 15 parking stalls were to be provided in 2 locations on the site to meet the total of 31 stalls required by the ordinance.

Landscaping and Site- Individual lot sizes range from 2,155 to 4,819 square feet, with the common open space at 20,261 square feet or 20.6% of the site. There were 151 healthy significant trees on the site, with 41 (27%) proposed to be retained, although 12 of the retained trees were to be potentially affected by disturbance within their driplines.

Access- To provide access to lots, the applicant proposed a new through loop public street with a 37-foot wide right-of-way dedication to the City of Kirkland. The new street was to include 2 driving lanes, parking on one side, and a sidewalk on each side.

The following site plan shows the location of the proposed homes, community building, open space, and rights-of-way.

Danielson Grove



Project Name: Kirkland Bungalows

Applicant: Camwest Development

The applicant proposed subdividing a 95,644 square foot lot (2.25 acres) RSX 7.2 zoned single-family into 15 single-family lots to construct 15 compact, detached homes. The compact single-family homes were required to be less than 1,500 square feet per the ordinance, with a height limit of two stories. The project had to comply with the maximum building height regulations of 30' for RSX 7.2 zones, and the applicant proposed heights of 22'3" to 29'8" depending upon the grade at each building site. The compact homes were 2 bedroom, 2.5 baths.

Kirkland Bungalows

Housing Type	Bedrooms	Baths	Lot Size	Living Area	Ground floor area w/ garages (excluding porches & decks)	Sales Price
16 Compact SF homes	2 bedroom	2.5 bath	2,359-4,099sq.ft.	1,470-1,550sq.ft.	880-960sq.ft.	$429,000-489,950

Source: King County Property Tax

Parking- Each unit was to have its own attached 1-car garage, with adequate room to park one more car on the driveway which would yield the required minimum of 30 parking spaces. A total of 4 units will have shared driveways for two units together. An additional 25 cars could be accommodated with on-street parking, for a total of 55 stalls.

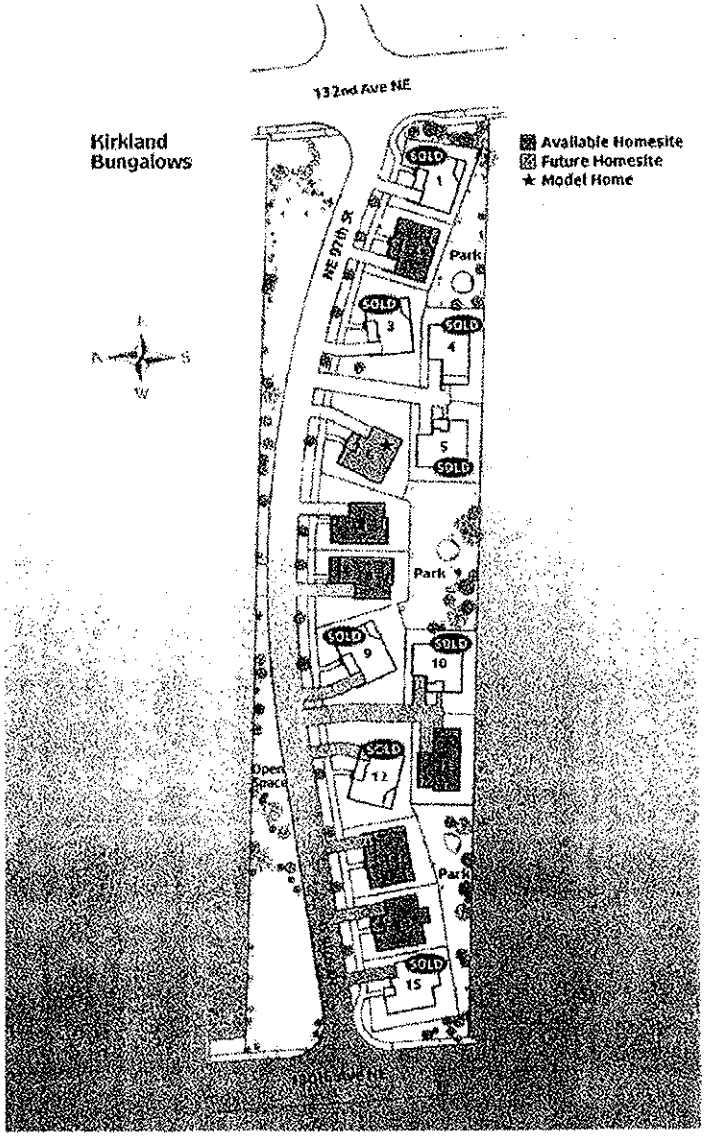
Landscaping and Site- Individual lot sizes range from 2,388 to 4,137 square feet, with the common open space at 27,370 square feet or 37.8% of the site (excluding the 35' wide right-of-way.) Some of this open space is used for stormwater retention and so is not available for active recreational use, but does provide some benefits. There were 117

healthy significant trees on the site, with 22 (18%) proposed to be retained, which is less than the required 25%.

Access- To provide access to lots, the applicant proposed a new through public street with a 35-foot wide right-of-way dedicated to the City of Kirkland. The new street was to include 2 driving lanes, with a sidewalk and parking on the south side.

The following site plan shows the location of the proposed homes, open space, and right-of-way.

Kirkland Bungalows



Ordinance #3856 Review Criteria

Ordinance #3856 specified that any innovative housing projects would also need to comply with the criteria outlined below.

Ordinance Criteria 2b.i: *The impacts of the proposed development will be no greater than the traditional development that could be constructed on the property with respect to total floor area of structures and structure sizes:*

Project site area- The two projects' site areas were of similar size:

Kirkland Bungalows:

- 95,644 square feet (2.2 acres), including 23,215 sq.ft. for new right-of-way.

Danielson Grove:

- 97,656 square feet (2.25 acres), including 18,273 sq.ft. for new right-of-way.

Subdivision of site- Under the standard development code, each site could have been subdivided to create ten 7,200 sq.ft. lots for the construction of 10 single-family homes. Ordinance 3856 allowed a 50% increase in density for compact single-family and a 100% increase in density for a cottage home. Each project developed the following number of homes:

Kirkland Bungalows: 15 compact single-family homes

Danielson Grove: 14 compact single-family homes and 2 cottages.

FAR- The FAR in the RSX 7.2 zone is 50%. Under the standard development regulations, 10 homes would have yielded 36,000sq.ft. of floor area. Some units on their lots exceed the 50% FAR, however, that doesn't consider the communal open space. The overall project FAR is significantly below the requirement. The two projects have the following total floor area and FAR:

Kirkland Bungalows

- Total floor area- Approximately 22,500sq.ft
- FAR: 31%

Danielson Grove

- Total floor area- 25,640sq.ft.
- FAR: 32%

Ordinance Criteria 2b.ii: *The proposal is not larger in scale and is compatible with surrounding development with respect to size of units, building heights, roof forms, building setbacks from each other and property lines, number of parking spaces, parking location and screening, and lot coverage.*

Size of Units- The standard development regulation would allow a FAR of 50% which could yield a home of 3,600 sq.ft for the standard 7,200 sq.ft lot.

Kirkland Bungalows- The living area for the units ranges from 1,470-1,550 sq.ft with a range of 1,690-1,770 sq.ft. when the attached garages are included.

Danielson Grove- The living area for the units ranges from 680 – 1700 sq.ft.

These square footage calculations include items that were allowed to be excluded from the 1,500 square foot floor area limitations. These items include second floor areas under the slope of a roof with six feet or less of headroom and architectural projections such as bay windows.

Building Height- The standard development regulation for building height in the RSX 7.2 zone is a limit of 30 feet, and each of the projects kept buildings under that height.

Kirkland Bungalows-

- Building heights were 22'3"-29'8" with pitched roofs, roof overhangs, and dormers to add architectural details.

Danielson Grove-

- Building heights were 22'3" – 28'9" with pitched roofs, roof overhangs, and dormers, and exposed rafter tails to add architectural details.

Setbacks- The standard development regulations are the following setbacks: front-20', rear-10', and sides -5'.

Kirkland Bungalows-

- The project varies from the standard code, with the majority of the projects having a 10-15' front setback, 5' side setbacks, 6 of the 15 units having a rear setback of 5-10'.

Danielson Grove-

- The front yard setback is difficult to interpret and apply when units face onto a common open space. All units meet the 5' side setbacks and 10' rear setbacks.

Parking- The standard code for RSX 7.2 zoning is for 2 parking stalls per unit. There is no mandate on screening of parked vehicles. There are, however, design guidelines for the relationship of the garage to the house if the garage is located on the front facade. Ordinance #3856 specifies location of parking stalls for innovative housing projects.

Kirkland Bungalows-

- This project provides 30 on-site parking stalls in either garage or driveway, thus, meeting the regulation. There are an additional 25 stalls for on-street parking.

Danielson Grove-

- This project provides 31 parking stalls, and used the regulations in Ordinance 3856 which allowed 1.5 stalls for cottage housing units under 1,000 square feet. The project divided the location of the stalls between detached garage structures, open parking stalls, and on-street parking in the new right-of-way through the project. It also provided the necessary screening of the parking to meet the regulations for innovative housing.

Lot coverage- The standard is 50% for single family zoning RSX 7.2.

Kirkland Bungalows-

- The lot coverage is approximately 30%.

Danielson Grove-

- The lot coverage is less than 50%.

Ordinance Criteria 2b.iii: *The proposal provides elements that contribute to a sense of community within the development by including elements such as front porches, common open space, and common buildings or common spaces within buildings.*

Elements promoting community- There are no specific standard regulations requiring this for single-family residences.

Kirkland Bungalows-

- Each unit has a front porch of at least 60sq.ft (porch is only required for cottages) to promote interaction amongst neighbors.
- Units are clustered around common open spaces at the rear of the units, providing opportunities for residents to meet and socialize with their neighbors.

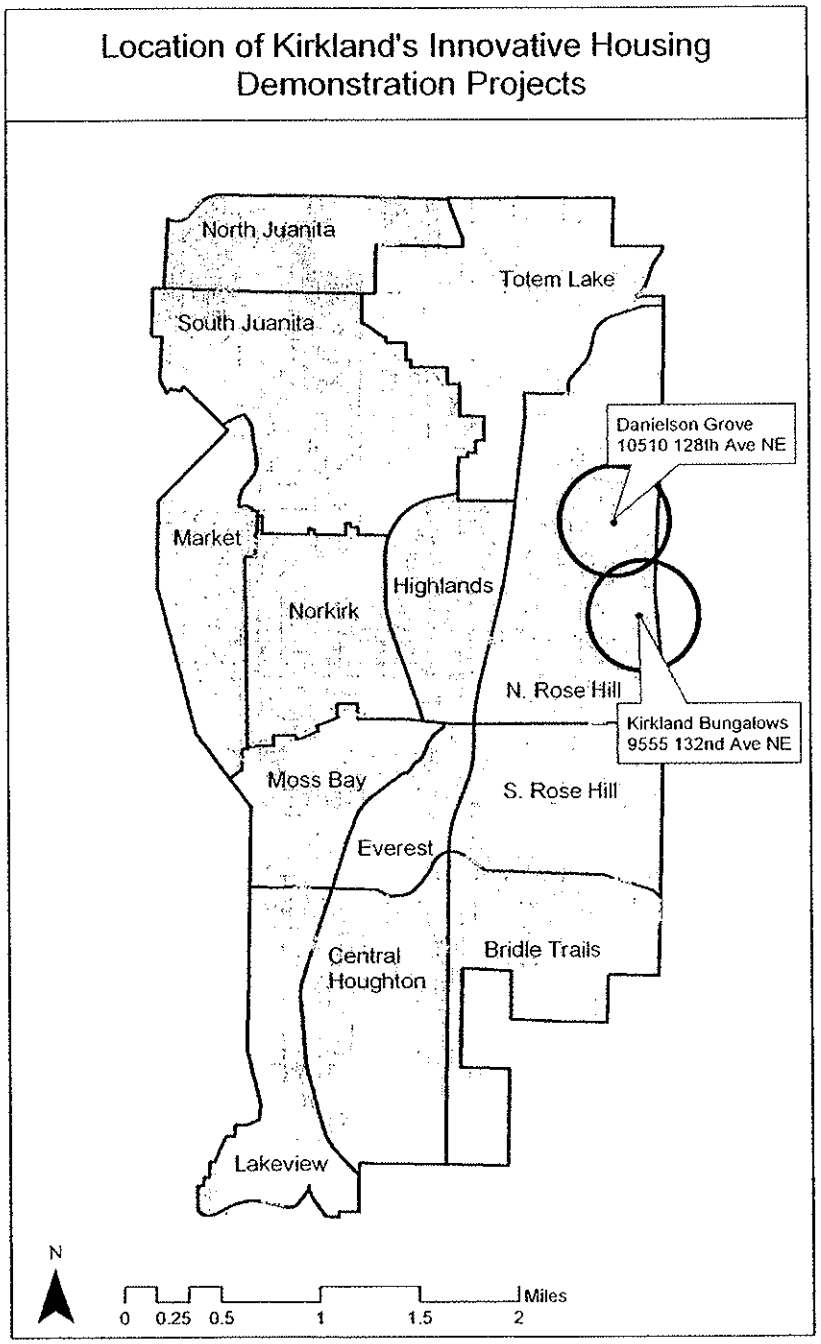
Danielson Grove-

- Each unit has a front porch of at least 70sq.ft, with the 2 cottages meeting the size requirement of an 80sq.ft.porch.
- Eight of the units (50%) also have a rear deck which provides another opportunity for neighbors to interact. The units are clustered on two common open spaces, thus, providing more opportunity to meet neighbors.

Summary

The two innovative housing projects are consistent with surrounding single-family development and with many of the standard development regulations, such as: lot coverage, FAR, parking (Kirkland Bungalows), height, and tree retention (Danielson Grove). The areas where they have needed and used the flexibility allowed in Ordinance #3856 include the following: setbacks, parking (Danielson Grove), tree retention (Kirkland Bungalows), lot sizes, and number of units.

Location of Innovative Housing Projects- As stated in the interim ordinance, innovative housing projects need to be at least 1500 feet from another such project. The areas outside each circle below depict where another project could be located. As noted in the map below, the two existing projects are nearly twice the required distance from one another.



Chapter 4- Preliminary Evaluation

During 2005, city planning staff worked on the update of the Highlands Neighborhood Plan, which was to include new housing goals and policies. Staff believed that it would be very helpful for citizen representatives to visit the two existing innovative housing projects within Kirkland, as well as, examples in neighboring cities, to provide awareness of these housing typologies to be considered for the updated policies. As part of the process to update this neighborhood plan, a Highlands Working group had been established, which consisted of representatives from various stakeholder groups, to provide a diversity of perspectives on the different issues to be addressed by the plan.

The housing tour was led by Arthur Sullivan and Janet Lewine, staff from ARCH (A Regional Coalition for Housing). ARCH staff developed a very informative information packet for tour participants (Appendix C) which provided some education about the innovative housing, the related issues including design and costs, and some comparative information about other cities' projects.

On June 21, 2005, the Highlands Working group visited the following four sites:

1.) Stacy Property/Kirkland Bungalows: small lot single-family compact homes
132nd Av. NE at NE 97th Street, (N. Rose Hill neighborhood), Kirkland

2.) Danielson Grove: cottages and small lot single-family compact homes
10500 128th Ave NE, (N. Rose Hill neighborhood), Kirkland

3.) Conover Commons: cottages and compact homes
132nd Ave NE at NE 11th Street, (Willows-Rose Hill neighborhood), Redmond

4.) Claridge: small lot single-family with duplex and triplex
14788 NE 16th St., Bellevue (off 148th Ave NE, south of Bell-Red road)

There was a discussion period following the tour for participants to give their feedback about the four innovative housing projects. The following is a summary of their comments:

Site Design/Building Design

Cottages

- Liked Kirkland Bungalows best - houses at angle

- Kirkland Bungalows - liked feel of this project – good light and sense of privacy from interior
- All would fit in Highlands if dispersed throughout neighborhood
- Cottages in Redmond – too small
- Uniformity was avoided in Kirkland Bungalows
- Kirkland Bungalows - liked convex curve of street so homes face outwards & give sense of privacy; and concave curve adjoining public space for sense of community.
- Danielson – too alike with not enough modulation. Felt like barrack housing
- Advantage of Kirkland Bungalows was access to both arterials, no dead end.
- Liked Cottage Co – but too regimented. Not like the individuality of Highlands.
- 2nd floor is important, provides more privacy and more square footage
- Kirkland Bungalows best example of getting more housing in limited land.
- Lots of crawl space and under roof storage at Kirkland Bungalows. Will help people keep their cars in their garages.
- A lot of what helps is detail of architectural character- Cottages had good variety in color, detail and siding

Duplex/Triplex

- Duplex and triplex fit in well in S.F. development in the Claridge development.
- Claridge – Duplex great; Triplex not so good aesthetics
- Liked how duplex fit into the development
- Liked Bellevue example of minimal infill
- Triplex on dead end put undue burden on S.F. Better on corner.
- Another example of mix of single-family and multi-family is Cambridge Court in Bellevue where triplexes fit in with the adjoining SF.
- A lot of what helps is detail of architectural character, e.g. Claridge had good variety in facade, peak roofs, street setback.

Affordability

- Quality of design drives up price. Would like to see some of the units more affordable.
- Like idea of mixed affordability within a project.
- Significant increase in density, even if needed for affordability, will be a real problem. Neighborhood has only three access points.
- Cottage may be opportunity for more affordability if interior not quite as upscale
- Danielson could have "afforded" an affordable unit instead of recreation building.
- Like a mix (not solely dedicated to affordable) so that it's integrated.

General

- Concern that Highland neighborhood residents may resist innovative housing if it brings in lots more density.
- Some of the examples would fit into Highlands, but concern that zoning flexibility would instead lead to apartments and condos that are too large and too alike.

Parking/Garages

- Potential problem of demo projects is lack of parking within garages. Not sold on tandem or parking on street.
- Danielson Grove – garages too regimented
- Visitor parking should be accommodated.

Open space/Landscaping

- Landscape maintenance an issue if not maintained in common. Private and common areas not well defined.
- Liked layout of open space in Kirkland Bungalows. More interior open space broken up and added some creativity to development. Opposed to Danielson Grove, where it is more centrally located, and no privacy.
- Conover Commons displays how landscaping improves over time, similar to the great gardens at Cambridge Court/Resurrection Housing in Bellevue

In summary, the participants were generally receptive to the idea of cottage and compact homes within the Highlands neighborhood. Some voiced that they would not choose that for their own housing, but believed that it should be an option for others. The members of the Highlands Working Group continued to be involved with the update to the Highlands Neighborhood Plan, which included policies in support of Innovative Housing. (Appendix D) With City Council's adoption of the Highlands neighborhood plan in December 2005, there are now two neighborhoods within Kirkland that have housing policies that support innovative housing in areas zoned single-family. North Rose Hill neighborhood was the first to adopt such policies and to have the two demonstration projects.

Chapter 5 – Innovative Housing Projects in Other Cities

Main Issues Regarding Innovative Housing-

Some cities in the Puget Sound area have adopted either broad ordinances regulating innovative housing, or ordinances specific to a particular housing type, e.g., cottage housing. These new regulations have resulted in a number of housing developments, which have been located in either single-family or multi-family zones. Particularly in the case of innovative housing projects developed within single-family neighborhoods, the quality and sensitivity of their design to their surrounding context can greatly affect their acceptability to the community. This is not to infer that project quality is unimportant in multi-family zones, but there is considerable evidence within several cities that new housing typologies in single-family zones face more scrutiny and inspire greater anxiety by homeowners concerned about the resulting possible impacts of traffic, parking, economic value, etc. of these projects.

Design is often cited as one of the primary issues involving these new housing typologies, with traffic impacts as another significant concern. The Housing Partnership has written several papers about the new cottage housing developments within the Puget Sound area. In their March 2000 paper on Cottage Housing, this organization issued a note of caution to cities:

> *"The surest way to destroy public support for cottage development would be to build cheap little boxes that add density while degrading the aesthetics of the neighborhood. While very inexpensive cottages may provide affordability in the short run, such development will inevitably erode support for the higher densities necessary for long-term affordability."*

Thus, it is important to plan for quality projects that meet the intended goals set forth in the ordinances of each city.

In this chapter, I will describe the experience of other Puget Sound cities as they have approved and developed innovative housing projects. Few of these cities have implemented any formal evaluation of their housing projects. Most cities have relied upon the housing market to indicate whether these new housing projects are desirable to current

or incoming residents. Some cities have received positive and negative feedback from citizens, and have striven to address these concerns through public education and public meetings, to various degrees of success. Some cities, such as, Shoreline, have also proposed amendments to their existing ordinance and code to address some of the concerns raised by residents. This information can thus outline some ideas for an evaluation strategy for the two existing innovative housing projects in the City of Kirkland. The lessons learned from other cities can be useful to Kirkland's city officials and residents as they decide whether to make permanent the existing interim ordinance authorizing innovative housing and whether there should be any modifications to the existing code.

Topic Areas

It can be helpful to separate the concerns raised by different groups into broad topic areas in order to develop appropriate evaluation strategies to examine the impact and outcome of these innovative housing projects. The cities cited below have received feedback from a number of groups, including residents, planners, developers, architects, and others regarding the various projects. The categories listed below strive to identify the primary issues and are not mutually exclusive of one another:

- Design- Includes the design and quality of the individual units, as well as, the overall site design.
- Transportation- The impacts upon traffic, and how parking is handled
- Economic- Impact of development upon nearby homes and neighborhood, affordability of units, and resale value
- Land Use & Natural Environment- Impact of this increased housing density on natural environment
- Zoning and Location- Zoning regulations and the proximity of developments to each other

Innovative Housing Projects Within Other Cities

SEATTLE

Similar to the program in Kirkland, the City of Seattle began a Demonstration Program for Innovative Housing Design in 1998 to test housing concepts and acceptability of different housing design. Most of the projects selected were detached ADUs, and one cottage housing proposal, the Ravenna Cottages, by Threshold Housing was selected for the

program. The proposal was for 6 cottages and 3 carriage units (on top of a 9-car garage) to be built on a lot area of 10, 500 square feet. The cottages were to be 2 bedrooms, 1.5 bath.

The Demonstration Program was revised in 1999 to create two categories of cottage housing: Type A- includes cottage housing, tandem housing, or small lot single family development and Type B- allows increased density within developments in certain circumstances. Several departures from the Demonstration ordinance were allowed, including lot coverage, lot size, and size of second story floor. The Type B allowed 50% more density (one unit per 1,067 square feet) if carriage units above the garages were provided, however, these units could not exceed the maximum height allowed for single-family homes within the area. The City of Seattle selected a cottage housing project that attempted to have the bulk and density of the project to blend in within the neighborhood.

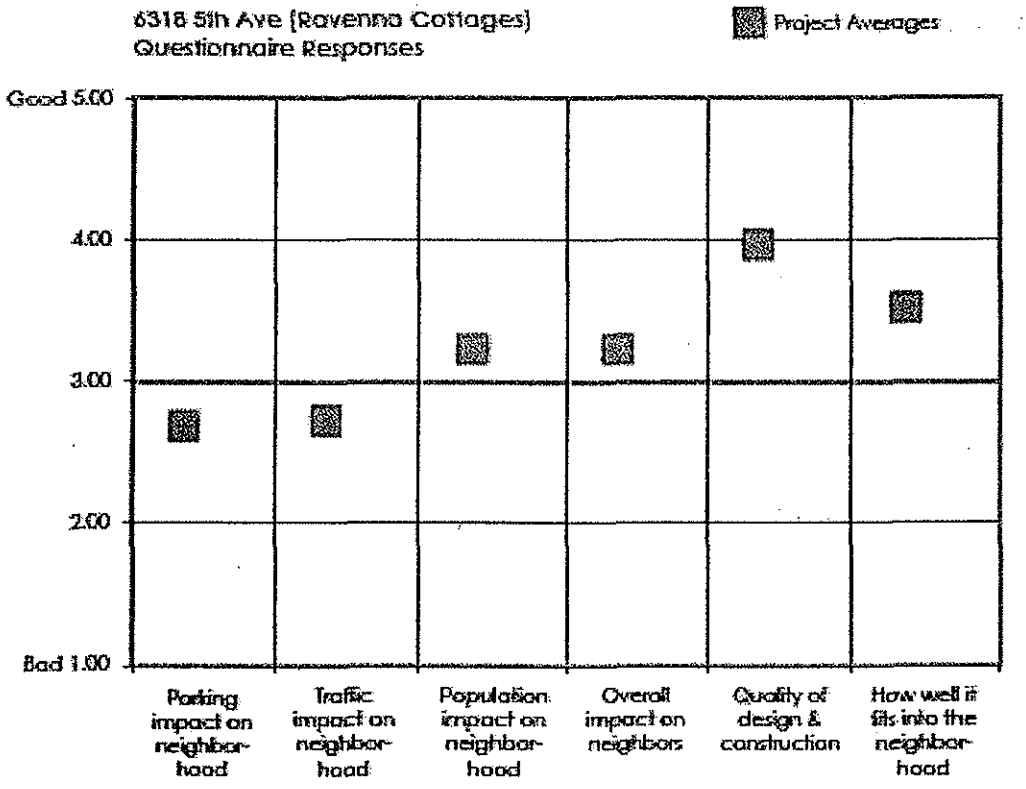
The Demonstration Program required an evaluation phase for the selected projects. The method of evaluation for the Ravenna cottages was a questionnaire. A "Neighborhood Impact Survey" questionnaire was mailed in August 2002 to residents living within 300 feet of a cottage housing project and to residents living near several detached ADU projects. (See Appendix E) There were 42 responses received regarding the cottage housing development which are summarized in a chart below.

The questionnaire was composed of 12 questions which dealt with the following topics:

- Parking and traffic impact on neighborhood
- Quality of design and construction
- Compatibility with neighborhood
- Environmental impact of housing project
- Interest in building or living in cottage
- Unintended consequences

Results of Seattle's Neighborhood Survey

Cottage Impact Survey Questions			
Ravenna Cottages	28%	27%	45%
	Bad	Neutral	Good
Housing Type in General	34%	26%	40%
	Bad	Neutral	Good
Source: City of Seattle- Evaluation of the 1998-2001 Demonstration program for Innovative Housing Design			



There was recognition that the more dense Project B developments might generate different questions and issues to explore, so the following questions are listed in the ordinance:

Type B Cottage Housing Demonstration Projects- The evaluation of Type B projects will include the following questions, instead of those questions listed in Ordinance 119241 for the evaluation of cottage housing development demonstration projects:

- Do the development standards already in the code for cottage housing developments, other than density limits, work for Type B cottage housing development? What development standards, including height, are appropriate for accessory structures? Should some standards be modified and if so, how?
- What was the cost of construction? How did the additional density affect the per unit cost of construction? Does the additional density result in more affordable units? What are the factors that help or hinder the affordability of this type of development?
- What do the neighbors think of this type of development? Is the number of units an issue with neighbors? What is the reaction of the residents of the housing in terms of livability of the unit and how it could be improved?
- If Design Review is to be used for this type of development, are additional design guidelines needed to address more directly the issues relevant to this type of single family development?
- Did this project provide a design concept that would likely be applicable and acceptable in other neighborhoods?
- What were the positive results of this project? What were the negative results?
- Were there any unintended consequences that need to be resolved?
- Are there certain neighborhoods or types of neighborhoods that are more appropriate for this type of development than others?

SHORELINE

History and Moratorium

As mentioned previously in Chapter 2, the City of Shoreline adopted its development code for cottage housing in the year 2000. This ordinance resulted in the construction of seven projects and a total of 55 cottage homes. Concerns had been raised by some residents about some of these developments. On August 23, 2004, Shoreline City Council voted to adopt a moratorium, thus excluding any further cottage developments until the issues could be further studied and reviewed. This moratorium has twice been extended and is due to expire in February 2006.

Subsequent Actions

Planning staff outlined in a June 2, 2005 memo to City Council that there were two alternative actions that could be taken:

1.) Planning Commission hold a public hearing to receive comments on the proposed alternatives for cottage housing
2.) Adoption of proposed amendments to achieve a more desirable and compatible cottage housing development.

The proposed amendments would limit the amount of cottage housing, but would ensure higher quality developments by addressing the issues of: over-concentration, density, parking, accessibility, open space, building form, and property values. Staff identified 15 issues, which I have grouped into the five topic areas discussed earlier, and where they may pertain to more than one topic, I have grouped them with their predominant topic:

Design

- Some cottage housing developments are too big with too many units.
- Developers are building some cottages too bulky.
- Developers are building some cottages too tall.
- Cottage housing should be ADA accessible for the elderly.

Transportation

- Cottage developments do not have enough parking on site and create overflow problems on neighbor parking strips.
- Cottage housing increases traffic in the neighborhood.

Economic

- Cottage housing seems likely to become rentals rather than owner occupied.
- Cottage housing reduces/increases neighboring appraised values.

Land Use

- Allowing double the density of the underlying zoning district is too much.
- Cottage housing appears crammed together.
- Cottage housing should preserve significant trees.

Zoning and Location

- Over-concentration and unpredictable location of cottages in single family neighborhoods.
- Cottage housing is incompatible with Shoreline's single-family neighborhoods.
- Cottage housing is another way to allow greater density in R-6 zones.

Other

- Cottage housing provisions should be reviewed every (2) years

Staff responded to the concerns raised above with new amendments to the cottage housing ordinance. Jim Soules of the Cottage Company spoke at the Shoreline City Council meeting on January 23, 2006 to urge adoption of the amendments rather than a repeal of the code. He pointed out that Shoreline had been one of the first communities to adopt a cottage housing ordinance, and therefore, simply needed to now catch up to the more rigorous guidelines being adopted by other cities to ensure good quality housing projects.

City staff note in the June 2, 2005 memo to the Shoreline Planning Commission that the Greenwood Cottages (developed by Jim Soules, The Cottage Company) is the only current development that would be able to meet the proposed code amendments. It is noted that although the amendments would limit the amount of cottage housing in Shoreline, the intent and results of the proposed amendments would be to ensure higher quality developments.

<u>The following is a summary of some of the proposed amendments:</u>

- Cottage housing projects limited to 8 units instead of current 12.
- Limit building bulk: 700sf on the ground floor as minimum, with 300sf for 2nd floor or all 1000sf to be ground floor
- Height limits: cottage 25', garages and community buildings 18' minimum
- Parking: Increase parking requirement to 2 stalls/unit and 1 guest stall for every 2 units.
- Reduction in density bonus from 2 to 1.75 units.
- Increase open space width: 40' distance between homes across open space.
- Location of projects: No more than 8 units shall be located within 1,000 feet from any single point in the city.

<u>Evaluation Strategy</u>

The City of Shoreline has utilized public hearings for citizens to share their views, which have sometimes polarized the different viewpoints rather than achieving reconciliation and consensus. There was concern about the economic impact of the cottage homes upon their

neighbors, so city staff reviewed the properties adjacent to several cottage housing and found there to be no difference. A review of property values for those properties abutting three cottage developments (these developments were selected because they had been constructed years before) revealed that their property values increased at 6.5% both before and after the presence of the cottages. This information did not ease fears of residents; they continued to cite concerns of negative impacts upon their property values at public hearings.

At the February 13, 2006 City Council meeting, the City Council voted to repeal the cottage housing ordinance, thus ending the near term possibility of any further cottage housing projects. Before the Council voted, planning staff outlined the following more stringent review process for cottage housing: a.) pre-application meeting; b.) staff screens up to 4 projects twice a year, for a total of 8 projects per year to be reviewed; c.) neighborhood meeting held with staff; and d.) a public hearing for design review. The idea was to institute a competitive process which would be slow and predictable, and would result in the approval of only 2 projects per year. Yet the vote to repeal the cottage housing ordinance precluded any further evaluation process for cottage housing in Shoreline.

REDMOND

Redmond adopted a cottage housing ordinance in June 2002, and gave approval for its first cottage housing project called Conover Commons developed by The Cottage Company. (See Appendix C for description). This housing development offers both cottages and small lot homes; the first phase of 12 cottages was completed in Fall 2005, with the second phase with twelve small lot homes and one carriage home to be completed in Spring 2006. According to Redmond planning staff, the Conover Commons development has been greeted with praise for its design; no formal review is planned at this time. Redmond is relying upon the market to indicate the desirability of this housing type.

Following the cottage housing ordinance cited above, Redmond City Council adopted in August 2005 a more comprehensive innovative housing ordinance which includes a range

of housing typologies, including cottage housing. City staff emphasized that there is a strong desire to ensure flexibility within the innovative housing ordinance, so that developers can "come on down and show us what you've got" in terms of design ideas. Redmond does not want a mandated design review process, but to have latitude for selecting desired projects that may need to be allowed some departures from the code. As of February 2006, there has been only one more innovative housing project submitted for review, however, no others have been approved. Redmond is yet to apply its innovative housing development regulations to any other project beyond Conover Commons.

POULSBO

The City of Poulsbo does not have an ordinance specific to innovative housing. A project currently underway is called Poulsbo Place, a 30 acre site, which will ultimately have 314 housing units of a wide range of housing options: condominiums, cottage and compact homes, duplex, attached, and live-work units. It was designated as a Master Plan and thus needed a minimum lot area of 20 acres. It was reviewed by the City Council for approval. According to staff, the city's subdivision process doesn't give much discretion for design, so the Master Plan approval process allows for more discussion and review.. The units are individually owned, with a condominium association for ownership of the common open space. It was learned during Phase I that 1-car garages and 1 parking space per unit on the street led to inadequate parking (especially as items were stored in the garages). Phase II had widened streets and 2 spaces per unit on-street parking and resulted in a more pedestrian friendly, walkable design.

BOTHELL

There is a significant housing boom occurring within Bothell, and the primary housing typology being developed are detached condominiums which often look very similar to cottage or compact homes. City staff stated that several large projects between 50-100 units are underway, all of which must be located within areas zoned medium multifamily density (8 dwelling units/acre). Thus, these projects are more concerned with good design internal to the project than of compatibility with single-family homes. In the same time period that 300-400 detached condominiums have been built, there have been only about

50 single-family homes being built. Staff cited that there are less people seeking the new single-family units because of their high price, often nearly $1,000,000 due to the large lots and large homes.

The detached condominiums are popular for a number of reasons:

- less yard care
- smaller homes to maintain
- more public amenities-parks, trails
- lower cost than single-family homes
- greater protection of natural environment due to clustering of homes
- mix of residents- income levels, age, and household type
- less liability about construction of neighboring units because detached

The review process for the detached condominiums is administrative review by staff, following the design standards built into the code; there is no design review board. Staff have insisted on high standards of developers and have warned that good projects will help ensure the continuation of flexible standards. By holding developers to high standards, they then compete with one another for an attractive product, thus, raising the bar rather than the reverse strategy of seeking a lower cost, lower quality design. Staff appreciate the flexibility of the regulations for multifamily projects to cluster homes, protect more of the natural environment, and urge shared driveways and smaller easements.

Summary

Several important lessons can be learned from these other cities experimenting with innovative housing styles:

1. Build flexibility into the regulations so that there can be discretion on the part of staff or reviewing body to approve a design that meets the desired goals;
2. Adapt regulations as needed when problems or new situations arise;
3. Create ongoing monitoring of projects;

4. Recognize that some locations may lend themselves to particular styles or densities more than other locations- adapt the regulations as needed;
5. The market is a great indicator of the demand for housing types;
6. Encourage residents' participation in setting policies;
7. Seek residents' feedback regarding the resulting projects.

Chapter 6 – Evaluation Strategies for Kirkland's Innovative Housing Projects

Review of Kirkland Citizen Involvement during 2000-2005 for Innovative Housing Policies

The following is a summary of the different methods utilized for involving Kirkland citizens in the discussion and development of the current interim innovative housing ordinance, as well as, the resulting two demonstration projects in Kirkland.

- Citizen Advisory Committee – In July 2000, a Housing Task Force was created at request of Kirkland City Council, which consisted of 19 members from varied backgrounds and interests plus four planning staff. They met sixteen times during the period, July 2000- October 2001, and presented a final recommendation report in November 2001.

- Public Hearings- During the period of May 2002- January 2005, there have been at least three public hearings held during City Council meetings to discuss the proposed and adopted Interim Innovative Housing Ordinance and the proposed two projects. There have been at least five additional City Council meetings during that same period with innovative housing on the agenda, with the opportunity for public comment.

- Planning Commission meetings- In December 2002, the Planning Commission selected two demonstration housing projects in the North Rose Hill neighborhood. The topic of Innovative Housing was discussed at a number of Planning Commission meetings from 2002-2005, with the opportunity for public comment.

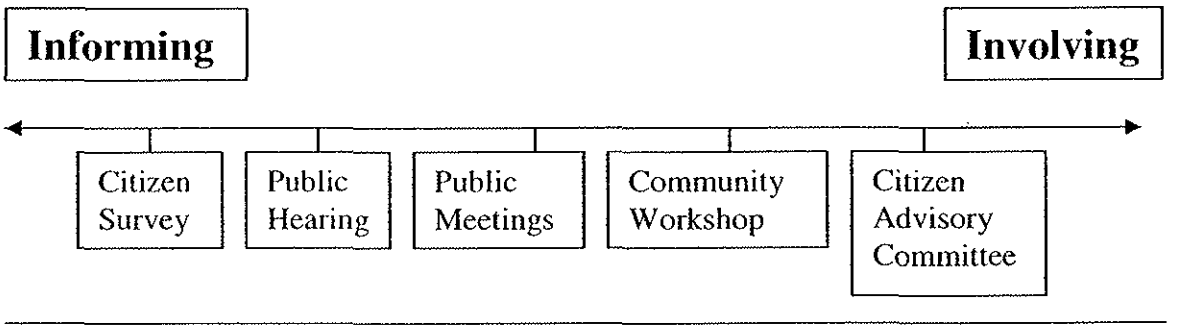
- Citywide Presentation - On June 17, 2002 there was a presentation to the general public about innovative housing styles. Speakers included Jim Soules, developer of cottage housing in Shoreline and Langley.

- Housing Tours- There have been two tours to visit cottage and innovative housing projects which have included: City Council members, Planning Commissioners,

Houghton Community Council (November 13, 2002), and Highlands Working group (June 21, 2005).

- Neighborhood Meetings and Groups-
  - a.) During 2000- 2003, staff worked with a focus group from the N. Rose Hill neighborhood about housing and other issues, which concluded with housing policies in their ten-year neighborhood plan update that support innovative housing.
  - b.) In 2003, staff presented information regarding innovative housing to Norkirk and S. Rose Hill/ Bridle Trails neighborhood associations.
  - c.) In 2004-2005, staff worked with the Highlands Working Group (a focus group) to update their neighborhood plan and develop housing policies that allow innovative housing.

The following graphic outlines some different public involvement methods along a continuum of seeking to inform and involve citizens about various issues. It is interesting to note that the public process since the year 2000 for Kirkland citizens has included methods from different points along this continuum. This utilization of a variety of public participation methods could be considered a positive aspect of the past public process because there was not an overdependence upon one method. More importantly, it also reveals that the focus has not been solely upon informing citizens regarding innovative housing, but that there has been encouragement and opportunities for direct involvement of citizens as well. As noted in the Summer 2003 newsletter, About Growth, by the Washington Department of Community, Trade, and Economic Development: "Successful communities are those that can work together to make sound collective decisions. Public participation in the planning process is an opportunity, perhaps the best opportunity, for communities to learn to work together effectively."



Citizen Survey- is used to gather information regarding citizen attitudes, values, and priorities. Types of surveys include: mailed questionnaire, questionnaire in newspaper, and on-line survey.

Public Hearing- allows the public to comment on proposed plans and/or projects before officials make a final decision. This meeting allows proponents and opponents to voice their opinions, however, it is not a conflict resolution method.

Public Meetings- can inform, educate, or facilitate interaction and dialogue. It is necessary to clearly state the purpose of the meeting.

Community Workshop- uses small groups of 6-9 people to discuss a topic and generate ideas, with each group reporting back to the whole group at the end of the workshop. This method can help to develop consensus amongst participants.

Citizen Advisory Committee- can offer advice to elected officials on a particular plan, project, or program. It is important to have representation from a cross-section of community interests. Some of the outcomes this can generate are: identification of obstacles; develop interest in land use planning; and resolution of conflicts between interest groups.

Designing an Evaluation Strategy

There are a number of factors that must be addressed when designing an evaluation strategy for the two innovative housing demonstration projects:

1. Who should be asked for feedback/opinion? Possible participants include the following: general population, nearby residents, residents from the two innovative housing projects, developers, public works, building, and fire staff, etc. Each will provide a unique perspective due to how they perceive and are affected by these two demonstration housing projects. Similarities and differences of opinion may be found not only between individuals but also between these different groups.

2. Will the evaluation be a one-time or ongoing event? In conjunction with deciding upon the target population for feedback, it is important to ascertain whether a one-time evaluation will meet the goals for information, or whether an ongoing or periodic evaluation is the best strategy. For instance, there were only two housing projects selected and approved for development under the current interim ordinance, with the goal that these would be evaluated before approval of any additional projects.

   If a periodic evaluation is desired, some examples might be: some form of annual review or review after a certain number of projects is completed. A significant drawback to ongoing review is the possibility of a reversal of previous decisions if the public support and opinion should change. A benefit of ongoing review is to monitor public opinion and have the opportunity for policy makers, planners, etc. to respond before the concerns rise to a level of significant opposition.

3. What form will the evaluation take? There are a large range of possible evaluation strategies. Factors that help decide amongst these include: time and resources available; best strategy for the information sought; and direct versus indirect solicitation of feedback (e.g., mailed questionnaire versus face-to-face interview).

4. How will the information be utilized? When feedback is sought from any groups of people, whether they are residents or transportation experts or developers, it is important to state how this information will be used. If one or more groups have an inaccurate belief about how their opinions might affect policies or regulations, then there can be sense of being misled. Stating upfront how information will be considered

and what role it might have for policy makers will help to avoid false beliefs and unfulfilled expectations later on.

5. Public education as a separate task or part of the evaluation? The public is often in a much better position to offer informed opinions when they have been helped to fully understand all sides of an issue. There can be a tendency and desire to simplify an issue, however, the opportunity to examine all of the nuances will often result in discussions that lead to a greater number of possible solutions.

Community Response

There has been general support for the innovative housing policies and projects in Kirkland. To date, there has been some verbal, but no written feedback regarding the existing two demonstration projects and the interim innovative housing ordinance. An example is when staff attended neighborhood meetings in 2003, some concerns were voiced that cottage housing had the appearance of multifamily developments within single-family neighborhoods. At that time, neither demonstration project had been built. Many of these concerns can be addressed through design guidelines to help insure compatibility with the surrounding single-family homes.

As of January 2006, the Kirkland Bungalows have been completed and been sold, and Danielson Grove is nearing completion and being completely sold. Thus, this is an opportune time to evaluate these two projects and for policy makers to consider and decide upon adoption of permanent innovative housing regulations, and whether any modifications to the regulations are needed. As mentioned, there have been considerable opportunities for public involvement about innovative housing, especially during the period 2002-2004. It is vitally important to continue these opportunities. The Washington Department of Community, Trade, and Economic Development offers the following recommendation:

> *"There's a tendency to front-load public participation into the visioning step and then abandon it as the process moves through the development and*

decision-making steps...A better approach is to see the participation, or "visioning," as a multi-step process tied to the analytical work and, ultimately, the decision-making conclusion. We find that public involvement is most productive at three key steps in the process: setting goals and objectives, evaluating options, and setting priorities." Summer 2003 newsletter, About Growth.

Innovative Housing Goals

It is beneficial to re-examine the goals stated within the Kirkland interim innovative housing ordinance to guide in the process of evaluation of the existing projects. Goals can thus lead to objectives that allow for quantification and analysis.

In Kirkland's Ordinance 3856, the following are the identified goals for innovative housing:

> **Goal 1**: *Increase both housing supply and the choice of housing styles available in the community through projects that are compatible with existing single-family developments.*
> **Goal 2**: *Promote housing affordability through the provision of smaller homes.*

The two goals address many of the five general topic areas related to housing: design, transportation, economics, land use, and zoning/location. Each of these topic areas can then generate possible issues and concerns to explore and evaluate, some of which are listed below. It will be important to prioritize by selecting those issues most important to evaluate in terms of meeting the desired and stated goals. The next step is to choose evaluation strategies that are most suited and appropriate to the issues or concerns selected.

Possible issues and concerns to evaluate include the following:

Design- Includes the design and quality of the individual units, as well as, the overall site design. This addresses the issue of compatibility with neighboring single-family homes, which can be difficult to specify. This element is perhaps most subjective and difficult to regulate to achieve consistent and desired results, yet it is also the key issue to acceptability of new housing typologies.

- Size, bulk, and height of homes
- Architectural details- facades, variety of model, roofline, materials
- Orientation of homes to street and to common open space
- Landscaping- quality, variety, and visibility from sidewalk and street
- Adequate flexibility in regulations for superior design
- Total # of units- strict or flexibility of regulations?
- Variety of units, e.g., carriage units, desired or encouraged?

Transportation- The impacts upon traffic, and how parking is handled.

- Off-street parking meeting need
- Additional cars parked on street
- Extra trip generation- roads meeting the demand
- Availability of transit, and whether could lessen parking requirement

Economic- Impact of development upon nearby homes and neighborhood, affordability of units, and resale value.

- Economic impact to property values of adjacent homes (a comparison group could be the economic impact on SF homes adjacent to PUDs)
- Desirability of these units- # days on the market, sale versus list price
- Affordability of these units in comparison with other SF in neighborhood/city
- Resale value- how much increase, how quickly sold
- Demographic of buyers
- Encourage or not, greater density and flexible design (e.g., carriage units or ADUs) for lower unit cost?

Land Use & Natural Environment- Impact of this increased housing density on natural environment.

- Site design- Clustering of homes allowing more protection of trees?
- Drainage- preferred strategy: storm retention ponds or vaults
- Correct proportion of private and public open space for residents
- Public benefit of viewing open space- visible from street/sidewalk?

Zoning and Location- Zoning regulations and the proximity of developments to each other.

- Ideal locations for developments? Mid-block, corner?
- Within SF zone, adjacent to MF zones?
- Distance between the innovative housing projects

A Choice of Strategies

The Housing Task Force recommended education of the public as an ongoing component of any strategy. An informed citizenry will then be able to identify problem areas based on facts, not simply from fear or misconceptions. Policy makers can feel more secure in their actions regarding regulations and policies if they are supported by involved and informed residents. Thus, several strategies might best happen at the same time to reinforce involvement and education, however, staff resources of time will need to be considered.

Information-Gathering Strategies

There may be a need to get more information about the subject before involving a wider group, so that accurate information is available to disseminate and utilize in the discussion. The following is a list of some possible strategies to gather or disseminate information, as well as, some examples of information that might be helpful. Often fears and misconceptions of residents flourish in the absence of unbiased information.

Mailed questionnaires – types of information that can be gathered include:

- Demographic information on the residents of the 2 innovative housing projects
- Opinions about innovative housing from current residents in such housing.
- Opinions about innovative housing from nearby residents

Brochures, pamphlets- written information that can either be mailed out or can be left where people are likely to pick up a copy.

Real estate analysis- can provide up-to-date data and information:

- Sales price of demonstration project and nearby homes
- Number of days on the market for innovative housing
- Sales price of new construction homes within the North Rose Hill neighborhood.

Participatory Strategies

As mentioned earlier, the City of Kirkland has already utilized a variety of methods for public participation earlier in the process of instituting the housing demonstration project. Many of these can be valuable to repeat either once again or at intervals.

Engaging a large group

The following methods can be helpful for reaching out to a larger group of citizens:

1. Public workshop-visuals can be presented to a group, allows face-to-face interaction to share ideas and work toward consensus, and citizens can work towards setting goals and articulating a vision to pursue.
2. Online survey- this is very quick and immediate, and may garner a higher rate of participation than a mailed survey. May also appeal much more to a younger age group, and encourage their participation.

The power of a shared vision should never be underestimated. Sometimes a simple phrase or slogan can capture the imagination of young and old alike. Whether this is sought through a contest involving children, a discussion group of adults, or focus group meeting...there can be a certain bonding together. A possible slogan could be: "Kirkland Houses Its Own"- referring to the goal of providing housing to all of its residents, from schoolteacher to police officer to corporate head.

Engaging smaller groups

Some possible methods for engaging smaller, more select groups include:

1. Focus Groups- Seek the opinions and feedback from a small group of residents.
2. Housing Tours- Provides a direct experience to residents to view innovative projects on the ground, to see first hand how the projects fit into the context of a neighborhood.

The following chart further outlines some of these strategies, noting some of the pros and cons to each approach. The process of public education and participation does not necessarily have to be linear, and in fact, can be more useful and productive if it is organized as a series of feedback loops. There can be many goals for the processes that I have outlined, but an important one to keep in mind is the following: the education of the citizenry about important and complex issues so that they can give informed input into decisions that affect their community.

Possible Evaluation Strategies

Method	Participants	Goal of this method	Pros	Cons
Questionnaire (mailed)	Nearby Residents to 2 Innovative Projects	Solicit feedback regarding the direct impacts of projects upon neighbors	*Offer an opportunity for neighbors to express views *Can poll residents' opinions on a variety of factors related to the projects	*Surveys don't have a high return rate *Results may be biased; those with strongest viewpoints may be more likely to respond *Respondents may believe they have greater input/influence on future actions and decisions than other city residents
Questionnaire (mailed)	Residents of 2 Innovative Projects	Solicit demographic info on residents & their feedback regarding the projects	*Demographic info of residents of 2 projects can help increase public understanding of who chooses these projects and ease fears & misconceptions *Residents of the 2 projects have a unique perspective as to how the project is successful and what hasn't worked	*Survey population is small, so need high return rate to get accurate representation of residents' viewpoints *Residents may be concerned about their privacy and may safeguard of this & their viewpoints
Questionnaire (mailed)	Kirkland residents (or random sample of residents)	Solicit feedback regarding the 2 housing projects & future development of this type of housing	*Gain a lot of feedback from residents *May identify particular areas of concern that should be addressed	*Not a method to build consensus or community vision *Results may be biased; those with strongest viewpoints may be more likely to respond

Method	Participants	Goal of this method	Pros	Cons
Online Survey	Kirkland residents	Solicit feedback regarding the 2 housing projects & future development of this type of housing	*May get responses from younger residents *Respondents may appreciate shorter time to complete vs mailed survey	*Results may be biased; those with strongest viewpoints may be more likely to respond *Need to protect against multiple responses from same respondent
Public Workshop	General public	*Build consensus *Solicit ideas *Identify problem areas	*Can help bridge differences between groups and build consensus *Participants can receive same information *Can show visuals (and design choices) to large group	*Participants may not be representative of general population *Need good facilitators, or else may raise more concerns than solutions
Housing Tours	General public or selected groups	*Educate and inform residents about other cities' housing projects.	*Provide new insights and ideas *Dispell false notions and can ease fears	*Need staff time and available vehicles *Can only accommodate a small number of residents

Conclusion

This report has provided background information on the public and staff participation that led to the interim Innovative Housing Demonstration Ordinance. Two housing projects were constructed under this ordinance, and now at completion, are ready to be evaluated. The public process that led to this point must be continued in order to gain knowledge of residents' viewpoints about new housing typologies. By engaging residents in a dialogue about their vision for their city, and pointing out some of the challenges, such as, how to have housing that can accommodate different income levels, there is the opportunity for the public and policy makers to develop solutions together.

It was clear from other cities' experience that flexibility in regulations allows for more opportunity for a housing development that meets the intended goals, good design, and the preference of residents. Most importantly, the dialogue between residents and policy makers should not end with the possible passage of new regulations. There should be ongoing monitoring and feedback such that the regulations reflect the desires of the public. It is much more difficult to recoup public support once it has waned or been lost than to continue to nurture it throughout the process of attempting new strategies and solutions.

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