

EXHIBIT 3 KING COUNTY CODE INCENTIVES

A major goal of this process is to encourage the creation of livable communities with affordable housing, while also using the sustainable design principles of Low Impact Development and Built Green communities. As such, requests for modifications or waivers to certain existing King County Code requirements where appropriate to achieve these objectives will be entertained as part of the underlying permit review process. A request to modify standards will be evaluated by King County based on criteria such as:

How well the request contributes to the achievement of a three-star or higher rating for the project under the Built Green program;

How well the request uses the natural site characteristics to protect the natural systems;

How well the request contributes to the creation of a livable community (i.e. connected street network, mix of housing types, pedestrian/bike routes throughout the development, direct bus connections, no front garages, front porches, mix of uses, etc.);

If road variance, that requirements for safety, function, fire protection, appearance and maintainability based on sound engineering judgment are fully met.

The above criteria are refinements of the criteria presented in Exhibit 3 of the Request for Qualifications.

1. King County Code Incentives Unique to this RFQ:

Road Variances

The request for road waivers and modifications does not replace the criteria for the approval of road standard variances pursuant to KCC 14.42.060. Instead, it adds the sustainable design objectives as one factor that demonstrates the public interest for purposes of satisfying the roadway variance criteria found in KCC 14.42. The road variance requests must also show that the requirements for safety, function, fire protection, appearance and maintainability based upon sound engineering judgment, are fully met. The Road Standards are intended to assist but not to substitute for competent work by design professionals. It is expected that land surveyors, engineers, architects, and contractors will bring to each project the best of skills from their respective area of expertise. The Standards are not intended to limit unreasonably any economically maintained innovative or creative efforts to lower impact development alternatives that could result in equivalent or improved safety, quality and maintainability.

Drainage Adjustments

King County recognizes the benefits of reduced environmental impacts resulting from smaller housing units and therefore finds that more flexibility in interpreting code is appropriate for these demonstration projects. A drainage adjustment to the Surface Water Design Manual may be proposed provided that the resulting development shall be subject to all of the remaining terms of the Manual and provided that granting the variance shall:

- ▶ produce compensating or comparable results in the public interest
- ▶ meet the Manual's objectives of safety, function, appearance, environmental protection and maintainability based upon sound engineering judgment

Zoning and Subdivision Code Variances

- Another goal for this project is to encourage a mix of housing types and to foster innovative design and development techniques. To enable this, review for 'variances' to KCC 19A and 21A will be a part of the underlying permit/project review instead of a separate process requiring separate applications and fees. Possible code sections that may be requested to be varied:
 - ▶ Title 19A - regarding timing of landscape installation
 - ▶ KCC 21A.08 – including Accessory Dwelling Unit (ADU) standards, allow Cottage Housing as an out-right permitted use (with standards), allow uses not normally allowed in the zone (live-work units for example)
 - ▶ KCC 21A.12 - Density/dimensions – setbacks, density, lot area, lot width, alley setbacks, projections into setbacks, allow work live in residential zone, height (to increase)
 - ▶ KCC 21A.14 - Design requirements – façade, zero lot line, fences, mixed use development, recreation space
 - ▶ KCC 21A.16 - Landscaping
 - ▶ KCC 21A.18 - Parking – off site parking, parking on street, allow a greater percentage of compact stalls, reduction in the number of required parking stalls
 - ▶ KCC 21A.20 - Signs
 - ▶ KCC 21A.24 - Critical areas

Permitting Timeline

Expedite entire process (plat review if applicable, permitting for buildings, inspection, etc.):

- if applicant chooses the option that requires that 40% of all residential units developed will be affordable to households at 80% AMI and below, expedite review if at least 50% of the residential units for the total of the applicant's sites are affordable to this standard, or
- if applicant chooses the option that requires that 60% of all residential units developed will be workforce housing affordable to households from 80% to 115% of AMI, expedite review if at least 70% of the residential units for the total of the applicant's sites are affordable to this standard.

Other Incentives King County will Provide

- Single point of contact throughout the entire process
- Critical Areas designations completed by DDES at no cost to applicant
- Free project management
 - ▶ Single family bldg. permits (DDES already provides this incentive)
 - 3 hours free if 4* Built Green single family home less than 5,000 sq. ft.
 - 5 hours free if 5* Built Green single family home less than 5000 sq. ft.
 - 8 hours free if 5* Built Green single family home less than 1,500 sq. ft.
 - ▶ Multi family bldg. permits
 - 10 hours free if 4* Built Green

- 15 hours free if 5* Built Green (DDES already provides this incentive)
- ▶ Plat or Short Plat
 - Free Project Management if at least 50% of the residential units for the project are for households that have incomes of less than 100% of median income for King County
- █ Reduced number of parking stalls (only if on/within ¼ mile of bus line with peak hour service every 20 minutes or less)
- █ Cottage housing without a CUP
- █ Residential 'basic' building plans for townhouse or apartments
- █ Five story wood construction, for multifamily use, may be allowed by DDES as an alternative method of design as allowed in the International Building Code. This is a performance based standard so it must be demonstrated that the proposal provides an equivalent level of safety as prescribed by code.

2. King County Code Incentives Currently Allowed per the Referenced Code Citation:

- a. KCC 21A.08.030 (a), etc. - Townhouses and apartments are allowed to be constructed in 'single family zones'
- b. KCC 21A.08.030 (B) (7) - Accessory Dwelling Units (ADU's) are allowed in single family zones
- c. KCC 21A.12.060, etc. - Density calculations include critical areas, right of way, etc. in density calculations
- d. KCC 21A.14.025, etc. - Cottage housing is an allowed use (subject to a CUP)
- e. KCC 21A.14.030 - Zero lot line development is allowed
- f. KCC 21A.14.040 - Lot clustering is allowed
- g. KCC 21A.14.160 - Mobile home parks are allowed
- h. KCC 21A.24.325©, etc. - Wetland, stream buffer averaging are allowed
- i. KCC 21A.34 - Residential Density Incentives (RDI) are offered to increase densities
- j. KCC 21A.37 - Transfer of Development Rights (TDR) are offered to increase densities
- k. KCC 21A.43.080 and KCC 14.75.140 - Exemption from school and traffic impact fees respectively for affordable housing
- l. DDES prioritizes affordable housing permit review
- m. DDES offers processing and project management time for Built Green projects (see bulletin 55 for details):
 - ▶ for residential projects achieving a Built Green 4 or 5-star level:
 - free project management time (varies by square footage of structure and whether 4 or 5 star)
 - priority processing
 - ▶ free green building technical consulting service
 - ▶ dedicated 'green team'
 - ▶ free low impact development consulting
 - ▶ cost-sharing and fee discounts are available for use of low impact development best management practices
 - ▶ Residential Built Green grant incentive
 - ▶ commercial LEED grant incentive
 - ▶ technical assistance regarding deconstruction and recycling construction wastes