

Cottage housing near Microsoft would put the cars underground

By SHAWNA GAMACHE
Journal Staff Reporter

A nine-home cottage-style development proposed for Redmond's Grass Lawn neighborhood has gotten initial approval from the city.

YS Development wants to build nine homes and a community building on a one-acre wooded site in the 7300 block of 132nd Avenue Northeast. The site is part of an area recently annexed by the city and is about two miles from Microsoft. Johnston Architects is architect.

The homes would range from 1,600 to 2,500 square feet, and residents would share an underground parking garage accessed through the community building. The project, called Rosehill, will target BuiltGreen 4-Star and Energy Star certification.

Rosehill would be built under Redmond's Innovative Housing Demonstration program. The program was created in 2005 and re-adopted last summer for five years or five demonstration projects, whichever comes first. No projects have yet been built under the program, but two are in the pipeline ahead of Rosehill.

The Innovative Housing Review Panel voted Jan. 12 to give an initial approval to Rosehill and will finalize that decision at its meeting today. Approval means the project meets the requirements of the program, but it will still have to go through site plan approval.

The program allows a limited number of developers to build at higher density, and have more flexibility on setbacks and lot coverage, in return for higher quality design and more diverse projects.

The panel asked the Rosehill developer to make one of the homes affordable to a family earning 120 percent of area median income, and to reduce the



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Rendering by Johnston Architects

size of some of the homes.

Under standard regulations, the lot would have allowed six houses in a row with driveways.

Rosehill's site plan reduces the number of trees that would be cut down and incorporates native and drought-tolerant plants in the landscaping. The site plan also proposes a stormwater management system that includes a green roof on the community building and runnels, rain gardens and bioswales.

The homes will include water-conserving fixtures, passive solar design to maximize natural light exposure, solar hot water and electricity, and sustainable building materials. The homes will also have high-perfor-

mance mechanical systems including a tankless instant water heater and high efficiency furnace, Energy Star appliances, and an advanced framing technique that improves energy performance and reduces lumber needs by about 30 percent.

Units will be priced at \$550,000 to 850,000, according to the developer's Web site.

YS Development is managed by Yuval Sofer of Bellevue, and was also developer on the DUO Kirkland project, a two-house four-star Built Green project.

Shawna Gamache can be reached by email or by phone at (206) 622-8272.