

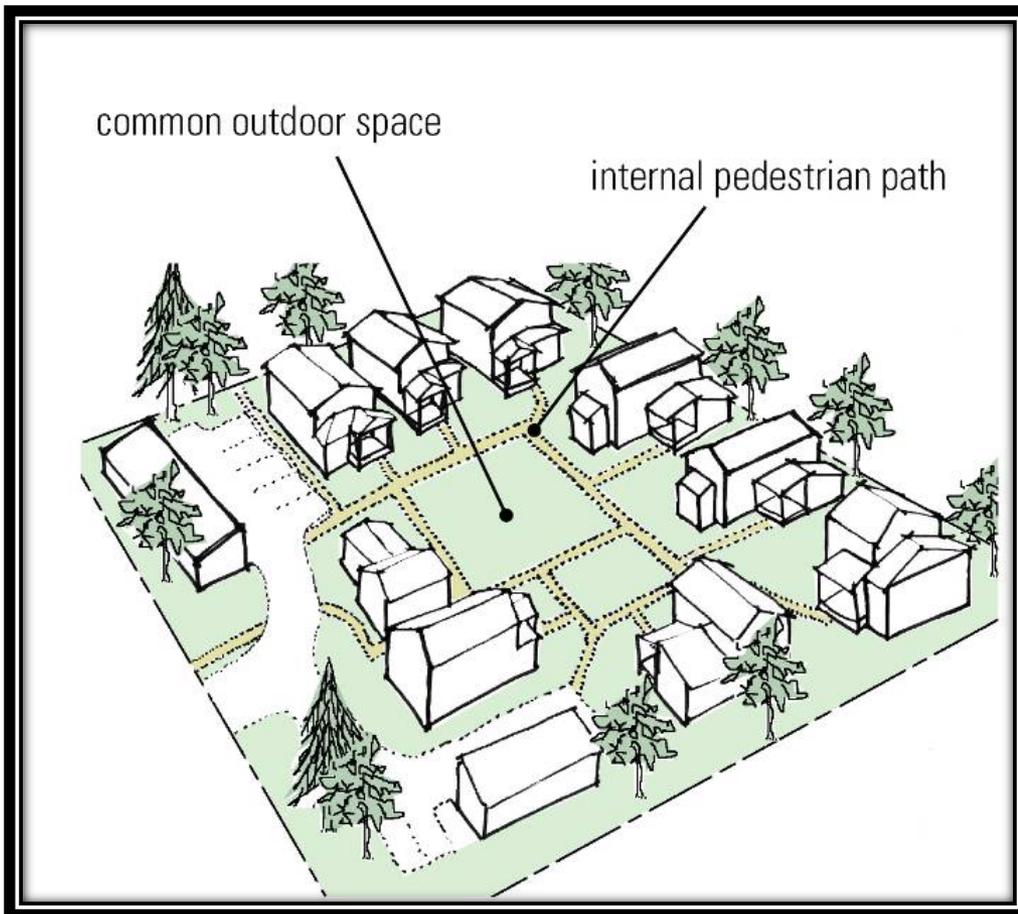


Cottage Housing

COUNTY COUNCIL BRIEFING

SEPTEMBER 20, 2016

What is Cottage Housing?



Single family detached dwelling units clustered around common open space

DANIELSON GROVE



- City of Kirkland
- Unit size 1500-1700 ft²
- Detached garages

The Cottage Company

Ravenna Cottages



- City of Seattle
- Average Unit size 882 ft²
- Detached garage

Cottage-Like Developments



WOODSIDE

- City of Mill Creek
- Avg Unit size 1460 ft²
- Attached garage

WOODSON CREST

- City of Mukilteo
- Avg Unit size 995 ft²
- Detached garage



Cottagewood

- Uninc. Sno Co
- Avg Unit size 1400 ft²
- Detached carport

What's the Problem?



- ▶ Zero cottage housing projects submitted to date
- ▶ GMA Comprehensive Plan calls for alternatives to “standard single family design” (LU 2.A.5) and “support the development of innovative housing types” (HO 1.B.4)
- ▶ Public outreach with developers, realtors, environmentalists and staff identified issues with the existing regulations including:
 - ▶ No fee simple land ownership
 - ▶ Density bonus too low
 - ▶ No attached garages
 - ▶ Too limiting dwelling size
 - ▶ Better design standards

Planning Commission Recommendation

- ▶ Planning Commission Voted 7-1 to recommend amendments to the cottage housing regulations
- ▶ Highlights of the Planning Commission Recommendation include:

	Current	PC Recommendation
Unit size	1,200 ft ² maximum dwelling size	2,000 ft ² maximum dwelling size (excluding garages and porches)
Density bonus	20%	Twice the underlying zones density
Height	18 to 25 feet maximum building height depending on roof slope	30 foot maximum building height
Design Standards	Limited design standards	Design standards for cottages, open space, parking structures, and community buildings
Review Process	Approved as an ACU	Administrative site plan approval; appeal to Hearing Examiner
Ownership	Allowed only as common ownership	Common ownership or fee simple through a unit lot subdivision

Amendment Sheets

- ▶ Subsequent to the Planning Commission Hearing, two amendment sheets were drafted and submitted by the Executive
- ▶ Amendment Sheet 1 responds to concerns about second story habitable space
 - ▶ Increases the maximum first floor of a cottage dwelling to 1,600 square feet
 - ▶ Allows a maximum second floor of 800 square feet
 - ▶ Total dwelling size could not exceed 2,400 square feet
- ▶ Amendment Sheet 2 amends the definition of “unit lot” to allow fee-simple ownership in a cottage housing development
 - ▶ Current definition limits unit lot subdivisions to townhouse dwellings only

Next Steps

- ▶ Staff is available answer council questions
- ▶ Staff is preparing illustrations to depict how the proposed regulations could be implemented prior to the public hearing