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**DWEL20-0166**

**11/30/2020**

**KING COUNTY DLS  
PERMITTING DIVISION**

## **Memo – DEMONSTRATION ORDINANCE MEMO**

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**PROJECT:** 9914 SW 188<sup>TH</sup> ST

**DATE:** 11/27/2020

**PROJECT:** ISLAND CENTER HOMES / DWEL20-0166

**TO:** Nancy Hopkins Goree

**OF:** King County Permitting Division  
DPER

**FROM:** Judy Tucker, AIA

**OF:** Form + Function Architecture

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***The following is a narrative of how the proposed housing project meets the Alternate Housing Demonstration requirements contained in KCC 21.A.55.125 including departure/waiver requests.***

### Project Description:

Vashon HouseHold is proposing to construct 5 low income single family homes (sprinklered) to provide housing for seniors/veterans/special needs low income individuals. The project is publically funded and will be managed by Vashon HouseHold for a strong connection to the community as well as social services support. Each single family home, congregate residence, will have 8 sleeping unit suites allowing for a total of 40 individuals to live on the site. There is also parking lot for 18 cars (10 required by code), a bicycle storage area, trash/recycle area, a pea patch surrounded by a deer fence and including a garden shed for tool storage, a water cistern for collecting a portion of the roof water for grey water reuse for toilets as well as yard hydrants for site watering and a pump shed for cistern equipment as well as a water infiltration trench below the parking lot and in the northeast corner of the site for additional site water overflow. The layout rotates the houses and alters the roof slopes to take advantage of the sun angle allowing for solar panels on the roof of each house. The site layout includes picnic tables so that in addition to the pea patch, there are garden areas to enjoy the site.

This project has been designed to meet the Evergreen Sustainable Development Standard (ESDS) Requirements and a summary of how these standards are being addressed, from the project specifications manual, has been attached to this document for reference.

The project site is located in the Rural Town Center per Community Service Area Plans and is zone R-8, see the attached map in the ESDS Summary. The lot is 57,500 sf (1.32 acres) so the zone allows for 10.56 or 11 new single family homes but the development is limited by the existing 5 water shares available to the site per Water District. The project plan is for one single family home per available water share.

With exception of the density limitation due to available water shares, all other development standards meet the requirements of table 21A.12.030 – minimum 10' setback from streets, minimum 5' interior setback, allowable base height of 35' (the houses are 2 story buildings with shed roofs with a height of 23' +/-) and a maximum

impervious surface of 75% (the project currently has 37.6% impervious surface per Civil drawings/calculations).

The site will not be short-platted but will be managed/maintained by Vashon HouseHold, with training/support for the on-site residents to contribute, and left whole for use by the housing community for open spaces with picnic tables and a pea patch shared recreational area.

Minimum parking requirements are 2 per residence, 10 total, and we are requesting to increase this to 18 to allow for a bit more flexibility (See traffic study to verify this meets site needs based off of similar projects.). Site is also easily accessible from the Vashon Highway bus stop and vans/ride share options will be coordinated by Vashon HouseHold.

In addition to the single family houses there are 3 accessory structures – 1 for cistern/gray water pump system, 1 for garden tools at the pea patch and 1 by the parking lot the houses trash/recycle area (screened)/secure bicycle storage in addition to central mailbox location.

Based off our experience on the Sunflower Plat Tiny Houses, built a couple years ago on Vashon as well, we are proposing that the parking lot and site paths be “gravel” mix composed of crushed stone and gravel fines which when compacted meet the ADA requirements for accessible trails since it creates a firm stable surface that is easily installed and low maintenance and cost effective for our project budget. Even though detached single family homes do not trigger ADA compliance, we are aware that our population will benefit from an accessible path and believe this accomplishes that in a budget friendly manner and also provides a more organic feel that blends in better to the natural environment. There is a small amount of concrete to facilitate trash/recycle access and site entry off of parking lot but concrete “gravel” surfaces will be at same level. Parking spaces will be delineated by wheel stops with signage at the two accessible spaces as well.

Per 21A.55.125 Alternate Housing Demonstration Project, Congregate Residence means one or more buildings that contain either sleeping units or dwelling units, or both, and where residents share either sanitation facilities or kitchen facilities, or both. A “sleeping unit” means a room or space in which people sleep, and can also include permanent provisions for living, eating and sanitation or kitchen facilities but not both.

Each single family home for the project includes a common kitchen area, laundry area and living space and eight sleeping rooms with individual bathrooms and a kitchenette (no stove) that includes a counter/storage area, sink, under counter fridge and microwave to allow private storage of food/cooking supplies in addition to the main common area kitchen that will include communal food items, cooking supplies, dishes and full size energy star appliances. The goal is to give the individuals in each home a place to create social interaction/community but also give them a sense of privacy and independence.

The accessible sleeping rooms on the main floor are 354.9 sf (below the 385 sf max) and 4 of the sleeping units are 317.3 sf and 2 of the sleeping units are 349.3 sf (below the 350 sf max). The overall square footage of the house is

2180 sf and the main common area is 342.5, not including service areas, approximately 15.7% of the house (above the 12% minimum) and in addition there is a small sitting area/alcove on the upper floor to encourage social interaction at different levels.

It is our understanding that the required agreement with the local services, permitting division, describing Vashon HouseHold's plans to support local residents, maintain affordable rents and access to social services/transportation has been submitted, but if not, please let us know.

#### LANDSCAPE/RECREATIONAL REQUIREMENTS

Per our landscape plan, we will retain existing trees and incorporate them into site design if possible (mostly at property perimeter), encourage use of native plant species and require water efficiency thru water budgeting. There will be no irrigation system installed and "grass" areas will be a natural drought tolerant grass mixture (no standard turf). Soaker hoses and water bags will be used till the trees are established.

Residential developments with common parking areas shall provide planting areas at 20 sqft per parking stall. For single family subdivisions – one tree for every 40' of frontage along all public streets. See landscape plan submitted which is prepared by certified landscape architect.

On-site recreation - required for developments with more that 4 dwelling units. Space required for residential development of 8 units or less per acre: 390 sf per unit.

The designated pea patch area, including deer fencing, will be a minimum of 1950 sf including the garden shed. In addition there are 3 picnic tables set in the site to take advantage of open areas for recreation.

We are requesting a departure/waiver for the interior property line buffers on the north and west property lines. Along the west property line we have planting at the parking lot but north of the parking lot there is a 30' easement that provides a natural buffer from adjacent properties (buildings are 39' +/- at the closest to the west property line). For the north property line, we are protecting/retaining three existing trees at the west end and there is planting at the cistern as well as to enhance the existing threes in the east end of the property line. Again, only two buildings are close to this property line – mainly there is open space as a buffer.

#### DRAINAGE REQUIREMENTS

Projects adding 2000 sqft or more of new/replaced impervious surface or 7000 sqft of land disturbing activity will require drainage review.

The project was designed to meet the requirements of the King County Surface Water Design Manual requirements. – trenches in two areas are designed to infiltrate 100% of site runoff (refer to technical information report and drainage calculations sizing.)

A drainage report was submitted to the County that details how infiltration trenches were sized onsite using the 2012 Western Washington Hydrology Model.

As part of the drainage system, the project goal is to collect roof water runoff in a cistern, grey water system design & permitting with King County Health Department by RainBank including pumps, filters etc to provide site hydrants for watering and water for toilets at a minimum. (We will incorporate grey water for laundry as well if feasible). The roof area, per Civil plans, is 10,228 sf or 17.8 % of the site – minimal impact to aquifer as a majority of the site is till part of the infiltration system. This system is not currently included in the Drainage Code so we are requesting a departure/waiver to allow for the environmental friendly design solution.

#### FIRE MARSHALL/FIRE CODE

All houses will be sprinklered – NFPA 13D.

Coordinated fire truck access through the parking lot with Vashon Fire Department.

Again, as noted above we are proposing to have a “gravel” mix composed of crushed stone and gravel fines. We have a mix/installation that was designed for the Vashon Sunflower plat a couple of years ago that was approved by King County Fire Marshall for fire truck access which we propose to use again.

New fire hydrant to be provided on site at a location near parking lot and first site building with trash/recycle – see Civil plans.

Requesting supply water piping for new hydrant to be from Vashon Highway which has water supply pipe adequately sized to accommodate this installation. (188<sup>th</sup> water pipes are smaller and would require substantial work/cost to update existing service pipes which the budget for this low income project could not accommodate.)

#### TRAFFIC/ROAD IMPROVEMENTS

Per our pre-application meeting at King County, we specifically identified that roadway improvements would have a substantial financial hardship on the project (just like it did for the Vashon Sunflower Plat Project which had to improve 300 +/- feet of roadway). As part of our initial documentation for the Demonstration Ordinance, we identified that we would be requesting a departure/waiver from roadway improvements if required. Based off of initial reviews of submitted plans - we are received review comments from Robert Eichelsdoerfer, Traffic Engineer/DLS-Roads and are waiting on feedback from our email and proposed plan revision – attached for reference. (Complete Architectural, Landscape & Civil plans will be submitted when we receive tentative approval of the modifications.)

Comments are as follows:

Proposed revised site plan that shifts the driveway/parking lot 9' off of the west property line and we will be revising it to a “one-way” drive aisle as well – as noted/requested.

Requested dedication of 4' of project site along 188<sup>th</sup> to the right-of-way to allow for future wider right of way – currently 80 feet and want to allow for 88 feet in the future.

Modified site plan allows for the 4' dedication including shifting of parking lot and all buildings to accommodate the loss of property area/shifted site backs. Our only concern that this dedication may trigger roadway improvements - if that is the case, we would dedicate the 4' but request a departure/waiver from the roadway improvements.

Roadway requirements are for 10' travel lane and 4' gravel shoulder – on our side of the right of way.

Per the survey – from the center line of the existing right of way we have between 11'-7" and 12'-1" of driving lane on our side of the center line plus gravel shoulder which seems to meet the requirements – we are looking for confirmation that the existing conditions meet the road requirements.

If we dedicate 4' to the right-of way as requested, does this shift the center line of the right of way taking us out of compliance or does the center line stay as-is? As noted above the current project budget/funding does not have room for roadway upgrades nor per our traffic study, do we generate enough traffic/need for roadway improvements.

Detailed information is requested on school bus stops/paths etc including plans/photos etc.

This project is being specifically designed to house adult individuals (seniors/vets/special needs population) and no families/children are anticipated. We request a departure/waiver from this requirement since it isn't applicable.

If there are any additional questions or if I have missed addressing a code issue, please let me know.

Thank you.  
Judy

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