Key Ideas:

- Support variety in housing types and styles
- Ensure a supply of affordable housing
- Ensure high-quality design
- Encourage innovation

Draft policy language

1	Continue to encourage a diverse mix of single- and multi-family housing types, in recognition that the Bear Creek neighborhood is diverse in its make-up, and as a way to achieve citywide goals of providing a variety of housing options.
2	Allow cottage housing developments in all Single-Family Urban zones.
3	Allow the subdivision of existing lots to encourage the development of smaller, affordable homes in Single-Family Urban zones. Permit "backyard homes" as described in the zoning code.
4	Permit single-family attached housing in all Single-Family Urban zones using an administrative review process. Ensure that neighbors are notified when a triplex or fourplex is proposed so that the builder and the neighborhood can identify and work through design and compatibility concerns.
5	Design single-family attached housing to portray the appearance of single-family detached homes. Use techniques such as shared driveways, single front entries, and varied facades to achieve this.
6	Require that a minimum of 10 percent of units in all new residential developments of 10 units or more be affordable to individuals or families earning up to 80 percent of the King County median income. Provide at least one bonus market rate unit for each affordable unit constructed, in accordance with city-wide policy and regulation.

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7	Design new single-family homes to maintain visual interest and compatibility with the neighborhood's character. In new developments provide a variety of home designs and vary sizes, types, and site design features, such as setbacks or lot sizes, to maintain variety and visual interest, to avoid repetitive style, and to avoid a bulky and massive appearance.
8	Design new single-family homes to feature living space as the dominant feature of the street elevation to encourage active, engaging, and visually appealing streetscapes. Minimize the garage feature of the street elevation unless the home is located on an arterial and options to minimize the appearance of the garage through design are limited.
9	Require abutting property owners to make use of joint driveways whenever practical.
10	Require builders to use technologies and practices that reduce resource consumption and minimize development's footprint on the land. For example, this could involve selecting renewable materials, conserving energy and water, encouraging the use of native landscaping, and using low impact development techniques.
11	Require that clean stormwater runoff from new residential development be infiltrated onsite as conditions permit.
12	Encourage accessibility, particularly for seniors, by allowing single-story homes that meet universal accessibility standards to exceed ordinary maximum lot coverage standards. Limit this allowance to no more than 10 percentage points over the ordinary standard.