



Innovative Housing Review Panel: Criteria & Parameter Matrices

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

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

Criterion	Notes	Score
Increases variety of housing choices; may include, but is not limited to: cottages, compact single-family homes, duplexes, triplexes, fourplexes, and accessory dwelling units	12 single-family attached units 2 accessory dwelling units – detached above garage structures Most dwellings ~1,500 sq. ft. (ADUs at 640 sq. ft.)	2
Demonstrates high quality design, compatible with surrounding single-family development	Concept drawings consistent with vision for single-family residential development in neighborhood. Creative use of parking structure Site design: setbacks comparable; significant green space; community green space	2
Improves housing affordability options	1 affordable @ 80% 2 640 sq. ft. ADUs available for rent – likely to be affordable at market rate Other units smaller than typical, though not affordable in regulatory sense.	2

Criterion	Notes	Score
Contributes to sense of community through the provision of amenities such as front porches, common open spaces, common buildings, or common spaces within buildings.	Front porches on 12 – all face center. Common open space. Community garden. Community building. Open space preserved on slope – trail and pavilion provided (and modified in response to neighbor concerns)	3
Uses flexibility in site standards to enhance the overall quality of the proposal vis-à-vis the above criteria.	Flexibility requested and benefit conferred: <ul style="list-style-type: none"> - setbacks, building separation: smaller homes, lower price points - density: smaller homes, lower price point - road standard: pedestrian-friendly street, community feel - lot size: smaller homes, provision of common open space - individual lot coverage: smaller homes, lower price point, preservation of open space 	2
Other broad goals achieved in proposal (e.g., green building)	Green building: 4-star (each home), passive solar and option for photovoltaic.	2

Scoring

1 = fails to meet goal/parameter

2 = adequately meets goal/parameter

3 = exceeds goal (does not apply to parameters below)

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

Parameter	Parameter Description	Notes	Score
Housing Types	<ul style="list-style-type: none"> ▪ Any attached or detached single-family housing type, as defined by the Redmond Community Development Guide. 	Single-family attached + 2 detached ADUs. Ownership + ADUs.	2

Parameter	Parameter Description	Notes	Score
	<ul style="list-style-type: none"> Ownership housing is preferred, but projects that include a component of rental housing, such as Accessory Dwelling Units as part of the single-family development, are also encouraged. 		
Design Standards	<ul style="list-style-type: none"> Projects located in neighborhoods with adopted neighborhood residential design standards shall comply with applicable design standards for those neighborhoods. The Grass Lawn neighborhood residential design standards apply in neighborhoods without adopted standards, allowing flexibility when necessary to meet the intent of this Ordinance. 	Education Hill neighborhood.	2
Setbacks and Lot Coverage	<ul style="list-style-type: none"> Projects which meet the setbacks from adjacent properties for the zone in which the development is located are preferred. However, modifications to the setbacks and lot coverage may be considered if it is demonstrated that said modifications are required for construction of the proposed housing type. Any modification to the setbacks and lot coverage shall minimize adverse impacts on adjoining properties. 	<p>Setbacks reduced for purpose of providing particular home type and site plan.</p> <p>Adjoining properties not impacted by setback deviations.</p>	2
Unit Size Limits	<ul style="list-style-type: none"> No minimum size requirements for individual units, provided units meet minimum livability standards specified in the Building Code. For projects that include “size limited” housing units, a covenant restricting any increases in unit size after initial construction may be 		2

Parameter	Parameter Description	Notes	Score
	<p>recorded against the property.</p> <ul style="list-style-type: none"> Projects that include a mix of unit sizes within a single development are preferred, including homes that provide ground floor master suites or similar configurations with all living areas on one level 	2 units have master bedroom on main floor.	
Number of Units	<ul style="list-style-type: none"> Innovative housing proposals shall be allowed up to two (2) times the density that is allowed by the underlying zone. Additional density may be considered if it is demonstrated that the project meets the intent of this Ordinance. Limitations on the number of units allowed per lot are waived. Existing single-family homes may remain on the subject property and will be counted as units in the total unit count. 	Density = 8.8 units/acre (in R-6 zone).	2
Locations	<ul style="list-style-type: none"> Projects which propose more than 2X the underlying density should be located on or near an arterial or close to transit. 	n/a	n/a
Number of Developments	<ul style="list-style-type: none"> Up to five, with no more than two projects demonstrating the same single housing type within any calendar year and within any one neighborhood. The City Council may authorize additional projects of any single housing type when demonstrated to be compatible with existing single-family neighborhoods. 	First Education Hill project. Second project reviewed in 2007.	2
Access Requirements and Utilities	<ul style="list-style-type: none"> The applicant shall work directly with the Public Works and Fire Departments to determine general flexibility for utility standards, road widths, public vs. private, and 	Satisfactory communication to date.	2

Parameter	Parameter Description	Notes	Score
	turn-around requirements. <ul style="list-style-type: none"> The applicant shall verify with the Public Works department that adequate water, sewer, and stormwater capacity exists to service the proposed development. 		
Development Size	<ul style="list-style-type: none"> A maximum of 12 units shall be permitted as part of any innovative housing demonstration project. 		2
Ownership Structure	<ul style="list-style-type: none"> Subdivision Condominium Single owner for entire project (to allow rental) 	Subdivision.	2
Community Buildings	<ul style="list-style-type: none"> Shall be clearly incidental in use and size to the primary residential units. Shall be commonly owned by the residents of the development, unless otherwise approved by the Technical Committee. 	Consistent.	2
Accessory Dwelling Units	<ul style="list-style-type: none"> May be considered as part of any submittal. 	2 proposed.	2
ADA Compliance	<ul style="list-style-type: none"> Fully accessible units are strongly encouraged. 	2 ground floor accessible.	2
Affordability	<ul style="list-style-type: none"> Except as provided below, developers are strongly encouraged to include housing units that provide for a broad mix of income levels, including a portion of the units that are affordable to households earning 80% or less of the King County Median Income. Projects shall comply with existing affordable housing requirements. 	1 @ 80% 2 ADU 12 size-limited	2
Parking	<ul style="list-style-type: none"> Unless otherwise approved, the following minimum parking standards shall apply: 	26 required 26 provided	2

Parameter	Parameter Description	Notes	Score
	<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> ▪ Shall be provided on the subject property. ▪ Should be screened from public streets and adjacent residential uses by landscaping or architectural screening. ▪ Shall be located in clusters of not more than 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. ▪ May be located between or adjacent to structures if it is located toward the rear of the structure and is served by an alley or driveway. ▪ All parking structures shall have a pitched roof design with a minimum slope of 4:12. 		
Trip Generation	<ul style="list-style-type: none"> ▪ The Review Panel may consider the number of vehicle trips that will be generated by a proposed innovative housing demonstration project in determining its appropriateness for the location. 	13.2 PM peak-hour trips expected (1 per primary dwelling + 0.6 per ADU)	

Parameter	Parameter Description	Notes	Score
Other specific assets or places for improvement of the proposal	Show more detail for road treatment.		

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