



Department of Planning and community development

Memorandum

Date: May 4, 2017

To: Design Review Board

From: Kelly Tayara, Planner

Subject: Ericksen Gardens HDDP Conceptual Review

Ericksen Gardens is in the conceptual phase of the Housing Design Demonstration Project program process. The project is a Tier I three-lot single-family residential HDDP project on a half-acre lot located within the Mixed Use Town Center – Ericksen Overlay District.

The DRB is asked to review the conceptual site plan and provide advisory comment. Your input, along with neighborhood and City staff input, must be considered by the applicant when crafting the proposal.

HDDP projects are evaluated using a scoring system. This project must achieve points in the “Innovative Site Development” category and in the “Housing Diversity” category. While the DRB is not responsible for scoring the project, it is very helpful to City staff to be able to draw on the DRB as a resource in scoring the project. Toward that end, I have included scoring guidance with this memo. Ideally, the DRB can advise the applicant on the components of the categories, such as how best to integrate internal and external non-motorized connections, and appropriate community amenities.

Also included in the materials provided for DRB review is a summary of the conceptual meeting held with City staff. While there are no submittal requirements identified in the Municipal Code, the applicant is encouraged to provide enough information to the DRB to allow the Board to review the proposal and provide comment. For example: A rough landscape plan may be presented that simply identifies tree retention and planting areas; a conceptual site plan will likely label features (e.g. “townhouse” or “covered bike parking”) and architectural detail may not be available at this stage.

Innovative Site Development Category

- **WATER QUALITY & CONSERVATION**

Projects use methods to decrease water usage and improve stormwater runoff quality through an integrated approach to stormwater management. **Points are available for: Integrating greywater reuse components into building design; green roofs; integrating cisterns; covered parking**

- **LANDSCAPING & OPEN SPACE**

Project provides well-designed common open space as an integrated part of the project rather than an isolated element. Appropriate community amenities such as playgrounds, composting and neighborhood gardens promoting the production of locally grown food are encouraged. Resident neighborhood community gardens can be in common open space areas, must be appropriately located for solar exposure, and include water availability, soil amenities, and storage for garden tools. Open space dedicated to the public is encouraged. **Points are available for: Providing open space areas; incorporating neighborhood gardens into the open space; preserving “heritage” trees; providing private yards with no more than 20% turf; integrating native / drought-tolerant plants**

- **TRANSPORTATION**

Project design provides enhanced sensitivity to pedestrian and bicycle travel to promote the people getting around without a car, a reduced carbon footprint, improved health of humans, and lower pollution levels. Project internally preserves existing informal internal connection to external non-motorized facilities, furthering the Island-wide Transportation Plan and using such solutions as woonerfs, green streets, and natural trails and paths. Project reduces reliance on automobiles and trip counts, and promotes alternative transportation, such as integrating parking and charging facilities for electric cars, or bus shelters. **Points are available for: Preserving, creating or integrating internal and external non-motorized connections; providing public walkways, separated paths, or bike lanes; on-site car sharing programs; electric vehicle charging stations; covered, consolidated bike parking for subdivisions; bus shelters**

Housing Diversity Category

- **UNIT TYPE**

Home size may not exceed 1,600 square feet. Projects must provide a variety of housing unit types (e.g. single-family style, townhouse, flat, age-in-place, ADUs, cottages) or innovative type of housing. In order to score points for different unit types, the project shall provide at least 10% of the total number units of that type. For example, in a 40-unit development of townhomes and duplexes, at least four units of townhomes would be needed to score points for having two different unit types.