

APPENDIX E

Draft EIS Comments Received at the Public Hearing

This appendix includes public comments submitted verbally and in writing at the Draft EIS public hearing held on May 31, 2018. Responses to these comments are provided in Section 5.6.

Public Comment Hearing

Accessory Dwelling Units Draft Environmental Impact Statement

May 31, 2018



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Public Comment Hearing - 5/31/2018

Page 1

ACCESSORY DWELLING UNITS
DRAFT ENVIRONMENTAL IMPACT STATEMENT
PUBLIC COMMENT

Taken at City Hall, 600 Fourth Avenue
Seattle, Washington
May 31, 2018
6:30 p.m.

REPORTED BY: Nancy M. Kottenstette, RPR, CCR 3377

1 ALY PENNUCCI: Good evening, everyone.
2 We're going to get the public hearing started if you
3 haven't already taken a seat. I'm Aly Pennucci with
4 the city council central staff. I'm one of the
5 co-managers for the EIS. And I'm joined by my
6 co-project manager as well Nick Welch from the Office
7 of Planning and Community Development and Andrea
8 Petzel from our consultant team.

9 We wanted to thank all of you for coming out
10 tonight to provide comments on the draft EIS. I thank
11 my colleagues from the Department of Neighborhoods,
12 from the Office of Planning and Community Development,
13 and Central staff to help make this meeting happen.
14 So thank you guys for coming.

15 With that, I will turn it over to Andrea who
16 will go over some logistics, and then we'll get
17 started with the hearing.

18 ANDREA PETZEL: Thank you. So as Aly
19 mentioned, this is the formal public hearing for the
20 accessory dwelling units EIS. We will not be taking
21 any questions and answers. This is a time for you to
22 provide some feedback.

23 The hearing is being transcribed by our court
24 reporter, Nancy. So please speak clearly, and she may
25 ask you to repeat yourself. Speakers are limited to

Public Comment Hearing - 5/31/2018

Page 3

1 two minutes of public comment, and if you exceed that
2 time, we will cut off the mic and ask you to provide
3 your comments in written form. You can do that either
4 here in our comment forms which you can pick up
5 outside or leave it on our computer or type at your
6 own leisure at home.

7 Like I said, speakers are limited to two
8 minutes. If you are representing an organization, you
9 have five minutes, and that has been noted who those
10 people are and we will identify those if they're
11 groups, representing groups.

12 As a reminder, public comment will be accepted
13 until June 25, and all comments carry equal weight.
14 If you decide you do not want to testify, you are more
15 than welcome to leave your comments in writing or
16 submit them online to Aly.

17 We will proceed in the order in which you
18 signed up, and everybody should have received a
19 numbered card. Disregard the "a" on that. We'll just
20 simply be going by the numbers. We will have you
21 queue up right here, so I think at this time, if you
22 are one through four, would you please just queue up.

23 You will see the timer right here in front of
24 you on this desk. Green -- Aly will turn it green
25 when we're ready to start the comment period. Yellow

1 will flash when you have 30 seconds left. Red will be
2 when we ask you to provide your comments in writing.

3 So with that, we will open the public hearing
4 and accept comments to the Accessory Dwelling Unit
5 Environmental Impact Statement. We ask that all
6 speakers begin by identifying themselves clearly and
7 limit yourself to two minutes. And your little
8 number, you can leave it right in the box at the foot
9 of the microphone. Speakers one through four, if you
10 could please queue up, that would be great.

11 SHAWN HOSFORD: My name is Shawn
12 Hosford, and I live in Broadview. I've lived there
13 for 27 years. I'm a third generation Seattle native,
14 and I want to provide affordable housing to others in
15 the community. We have a 1,000-square-foot lot that
16 we live on. Our house is a 1930s small house space,
17 so it doesn't cover much space. And we did a similar
18 size garage. The garage is 800 square feet.

19 We live in a neighborhood that has underground
20 springs. Broadview is crazy with underground springs,
21 and, therefore, there's water issues at the bottom of
22 the hill. And, oftentimes, the building department
23 doesn't talk to the water department, and so they
24 don't know that those things are connected
25 necessarily.

Public Comment Hearing - 5/31/2018

Page 5

1 So we could build another unit on our lot
2 besides our garage and our house, but then the
3 neighbors down the hill would have water problems.
4 They would have sewage coming down. The more you
5 cover the land, the harder it is on the downhill
6 neighbors. So we're not going to do that.

7 As you can see by the pictures I provided, we
8 spent a lot of time designing the garage to be the
9 style of the house. To add the 800 square feet above
10 the garage, we would not have to raise the roof at
11 all. Due to the rules, we can't do it so far.

12 I'm hoping that you all will look at your
13 rules and make it more of a menu style. If there's
14 14 rules, maybe there could be ten rules that you have
15 to adhere to because all neighborhoods are all
16 different. If you treat them all the same -- they're
17 not all the same. Queen Anne is different than
18 Broadview that's different than Wallingford. I'd just
19 like to suggest a menu option.

20 And then in closing, I want to thank you for
21 your time and your consideration and the fact that
22 you're even doing ADUs in a different way. I've been
23 struggling with this for about ten years now, so thank
24 you.

25 ANDREA PETZEL: Thank you.

1 Speaker 2.

2 EMILY JOHNSTON: Hi. My name is Emily
3 Johnston, and I'm a representative of 350 Seattle.
4 We're a climate group, and so I look at housing very
5 specifically through a climate lens.

6 And the two are very distinctly connected.
7 Housing is a moral crisis in Seattle, but it is also a
8 climate crisis. Since the end of the financial
9 downturn, we've added more than 100,000 jobs here and
10 only 32,000 housing units.

11 What that means is we're pushing people out of
12 the city, people who prefer to live in the city, and
13 that also means that their carbon footprints are
14 doubled essentially. Because people who live in and
15 walk in their neighborhoods have half the average
16 carbon footprint.

17 So everything I'm about to say speaks to the
18 fact that we need to build lots more housing, and we
19 need to do it soon. So the first thing I would ask is
20 that you actually go with an option for three ADUs.
21 Somebody could have two attached and one detached, and
22 one of the things that we should be encouraging is
23 internal conversions for empty nesters, for example,
24 who don't need 2,500 square feet anymore, can have two
25 interior flats and have -- you know, and then have one

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1 other unit for themselves.

2 Additionally, we should definitely have no
3 parking requirements. Every time we choose privileged
4 parking over housing, people lose out, and we also
5 should have no owner occupancy requirements. If we
6 don't require ownerships in single-family housing, why
7 would we require it in the rental that's attached to
8 the single-family housing?

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9 We also need to waive development charges for
10 low-income homeowners so that they can stay in their
11 homes and afford to do that and also build additional
12 homes that will help them stay in their homes. And we
13 also need to waive development charges for people who
14 are building properly.

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15 A lot of these buildings will last for up to
16 100 years, and what that means is we need to be
17 encouraging green building centers like the living
18 building standard, like green roofs, etc., and
19 offering people more incentives in order to build
20 properly so we have a community friendly city. Thank
21 you.

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22 ANDREA PETZEL: Speaker No. 3.

23 And speakers five, six, and seven, please line
24 up.

25 ANGELA COMPTON: Thank you so much for

1 this opportunity to give comments to the update to the
2 ADU/DADU legislation. My name is Angela Compton. I'm
3 here on behalf of Futurewise. We're a statewide
4 organization that works on preserving our green space
5 and farmland by curbing sprawl and the inner cities
6 livable for everyone.

7 I'm here today to give support for the
8 proposed updates that will make it easier for
9 construction of backyard cottages and basement homes.
10 As any of my Seattle neighbors know, we do not have
11 enough homes for all of our neighbors, and the fact
12 that we don't have enough homes is one of the biggest
13 causes of homelessness and displacement.

14 But we all want our neighbors to have safe,
15 affordable homes; right? So then we must ask the
16 question: Why are the City of Seattle's laws around
17 housing so restrictive? Are we afraid of creating too
18 many homes for people to actually live in?

19 This cannot be the case for a world-class city
20 like Seattle. Please make it easier to build homes
21 for my neighbors who desperately need them. The
22 addition of more backyard cottages and basement
23 apartments to Seattle's neighborhoods will do nothing
24 but improve the liveability of these neighborhoods.

25 These types of accessory dwelling units are

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1 the perfect homes for peoples transitioning,
2 downsizing, or just starting out. With our lack of
3 affordable land to build homes, these legislative
4 changes need to happen. Let alone, the proposed
5 changes are not enough.

6 We urge you to continue pushing for innovative
7 solutions from the housing corridor and liveability
8 agenda. We not only need more homes, but we need to
9 make sure that some of those homes are reserved for
10 our low-income neighbors. And as we continue to grow,
11 the city is working to provide additional support and
12 resources for our communities at risk of displacement.

13 One additional support that we would really
14 like to see in the update to the ADU/DADU policies is
15 the addition of a preapproved design catalog for
16 property owners to select from. The creation of this
17 sort of catalog would significantly cut down on the
18 time and cost of building an accessory dwelling home.

19 Seattle does not want to be a city that's seen
20 as afraid of building too many homes. We should be a
21 city that says we know that people are happier when
22 they are able to live close to jobs, schools, and
23 other amenities, and we are prepared to build the
24 kinds of homes that it dictates next to a liveable and
25 affordable future. Thank you.

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1 ANDREA PETZEL: Thank you.

2 PATIENCE MALOBA: Good evening. My
3 name is Patience Maloba, and I am here on behalf of
4 Seattle for Everyone. We appreciate this opportunity
5 to participate in testimony, and we appreciate the
6 analysis and information provided in the EIS.

7 I just wanted to begin by saying that we
8 support the effort made by these updates in the EIS to
9 ensure that we are reducing existing barriers to the
10 production of accessory dwelling units.

11 We all know the requirements have restricted
12 the opportunity for homeowners to actually be able to
13 produce new housing types, and we want to ensure that
14 they are part of the housing solution as well by being
15 able to produce new housing types. Allowing
16 (inaudible) will enable production of more backyard
17 cottages and modern in-home units, which can mean more
18 affordable units and more affordable homes across the
19 city in all parts of the city.

20 But alone these changes are not enough; right?
21 One additional resource that we would like to see
22 alongside the updates is the creation of new ways for
23 moderate-income households to be able to actually
24 apply for city-sponsored grants that enable them to
25 financially convert their basements into apartments

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Public Comment Hearing - 5/31/2018

Page 11

1 leading to more people being able to actually stay in
2 place within their neighborhoods and not be pushed out
3 of their neighborhoods. And in that way, we're
4 creating a more stable community.

5 We look forward to working with the city as we
6 ensure implementation of more accommodations and also
7 as we find ways to create programs that will allow and
8 ensure low-income populations and communities of color
9 to have access and retain access to those new housing
10 types. Thank you.

11 ANDREA PETZEL: Thank you.

12 THE WITNESS: Hi. My name is Laura Loe
13 Bernstein, and I'm a renter in the U-District. And I
14 live in the basement of a house. I would love it to
15 have a kitchen. I'm an organizer, a volunteer with
16 the all-volunteer group called MOAR, M-O-A-R. And we
17 started when the scoping came out for the EIS and
18 decided to do a petition and got 500 folks to sign on
19 in two weeks to this idea of not just an
20 Alternative 2, not just an Alternative 3, but looking
21 beyond cottages to other housing types that would fit
22 in the single-family envelope.

23 And so that petition is online. I really
24 encourage everyone to look at it, and it's tied to an
25 article that the person's name Matt wrote about

1 10 different ways to look beyond cottages. The EIS
2 that came out after the scoping speaks to that. It
3 speaks to the historical legacy of our single-family
4 homes, who's been able to afford one, who's been
5 priced out of certain neighborhoods, who's been
6 limited from home ownership through redlining, through
7 racial covenants, and how all of that plays into
8 backyard cottages.

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9 The document is incredibly educational. I was
10 a middle school math and science teacher. The EIS is
11 something that can serve us, not just for cottages,
12 but in our wider housing discussions, especially
13 around some of the misconceptions that people have
14 around teardowns. The study actually showed that this
15 will help prevent some of the teardowns in our city.
16 And there's other kind of myths that are dispelled by
17 this document that are really important.

18 So MOAR represents 500 folks that signed the
19 petition as well as about 50, 60 people that meet
20 regularly and 300 folks that meet online to discuss
21 things like private financing for backyard cottages,
22 and we encourage everyone to join us and please
23 request the most far-reaching, beyond-cottages policy
24 that we can have.

25 ANDREA PETZEL: Thank you.

Public Comment Hearing - 5/31/2018

Page 13

1 Speaker 6, you are representing an
2 organization. You have five minutes.

3 And can I have a group -- Group 8, 9, and 10
4 can line up as well, please.

5 CALVIN JONES: Hi. My name is Calvin
6 Jones. I'm here with members of Seattle Tech 4
7 Housing, and I'm also a renter in Madison Valley. I'm
8 a big fan of the proposed changes to the ADUs.
9 Madison Valley is a high-opportunity neighborhood, and
10 every ADU that we build in my neighborhood means that
11 someone else has access to the amazing parks, the
12 frequent transit, the access to groceries, and the
13 great schools that my neighborhood has to offer.

14 And I think this is a really great opportunity
15 that we, as a city, should take. I'd love to see the
16 city do more. I think that ADUs provide us some
17 creative ways to affect issues like displacement in
18 the city.

19 One potential option could be providing a
20 public subsidy to low-income homeowners in
21 high-expensive neighborhoods. So the rental income
22 from the ADU could help them afford to live in the
23 neighborhood, and maybe even in the ADU, they would
24 welcome back a formerly displaced neighbor. Thank
25 you.

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1 RACHAEL LUDWICK: Hi. My name is
2 Rachael Ludwick, and I live in North Beacon Hill. I'm
3 also here for Seattle Tech 4 Housing. I actually --
4 my family actually built a backyard cottage a few
5 years ago under the city rules. And it actually had a
6 house there that had been built decades ago that would
7 not be usable. You couldn't build where it is now the
8 way it is. And it was before you could do that,
9 before the rules were in place.

10 And it was actually really hard to build in
11 that new process, and the new rules would have made it
12 easier and cheaper and less complicated. But it is
13 built now, and the thing that is really great is my
14 mother moved in six months ago. And I have a
15 four-year-old daughter, so that's her granddaughter.
16 So she lives with us. She is at retirement age now,
17 not in the best of health, and her living there is one
18 of the best things our family has done.

19 And she's going to get to see her
20 granddaughter, and my daughter is going to see her
21 grandmother growing up. I think that should be easier
22 for everyone. That's why I'm asking the city council
23 to move forward on these changes and remove as many
24 barriers as possible that might stop a family from
25 building this so that they can have their family and

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1 multigenerational family and still stay in Seattle.

2 We should allow use of the lot. We should
3 definitely not care about which kind depending on what
4 families can do. They may want to build two detached
5 ones and two little apartments. It shouldn't matter
6 what kind it is. If we can build more, we should
7 build more. We should allow the greater square foot.
8 If you're building it as rental income so your family
9 can stay in Seattle, we might need that extra space.

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10 We should allow the greater height limits,
11 2 feet greater height limits. We should especially
12 encourage people that do green building. Our roof, we
13 couldn't have a roof deck with a green roof on it
14 under the current rules just because the zoning, and
15 that seems silly given the issues of climate change.

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16 We definitely shouldn't be requiring parking
17 or owner occupancy because that would limit the
18 ability to actually build more units and actually have
19 the flexibility. To require parking, you might not
20 have the space to have grandma in your backyard.
21 Every restriction that might stop a family from
22 building is stopping a family from living their life
23 in a way that supports them and keeps them in the
24 city.

3

25 It also might force them into a situation

1 where they have greater environmental impacts and, you
2 know, contribute to climate change more. We should do
3 the most that we can. Thank you.

4 ERIC: Hi there. My name is Eric
5 (inaudible). I work in tech. I'm in favor of
6 housing. So, yeah, I moved to Seattle about ten years
7 ago. We bought our house last year. It's a great
8 place. It could definitely accommodate a backyard
9 cottage. It's on a corner lot, so it would have its
10 own -- the backyard cottage would have its own street
11 frontage. It would be this nice little house along
12 the street that's like every other house, but the
13 problem is that our lot is a whole 80 square feet
14 smaller than the requirement.

15 So these changes would enable us to build that
16 where it is not currently allowed, and I think this
17 would be great. I've seen so many friends my age who
18 are not fortunate to work in the tech industry.
19 They've been forced farther and farther out from the
20 city center because we don't have enough houses. We
21 need more houses. Let me put one in my backyard.
22 Thank you.

23 ZACH LUBARSKY: My name is Zach
24 Lubarsky. I'm also part of Seattle Tech 4 Housing.
25 Thank you so much for doing the EIS.

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Public Comment Hearing - 5/31/2018

Page 17

1 I think what needs to go through to the final
2 EIS is a combination of Alternatives 2 and 3.
3 Having -- allowing three ADUs on a single lot is the
4 most important thing. Also try not to -- try not to
5 have MHA applied to the third ADU because that's going
6 to make it pretty financially unviable, and
7 alternatives to height limits is not super great.

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8 ELAINE IKE: Thank you for letting me
9 speak. My name is Elaine Ike. I represent myself and
10 Seattle Green Spaces Coalition.

11 Currently, one thing that certainly is not
12 apparent in any of the planning here tonight is that
13 63 percent of the urban tree canopy exists on private
14 lots, and, currently, the City of Seattle and Rob
15 Johnson is pushing for a more robust trees ordinance.
16 That has not been reflected in the planning as well.

17 I believe that the proposal to have accessory
18 dwelling units is a good one but not if it displaces
19 trees. We need the environmental positive things that
20 trees can give to the community, namely, the air, the
21 air we breath, and filtering the water.

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22 The present tree canopy is deficient. And my
23 question is: Will the planning here make it further
24 deficient already? We see multiple mature trees being
25 removed from neighborhoods, and I don't think that

1 Seattle can remain livable if we cut down more and
2 more trees. It's just a fact. The heat effect is
3 with us. May was the hottest month of May on record
4 in the history of Seattle, and we need those trees to
5 do the services that it gives to us. Thank you.

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6 ANDREA PETZEL: Thank you for your
7 comment.

8 Speaker 8. Please remember to speak right
9 into the microphone too.

10 MARTIN KAPLAN: Good evening. Thanks
11 for the opportunity to speak tonight. My name is
12 Martin Kaplan, an architect, and I represent the Queen
13 Anne Community Council and the Land Use Committee.

14 And we'd like to -- we're going to submit a
15 comprehensive comment on the adequacy of the EIS, and
16 that would be forthcoming before June 25. Tonight I
17 want to drill down just on one element of the proposal
18 that we feel very strongly deserves, you know, a lot
19 more work.

20 The SEPA test for EIS adequacy states: The
21 environmental effects of the proposed action and
22 reasonable alternatives must be sufficiently disclosed
23 and discussed and substituted by supportive opinion
24 and data.

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25 What's left out in the EIS and has been left

1 out for a couple years is this notion that we have
2 over 38 distinct neighborhoods in the city of Seattle.
3 We used to rely on neighborhood plans, neighborhood
4 planning, and involved neighborhoods in the
5 conversation to have some impact over their own
6 destiny.

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7 What's happened is those neighborhood plans
8 have been genocide, and what we have now is a top-down
9 approach from city hall looks at the city as being
10 flat, looks at the city as being homogeneous, looks at
11 the city as all having the same size lots, same size
12 character, the same size street issues.

13 And we feel strongly that this proposal could
14 benefit strongly by looking at each neighborhood in a
15 more nuanced way, taking into consideration the unique
16 qualities and character behind each individual
17 neighborhood. And we'll be commenting further. Thank
18 you.

19 ANDREA PETZEL: Thank you for your
20 comments.

21 Speaker 9. And could I have 11 and 12 please
22 queue up.

23 ZACH SHANER: Thank you. My name is
24 Zach, and I'm a renter in Beacon Hill. When the EIS
25 process started a couple years ago, the median Seattle

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1 home was worth \$594,000. In the two years it's taken
2 to get to the draft EIS, the median value is 725,000.
3 I say this just to say this political process is not
4 morally neutral. While we've talked studies, owning a
5 home has gotten \$131,000 harder, and time is of the
6 essence.

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7 In the meantime, my family has given up on
8 owning a home in the next few years. Instead, we've
9 been looking at paying for our close friends to build
10 a second story on their home as an ADU. They're both
11 teachers, and they recently inherited some money to
12 buy one of those gorgeous, classic, small north
13 Seattle homes.

14 As anybody knows and it's completely
15 unsurprising, they want to share (inaudible), and they
16 want to build both an ADU and DADU on their lot. For
17 one-third of the price of buying a 725 median home, my
18 wife and I could have permanent residency. But under
19 the current law, what we want to do is illegal.

20 Despite being two blocks from the highest
21 selection of bus lines in the city and being just one
22 mile from Northgate station, their home is just one
23 block outside the urban village, and that's
24 single-family.

25 Despite having four parking spaces in front of

Public Comment Hearing - 5/31/2018

Page 21

1 their sidewalk of this north Seattle home, current law
2 requires off-street parking that would make the DADU
3 portion feasible. Alternative 2 of the EIS would fix
4 that.

5 At 3,800 square feet, the lot is 200 square
6 feet too small to allow ADUs. Alternative 2 would fix
7 that. Even if the units were legal under current law,
8 if they were to move and want to rent out their
9 spaces, we would be functionally evicted because of
10 the owner occupancy requirement. Alternative 2 would
11 fix that as well.

12 I really dream of the day that we have painted
13 a process to stop housing rather than to permit it,
14 but in the meantime, this is a small step in the right
15 direction and that's due to Alternative 2. Thank you.

16 ANDREA PETZEL: Thank you.

17 ALICE LOCKHART: My name is Alice
18 Lockhart. I live in Licton Springs. We may all be
19 feeling a bit demoralized after the head tax spike,
20 but we know the fight for affordable housing in
21 Seattle is one that we cannot afford to lose.

22 We all need the opportunity to be safely
23 housed with big city and small carbon footprint lives.
24 The ADU final EIS is an opportunity to get a bit
25 secure in city housing without displacement and

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1 without taxpayer funding, and even cooler, the draft
2 EIS found no significant impact from any of the
3 elements of any of the alternatives signifying that we
4 can likely do more and in the final preferred
5 alternative.

6 In the final EIS, we absolutely need to
7 consider climate and climate impact of low- versus
8 high-carbon existence, here versus sprawl, in
9 determining what is the right thing to do. You know,
10 obviously, from a purely objective standpoint, it
11 needs to trump just about every, except for equity
12 consideration, consideration that we're considering.

13 I wrote a lot of script there, but I feel
14 strongly. And as such, I urge you to adopt in the
15 preferred alternative no parking requirements, no MHA
16 requirements, no owner occupancy requirement, and no
17 other new requirements that are likely to reduce the
18 number of people who will consider building a backyard
19 cottage or converting part of their existing home into
20 additional housing.

21 And, last, but not least, I would implore the
22 council to do all it can to help folks with limited
23 means to create backyard cottages and mother-in-law
24 apartments by streamlining processes, providing
25 financing, and providing incentives for both

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Public Comment Hearing - 5/31/2018

Page 23

1 low-income folks and for green building. Thank you.

2 ANDREA PETZEL: Thank you.

3 Sam, could I have the last two sign-in sheets?

4 Thanks.

5 Eleven. And could please 13 and 14 queue up.

6 SHERI NEWBOLD: Hello. Thank you for
7 performing the draft EIS and also giving me the
8 opportunity to give some feedback today. My name is
9 Sheri Newbold, and I'm an architect in Seattle. And
10 I've designed over 20 DADUs and ADUs, and I have one
11 in my house in Greenwood.

12 We need more flexibility in the land use code.
13 I know firsthand that more flexibility will allow us
14 to create more dwellings. I support Alternative 2,
15 all of those changes in it. It will give us much more
16 needed flexibility and allow more housing to be
17 created.

18 On a personal note, I also support
19 Alternative 2 since I own a small 700 square foot
20 rental house in Seattle on a 8,800 square foot lot.
21 There's plenty of space and it's flat. I would like
22 to keep it as a rental, turn it into a DADU, construct
23 a new house with an ADU on the property, and rent all
24 three of those units out, but, currently, I cannot do
25 that and add more units to the city.

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1 Please make these changes to the land use code
2 so that we have more flexibility, and people can add
3 more units. Thank you.

4 ANDREA PETZEL: Just a quick status
5 update. We have 33 speakers, and thank you for
6 keeping it to two minutes.

7 BRUCE NOURSSIT: My name is Bruce
8 Nourssit. I own a small west (inaudible) attached
9 single-family house in Seattle. It is 400 square
10 feet. It provides a great place for my tenant who is
11 a middle age woman, no kids, travels a lot. It's
12 perfect for her. It's another unit. It's another
13 place someone can live in the city and enjoy
14 everything about it. It has a lot to offer.

15 I support more housing across the board. I
16 support Alternative 2 because it provides the most
17 opportunity to build houses. I think building more
18 houses for people is more important than tree canopy,
19 than the institutes of neighborhood councils. I think
20 adding more people to a neighborhood doesn't take away
21 from its character. I support more housing.

22 My only complaint about this legislation is it
23 doesn't go far enough. We need to reevaluate the
24 single-family zoning in the city. The single-family
25 zoning was applied in the 1920s when what are now

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1 considered centrally located neighborhoods were in the
2 middle of nowhere. We need to think much bigger than
3 ADUs. We need to start thinking about abolishing
4 single-family zoning and making it possible for far
5 more people to live in Seattle. Thank you. I support
6 Alternative 2.

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7 ANDREA PETZEL: Thirteen. Fifteen and
8 sixteen can line up.

9 MATT HUTCHINS: Hi. My name is Matt
10 Hutchins, and I'm an architect and also work with MOAR
11 as an architect and as a West Seattleite. As a
12 Seattleite, I feel strongly that not only do we have a
13 housing crisis -- or an equity crisis and increasingly
14 unaffordable city, building more ADUs is going to
15 have -- could have potentially a huge impact if we
16 allow them to happen.

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17 We need to take all the best of 2, Alt 2, and
18 all the best of Alt 3 and see how much more we can do.
19 We should at least allow two ADUs per property,
20 whatever form they take; at least two more people per
21 ADUs so we have 12 people per property; 200 square
22 feet per -- in extra space in the ADU; the 2 feet
23 height bonus because that makes construction a lot
24 easier; and 2 feet for green roofs for passive house
25 for different environmentally -- I should say living

1 building rather than green building systems.

2 All those things make living in an ADU and
3 DADU better. I am firmly against too much parking,
4 too many mansions, too many restrictions like owner
5 occupancy. They're entirely classist. If we believe
6 that it's okay to rent a house -- and, in fact, a
7 quarter of Seattleites do rent a house, if we believe
8 it's okay to live in an apartment, more than half of
9 Seattleites rent, why should we not be able to add
10 more house and rent both.

11 And then, finally, anything that we can do to
12 restrict the cost of permitting across property tax;
13 anything that we can do that's going to help lower
14 income people who do not have the benefit of equity
15 that's built up in this kind of crazy real estate
16 world to purchase one of these and to build one of
17 these and to live in one of these, I support.

18 ANDREA PETZEL: Thank you. Fourteen.

19 DON MILES: I'm Don Miles. I'm a Queen
20 Anne resident, and I also own a rental house in West
21 Seattle. If one looks at the EIS, it doesn't say that
22 this is going to solve our affordable housing, and so
23 I would suggest people look closely at what it
24 actually says.

25 I think Alternative 1, to some degree, is

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1 given short shrift in the EIS, particularly in the
2 summary sections. I think that the environmental
3 impacts of Alternative 1 should be more thorough in
4 nature because, of course, those -- many of those
5 units exist now.

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6 I also think that sloping sites in hillside
7 neighborhoods needs to be addressed in the aesthetic
8 section. I think skinny streets or dual streets need
9 to be looked at in the transportation section. I
10 think that historic preservation needs to be
11 addressed, and it isn't currently.

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12 In the full build-out section, the
13 illustrations show a number of aggregate impacts of
14 the concentration of this development in a specific
15 neighborhood site. The EIS refers to these
16 concentrations that could potentially be problematic
17 or having more impacts. I think that in the full
18 build-out scenario, you're getting something that
19 could create a sort of alley community or backyard
20 community, which could have security and safety issues
21 and turns its back on the socializing effect of the
22 urban sidewalk.

3

23 ANDREA PETZEL: Thank you. We'll have
24 you submit the rest of your comments in writing,
25 please.

1 Speaker 15?

2 Okay. Thank you.

3 Speaker 16?

4 JESSE SIMPSON: Hi. I'm Jesse with the
5 Capitol Hill Renters Initiative and Mill Park
6 Neighbors. I'd like to speak in favor of the broad
7 proposal and specifically in favor of Alternative 2
8 since it broadly allows the most ADUs to be built
9 overall.

10 Seattle is in the midst of a housing
11 affordability crisis, and we need to do anything we
12 can to build homes in the city. We need to open up
13 the vast areas of the city that are zoned
14 single-family housing for people with lesser means to
15 live in. And that means ADUs, and I think also going
16 beyond that and abolishing single-family zoning as a
17 whole.

18 I'd like to echo the point that we shouldn't
19 have any parking requirements for ADUs requiring
20 parking when putting in backyard cottages,
21 mother-in-law apartments. Much less feasible in most
22 development situations. We need to prioritize
23 creating spaces for people to live over spaces to park
24 cars.

25 Alternative 2, again, I'd like to see it

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1 implemented with some slight changes, specifically
2 allowing more flexibility in terms of type of ADUs,
3 not distinguishing between attached and detached ADUs.
4 There are parts of the city with larger homes on
5 relatively small lots that are ripe for internal
6 conversions and other areas with small homes and large
7 lots where you can build multiple homes with a
8 detached building.

3

9 Making the rules as flexible as possible will
10 help more people feasibly fill these ADUs and add to
11 Seattle's housing stock and help more people within
12 the city. Thanks.

13 ANDREA PETZEL: Thank you.

14 And 19 and 20 and 21 can line up.

15 JESSICA WESTGREN: Good evening and
16 thank you for your time and attention. My name is
17 Jessica, and I'm here from Welcoming Wallingford.
18 Tonight I'd like to speak to you in favor of the
19 ADU/DADU Alternative 2.

20 I'm not going to surprise anyone when I
21 mention that we are in a housing crisis. Backyard
22 cottages, mother-in-law cottages are the smallest,
23 least impactful way for us as a city to house our
24 citizens. Currently, we cannot build duplexes,
25 triplexes, four floors, and corner stores on the

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1 majority of our land.

2 Wallingford enjoys access to several iconic
3 Seattle parks, transit that travels both north and
4 south and east and west. These opportunities should
5 be made available to more people. Backyard cottages
6 and mother-in-law apartments allows families to stay
7 together. A parent can house their children. Aging
8 family members can downsize and remain in your family.
9 These things are both important and impactful.

10 I like Alternative 2 for several reasons. Out
11 of all the alternatives, No. 2 removes the most
12 barriers to entry. It does the most to make building
13 backyard cottages possible. No owner occupancy and no
14 off-street parking required are great. It potentially
15 reduces predevelopment costs, which is awesome.

16 I say that if our citizens want to address the
17 housing crisis with their own hands using their own
18 land, then let them do so. I do want to add a small
19 bit, though. If you're going to create a whole bunch
20 of landlords by creating a whole bunch of backyard
21 cottages, I think it would be great if the city
22 offered lease writing classes and legal classes so
23 that these new landlords can feel prepared to navigate
24 the complicated Seattle landlord-tenant laws.

25 Thanks again for your time and have a

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Public Comment Hearing - 5/31/2018

Page 31

1 wonderful evening.

2 GLEN PITTENGER: My name is Glen
3 Pittenger. I'm a third-generation Seattle resident,
4 40-year city resident, and a 25-year homeowner in
5 Maple Leaf, and I fully support Alternative 2 from the
6 draft EIS because I feel it creates more housing in
7 the city in the vast, vast single-family zones and
8 allows us to share our land with more people.

9 It allows us to downsize a place, and I think
10 many of us would like to know we can live on our land
11 forever and not be priced out. Doing that may just
12 promote more teardowns and more \$2 million mini
13 mansions, and that doesn't do anything for anybody and
14 nothing for our affordability. Don't allow a snobby
15 2 percent that used to dominate our neighborhood
16 councils to tell the rest of us how we can live on our
17 land.

18 ANDREA PETZEL: Speaker 19 and have 20,
19 21, 22.

20 LARRY CALI: My name is Larry Cali.
21 I'm a 48-year resident of Queen Anne Hill, and I agree
22 with Marty Kaplan that, yes, every neighborhood is
23 unique. But in order to be fair and equitable for all
24 neighborhoods that whatever alternative is adopted
25 that it be citywide, go into effect on the same day,

1 and no exceptions. It's the only way that this
2 proposal, whatever it might be that is adopted, would
3 be fair and equitable to the whole city. Thank you.

4 ANDREA PETZEL: Thank you. I just want
5 to make sure we didn't miss Speaker 19?

6 MIKE STECKLER: No, I'm good.

7 ANDY FESSEL: My name is Andy Fessel,
8 and I'm a homeowner in Seattle. And it seems like
9 it's Queen Anne against the rest of the city, but I'm
10 a homeowner in Queen Anne. I say let's do a DADU in
11 my backyard.

12 And I'm here for the future. The future I see
13 is my daughter. She's age 31. She's a medical
14 professional; spends from early in the morning until
15 late in the evening helping people with rheumatism up
16 on Pill Hill. And she called my wife and said, "I
17 need you, Mom and Dad, to help me with this family
18 stuff."

19 And my wife got my grandkids, and so we looked
20 all around for solutions. How can we make this work
21 in the city in terms of commuting and where they might
22 live, etc. As we looked around at different homes and
23 found a cottage, a DADU, in the alley and said what a
24 wonderful idea. I'd be more than willing to walk
25 across the backyard to take care of grandkids.

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Public Comment Hearing - 5/31/2018

Page 33

1 So I tell my daughter that DADU stands for dad
2 and you. And so I hope -- we're in great support, my
3 wife and I, for Option 2. We want to confirm that our
4 daughter and my son-in-law wouldn't live in the city
5 if we didn't have a DADU option. They would be
6 commuting in from the east side. You lose that youth
7 that the city is all about.

8 We have a next-door house to us that has been
9 sold twice in recent months all by dot-com
10 millionaires. Since they have a kid, they move out to
11 Issaquah and on to the next dot-com millionaire.
12 That's not the future of the city. The future of the
13 city is young people living here, growing, and going
14 to the schools.

15 I take the bus to Seattle Community College.
16 I want to get back into the high-tech sector. My wife
17 does volunteer work. We're the future, but we want to
18 age in place, so we need more storage. We need a
19 garage. We want to be able to take the funds out of
20 our house when we move on, so we need to allow our
21 daughter to buy from us and rent it to someone else.
22 So we should consider those changes, and they can be
23 for dad and all the kids. Thank you.

24 ANDREA PETZEL: Thank you.

25 Let's have 24, 25, 26 line up as well.

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1 KRIS ILGENFUTZ: I'm Kris Ilgenfutz,
2 and I'm from the Fauntleroy neighborhood. And I'm
3 following up on a letter that was sent from the
4 Fauntleroy Community Association in November 2017
5 expressing our requests for the city to consider as
6 they look at ADUs and DADUs.

7 And one of the things that I would like to
8 strongly urge is that an owner must be present in one
9 of the units for at least six months of the year, and
10 I would like you to request -- I would like to request
11 that parking be required for each unit built. The
12 Fauntleroy Community Association and our neighborhood
13 will be following up with comments towards the end of
14 June. Thank you very much.

15 ANDREA PETZEL: Thank you.
16 Twenty-three.

17 PAUL CHAPMAN: Hi. I'm Paul Chapman.
18 I'm from Welcoming Wallingford. Thank you all for the
19 work that you put into pulling together this EIS and
20 running this meeting for us.

21 We need this change. For over the last
22 100 years or so, we have incrementally restricted
23 housing on the 80 percent of the residential land in
24 Seattle. And, unfortunately, my neighborhood,
25 Wallingford, has for decades been at the forefront of

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1 excluding the housing we need to address our growing
2 population.

3 Do not let obstructionist homeowners block
4 much needed housing in our city. It will increase the
5 number of affordable units and give homeowners options
6 to generate income and age in place. Do not let
7 concerns over canopy displace people in favor of
8 trees.

9 Unfortunately, however, this proposal doesn't
10 go far enough. We don't need 3,300 units. We need
11 33,000. I strongly encourage you to implement these
12 changes and to streamline permitting issues that make
13 it harder for owners to build these units. I
14 encourage to you to provide incentives to entice
15 owners to build. Thank you very much.

16 ANDREA PETZEL: Thank you.
17 Twenty-four.

18 KAREN DeLUCAS: Hi. My name is Karen
19 DeLucas. I am an architect as well as a homeowner in
20 Madison Valley. My husband and I were fortunate
21 enough to go to our own new house. The last few years
22 we had an attached ADU inside of that.

23 I'm here today to support many of the changes
24 that the EIS has been looking at, including allowing
25 two ADUs on a lot, increasing the size of a DADU,

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1 allowing for ADUs on smaller lots, removing -- removal
2 of the parking requirement as well as the removal of
3 the owner occupancy.

4 One of the other bigger barriers to building
5 more ADUs I see is financing. Construction costs are
6 soaring in Seattle, and trying to get financing to
7 build DADUs or ADUs traditional ways is actually
8 rather difficult. So I would encourage the city to
9 look at creative ways of financing them.

10 ANDREA PETZEL: Twenty-five?
11 Twenty-six.

12 BEN WADSNED: Twenty-six. My name is
13 Ben Wadsned. I've lived in Seattle for about 25
14 years, and I'm lucky at this point to own four houses,
15 two of them with my brother. Three of these are
16 rentals, and the fourth I live in with a DADU over the
17 garage.

18 I should have brought my reading glasses. My
19 comments tonight are focused on the owner occupancy
20 requirement because we want to have dwelling units on
21 two of these properties. But I want to tell you about
22 two of these houses as well as a third house that I
23 don't own.

24 House No. 1 is the house my brother lived in
25 for six years before leaving Seattle for a job. It's

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1 a four-bedroom house with two rooms on the main floor
2 and two in a daylight basement. We lived in it. We
3 lived upstairs and rented downstairs out to several
4 different single people for six years.

5 Sometimes he had a roommate, but it was
6 usually just him. So three people and never more than
7 three cars. Today we can don't that. For whatever
8 reason, we rented it out probably three times over the
9 last ten years and had very few families interested
10 and had none interested enough to rent it. We ended
11 up renting it to four roommates. That means four
12 roommates and today four cars. You get my point.
13 ADU/no ADU, it doesn't really matter.

14 The other house I want to tell you about is a
15 1,000 square foot house on a 9,000 square foot lot on
16 a back alley. The backyard is virtually empty with
17 the exception of a garage that gets very little use
18 because there's ample parking in front and has access
19 to the front of the house a lot easier.

20 I'm really eager to build a backyard cottage
21 in the backyard of this house and add another
22 dwelling, but I can't do that because I don't live on
23 the property. That's one less home in a desirable but
24 not especially expensive neighborhood. I'm not
25 looking to sell the property, but as the EIS made

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1 clear, the smartest thing I could do from a financial
2 standpoint would be to tear the house down and build a
3 big new house and sell it. I don't want to do that.

4 The last house I want to tell you about I
5 don't own. It's down the street from where I live.
6 It was, up until 2015, a small post-war shoebox that
7 sold for 400,000 in 2015. It's now a 3,800-foot
8 McMansion that sold in July of last year for
9 1.6 million.

10 ANDREA PETZEL: Thank you. Please
11 submit the rest of your comments in writing.

12 BEN WADSNEDE: So bottom line, I urge
13 you to -- I urge you strongly to adopt Alternative 2
14 and make this as easy as possible for homeowners and
15 landowners --

16 ANDREA PETZEL: Thank you.

17 BEN WADSNEDE: -- to add additional
18 properties. Thanks.

19 ANDREA PETZEL: Thank you. Could 28,
20 29, and 30 come on down.

21 MARIE KAHN: Hello. I'm Marie Kahn.
22 I've lived in Seattle for about 40 years. Whether you
23 like it or not, our city is growing, and some people
24 want to put their head in the sand and ignore the
25 growth and try and limit the amount of density that

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1 we're creating. The reality of that is you're just
2 going to push it into large apartment buildings or
3 people commuting from out of the city into the city.

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4 So I think that we need to get more density,
5 whether we like it or not, to maintain housing. New
6 development is very costly, so if we don't allow
7 integration in the neighborhoods like DADUs and ADUs,
8 you're going to get larger buildings, and you're going
9 to get more dense buildings that are expensive and, by
10 their nature, are not very affordable.

11 You don't get developers buildings large
12 apartment buildings in a dense area and building cheap
13 apartments. It just doesn't happen very often. The
14 DADUs and ADUs are, by their nature, lower cost
15 housing than a lot of the new big buildings. They
16 don't have parking garages. They don't have a lot of
17 the systems that bigger buildings have.

18 ADUs and DADUs are not really bastions of
19 large developers. You're not going to find developers
20 coming into neighborhoods building duplexes and
21 triplexes and destroying the nature of our
22 neighborhoods. Big developers come in, they mow down
23 houses, and they build a McMansion because that's
24 where they make their most money.

25 So I don't think that this is a risk of

1 changing the character of our neighborhoods by having
2 large developers coming in and spoiling the character
3 of the neighborhoods. The DADUs and ADUs are going to
4 be the bastion of mom-and-pop landlords and small
5 family landlords, and I think that creates a more
6 intimate landlord-tenant relationship. And it's a
7 better landlord-tenant relationship to maintain the
8 character of our city.

9 I think that allowing DADUs and ADUs gives
10 people more options to live in home. If you have
11 someone waving a \$1.2 million check in your face and
12 you're on a limited budget and you have the option of
13 having a DADU in your backyard and maintaining your
14 home, I think that gives people better option than
15 selling out and having their home leveled and a large
16 McMansion built in its place.

17 ANDREA PETZEL: Thank you.

18 MARIE KAHN: In short, I think this is
19 a low-impact way of integrating more people into our
20 city and not creating larger buildings in dense areas.

21 ANDREA PETZEL: Thank you.

22 THE WITNESS: We'll have Speaker 28.

23 DAVID MOEHRUNG: My name is David
24 Moehring. I'm with the Magnolia Community Council,
25 and I just handed to you a petition signed by

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Public Comment Hearing - 5/31/2018

Page 41

1 87 people in the city of Seattle looking for an
2 additional alternative above and beyond what has been
3 presented.

4 DADUs are a good idea, but so is open space
5 and so is trees. We can have both. We don't have one
6 or the other. However, if you look at what's in the
7 study, it's not shown on any of these boards is that
8 there's basically no more trees left on these private
9 properties except for the right-of-way. And
10 two-thirds of Seattle's trees are on single-family
11 lots.

12 So two ADUs in the backyard, guess what, where
13 do the trees go? And it does impact our environment.
14 LiDAR did a study for Seattle in 2016, as you know,
15 and they show correlation directly where there's trees
16 versus where there is local heat. Where there is no
17 trees, we have local heat increase -- temperature
18 increase, more air-conditioning. And all of our
19 efforts to try to get a better environment for the
20 city of Seattle and state of Washington actually goes
21 the opposite direction. I encourage you to look at
22 those LiDAR studies as well.

23 The density at two units on a 3,200 square
24 foot lot is too dense. It is more dense than the LR-1
25 comp house that I live in, in east side of Magnolia.

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1 So I would encourage a wiser way -- and the petition
2 actually encourages a way -- how to get to two units
3 without decreasing the open space.

4 We also want to maintain public ownership of
5 our -- I mean not public. I'm sorry. Private
6 ownership rather than having people who don't
7 necessarily live in Seattle, such as happened in
8 Vancouver, B.C. and other places, but they rent the
9 land.

10 ANDREA PETZEL: Thank you.
11 Twenty-nine.

12 GREGORY SCRUGGS: Good evening. My
13 name is Gregory Scruggs, and I'm just speaking on my
14 own behalf. I'm a resident of Squire Park. My wife
15 and I own a home in the study area of the EIS. We're
16 in something of a doughnut hole between two urban
17 villages on a single-family lot.

18 We do not -- we have a lot large enough for an
19 ADU under the current regulations, but we don't have
20 any off-street parking. And there is no room in the
21 current configuration without entirely moving our
22 house to add an off-street parking space. So I'm here
23 to support any of the alternatives that don't require
24 off-street parking in particular.

25 We do own a car. We park it on the street,

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Public Comment Hearing - 5/31/2018

Page 43

1 but we don't anticipate that a future mother-in-law
2 suite for my mother-in-law would need an additional
3 vehicle coming to the neighborhood. We have a number
4 of trees in the backyard as well, and I can anticipate
5 planting new trees if we have to remove the old
6 ones -- or the existing ones to put in a new ADU.

7 And also I did want to support any of the
8 incentive options reducing carbon (inaudible), what
9 have you. We just bought a house. It's quite an
10 expensive undertaking to maintain one house and pay a
11 mortgage. So any of those possible short-term
12 incentives, like waiving fees and that sort of thing,
13 for a period of years would certainly help us. We
14 moved from an apartment to this house with a big
15 backyard, and it feels like valuable, precious urban
16 land that could go to waste that could ultimately
17 serve to house a person. Thanks.

18 ANDREA PETZEL: Thank you.

19 So we'll have 32 and 33 queue up as well.

20 You are Speaker No. 31? Speaker 30? Go
21 ahead.

22 MEGAN MURPHY: Okay. So I'm really
23 interested in watching the carbon footprint decrease.
24 So it's really cool to watch this morph and take
25 shape. There's a lot of flexibility as it flowers

1 and -- into something. So this is from MOAR. I
2 looked it up. M-O-A-R. Because I thought this was
3 about the urban head text.

4 I'm involved in the housing issues, and I
5 don't need a lot of space. So a lot of homeowners
6 that qualify for small loans from the Office of
7 Housing from the pool of MHA payments when creating
8 additional dwellings, I'm assuming that the interest
9 rates will be really low. Because usually when you
10 get one from the government, it has a reasonable
11 interest rate that you can trust.

12 So also you can have double ownership. Allow
13 split ownership of lots, the existing house and the
14 new cottage, like a fee simple subdivision. That one
15 looks good. That one -- housing opportunity overlay,
16 create a ring overlay within 10-minute walkshed of
17 schools, parks, urban villages, arterials, and
18 frequent transit where additional housing is desired.
19 Allow residential small lot zoning with MHA and
20 overlay.

21 Make parking requirements for additional units
22 voluntary. Use green building incentives similar to
23 other improvement types. Allow 10 percent increase in
24 size in the height for projects on lots over
25 4,000 square feet. Allow 20 percent increase for lots

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1 over 5,000 square feet. Waive buildings permit fees
2 for five years for ADUs and DADUs. Portland uses this
3 incentive improvement nearly one per day, six times
4 the rate of Seattle's accessory dwelling unit
5 production.

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6 So I like to see the community shaping the
7 rules instead of the rules shaping the community. So
8 thank you.

9 ANDREA PETZEL: Thank you.

10 We have Speaker 32 and 33. Speaker 32.

11 KELLI REFER: Hi. My name is Kelli
12 Refer. I am (inaudible) and a Wallingford resident.
13 Our family is currently in the process of building a
14 backyard cottage, and through this process, we've
15 actually learned a lot about how the current rules are
16 very restrictive.

17 One, in particular, issue is the parking
18 requirement. Our family doesn't own a car. We have
19 no intention to. We're walk, bike, transit advocates.
20 And what we've sacrificed in the space for a car
21 parking spot on this property is actually a closet for
22 my baby. So her bedroom is going to be very tiny and
23 barely fit a twin bed, and because we needed to make
24 sure that we had a space for a car that we don't have,
25 we actually lost a lot of valuable space for our

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1 family.

2 We also lost garden space. I love trees. I
3 love gardening. I want to see a good tree canopy in
4 the city, but we did have to cut -- we didn't have to
5 cut down a tree, but we lost a lot of our green space
6 due that that parking requirement. I support all of
7 the proposed Alternative 2 recommendations.

8 And another issue I just want to bring up is
9 we've been waiting -- we've been working on this
10 project since January of last year. We're just about
11 to lay a foundation, and the majority of that time has
12 been spent with our project being held up in the
13 permitting office. We need to expedite these projects
14 quickly through the permitting office so we can get
15 them built and create more housing for people.

16 Finally, this is just one small step in
17 dealing with Seattle's housing affordability crisis.
18 We need to get rid of all the single-family zoning and
19 open up the cities for all kinds of housing. Thank
20 you.

21 ANDREA PETZEL: That concludes those
22 who have signed up on the sign-in sheet. Is there
23 anybody wishing to make a comment? Yes? I'll have
24 you sign in too, please.

25 Q I was signed up and decided to go later.

1 BONNIE WILLIAMS: I'm from Wallingford,
2 and I have a little bit different perspective. I
3 lived in Ballard for a long time, and I had one
4 detached DADU built next to me that was illegal. The
5 city didn't discover it was illegal and refused to
6 inspect it. It had inadequate wiring, things like
7 that.

8 Anyway, so I have had some experience with
9 living near a detached dwelling unit, and I think one
10 of the things that I see that could change is that the
11 entrance can be almost anywhere. And the thing that I
12 like about Alternative 1 is it still allows people to
13 build an ADU or a DADU. And maybe this will change,
14 but I think that to change the entrance, if someone
15 chooses to add another unit, I think that that
16 entrance should face into that yard instead of
17 compromising neighbor privacy, next-door neighbors.
18 If they don't want one, that's their choice. If they
19 do, then make it face into their yard.

20 Another thing is about the parking. I think
21 the parking should be looked at. My neighborhood,
22 because I don't think it's fair that people think that
23 there's room for unwanted cars, there really is not.
24 And I think it's a big issue in Wallingford and
25 Ballard and the neighborhoods.

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1 I do support Alternative 1. Not everybody
2 wants to be a landlord. Not everybody has room on
3 their property. There is a possibility that property
4 taxes could rise on single-family home lots, even if 3
5 you choose not to build. If this passed, it could
6 affect the property taxes because the MHA upzones do
7 affect property taxes, so that is something to be
8 considered. Thank you.

9 ANDREA PETZEL: Thank you.

10 EILEEN HIRAMI: My name is Eileen
11 Hirami, and I've lived in Seattle for 37 years. And
12 I've 10 years in areas where there was no curbs and
13 sidewalks, but then I couldn't afford to live in those
14 areas. So I ended up moving to a section of the city
15 with no curbs and sidewalks and didn't realize I
16 didn't feel as safe walking, particularly as the city
17 gets busier, and there's a lot of cut-through traffic.

18 I really support -- think we need a lot more 1
19 affordable housing, but like people said, you know,
20 neighborhoods do differ. So I have one thought. You
21 know, the guy said let's adopt the proposal citywide
22 at the same time everywhere, but every neighborhood is
23 not the same.

24 How about adopt a proposal for the
25 neighborhoods that have curbs and sidewalks for safety

1 and good storm water management, storm water
2 management, and let's slow down. Let's do something
3 different for neighborhoods, which there's a lot of
4 Seattle, north end and south end, that do not have
5 curbs and sidewalks and good storm water drainage.
6 And that's my comment. Thank you.

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7 DENNY BIRD: My name is Denny Bird, and
8 I'm a long-time resident of Seattle. And I'm all for
9 a little bit cheaper housing. I own a few apartment
10 buildings even and try to keep the rents down and
11 haven't raised the rents for two or three years, even
12 though the taxes have been going up.

13 My biggest concern is if you add a whole bunch
14 more structures without looking at the different
15 cities and locations that the infrastructure is going
16 to be a major problem. Because where I live right now
17 where you have trouble with water pressure, the
18 sewage, and all those issues that I think need to be
19 looked like.

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20 ANDREA PETZEL: Thank you. And could
21 you come sign the sign-in sheet.

22 M.C. NACHTIGAL: Hi. My name is
23 M.C. Nachtigal. I currently live in West Seattle, but
24 I also own a home in Rainier Beach and another one in
25 Rainier View, which are rental homes. Especially the

1

1 one in Rainier View, it's a 1,700-square-foot zone,
2 which is I think is absolutely ridiculous to me in
3 city limits and have a humongous backyard that could
4 easily have multiple more houses with minimal impact.
5 And, obviously, I'm not allowed to.

6 But I echo all the things that other people
7 have said about the environmental impact, the human
8 impacts, the carbon footprint, all of the reasons I
9 strongly support this.

10 But I would add one additional thing that I
11 would really like to see, and that is I think everyone
12 here knows people who have currently nonconforming
13 ADUs. And I would really encourage to get them
14 permitted and make sure they are safe and make sure
15 they do follow regulations by giving a moratorium on
16 any penalties. Really encourage all the ones that are
17 already out there to come forward and get permitted at
18 whatever the current regulations are. Thank you.

19 ANDREA PETZEL: Any additional
20 comments?

21 Okay. If there are none, we'll consider the
22 comment period closed. Again, we're still accepting
23 written comments through June 25 online, and with
24 that, we'll close the public hearing. Thank you for
25 your time.

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Public Comment Hearing - 5/31/2018

Page 51

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(The proceedings concluded at
7:34 p.m.)

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C E R T I F I C A T E

STATE OF WASHINGTON
COUNTY OF KING

I, Nancy M. Kottenstette, a Certified
Shorthand Reporter in and for the State of Washington,
do hereby certify that the foregoing transcript of the
proceedings on May 31, 2018, is true and accurate to
the best of my knowledge, skill, and ability.

I do further certify that I am a disinterested
person in this cause of action.

IN WITNESS WHEREOF, I have hereunto set my
hand and seal this 11th day of June, 2018.

Nancy M. Kottenstette
Nancy M. Kottenstette, RPR, CCR 3377



Comment Form

Accessory Dwelling Units (ADUs) Draft Environmental Impact Statement (EIS)

This form is for your comments on the ADUs Draft EIS. The comment period will be open from **May 10, 2018 to June 25, 2018**.

We encourage you to submit comments on-line at www.seattle.gov/council/adu-eis or use this form because it will help us efficiently respond to your comment, but you can submit comments in other ways too:

Via email: ADUEIS@seattle.gov

In writing to: Aly Pennucci, Council Central Staff, PO Box 34025 Seattle, WA 98124-4025

Thank you for taking the time to provide your valued input.

Public disclosure/disclaimer statement

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Name: Sean Marushic

Email: Smarushic@gmail.com

An effective Draft EIS comment focuses on the environmental analysis and the alternatives, not on issues outside of the proposal. Comments addressing specific issues in the EIS and detailed suggestions for ways to improve the adequacy and completeness of the EIS are more effective than general support or opposition to ADUs. The ADU Draft EIS analyzes the following elements of the environment: Housing and Socioeconomics; land use, aesthetics, parking and transportation, and public services and utilities. Comment on as many or as few topics as you like.

COMMENT:

I've been a Seattle resident for 20 years now, a high school teacher for 14 of those, + a renter until just last year. I lived, especially for the last decade or so, in constant fear of a sudden rise in rent + being priced out of the city, an especially scary prospect because I didn't own a car. Suburban transportation would be very challenging given the 2-4 jobs I've held at once during these times. OVER →

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COMMENT:

I've only recently become a homeowner, + found myself with more space + parking than I could possibly use. I want to build up + out to give another couple + a friend - my chosen family - a home. In spite of their (upper?) middle class incomes, there's no way they'll be able to afford their own place, + the stability of a mortgage, on their own. There's a baby on the way.

Let us build together, live together, + create together. We want to live + grow in this city. Let us.

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If you find that you need more room to make comments, please visit <http://www.seattle.gov/council/adu-eis> and click on the "Comment on the Draft EIS" link for the online version of this form.

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Name: Brecca Smith

Email: Brecca.Smith@gmail.com

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COMMENT:

As someone who has moved from lower-middle class renter to upper-middle class homeowner in the last year I fully support Alternative 2. I am a ~~preschool~~ preschool teacher and before receiving an inheritance I had no hope of owning a home and little chance of staying in Seattle, my city of 12 years. With an inheritance that made buying a home possible I desperately want to build an ADU or DAOU

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COMMENT:

to help other people ~~off~~ doing important, ~~work~~ but low paid,
work ~~and~~ ~~stay~~ stay in Seattle too. Unfortunately our
lot size is only 3,800 SF - meaning even though we
have the means and desire we cannot move forward
in creating more housing.

~~There are so many concerns about parking and~~

The need for housing is so great - please don't wait
any longer - to allow homeowners like myself ~~to~~
build more places for people to live!

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Name: Sam Jaeger

Email: Samueljaeger@gmail.com

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COMMENT:

DADUs are an efficient way to add density citywide without the destruction of naturally affordable older housing options. DADUs do not take away from neighborhood character & are an effective way to add value to a lot. Vancouver is full of them & it is seeing great success from that implementation. DADUs also provide a substantial source of income for middle class homeowners who are struggling to pay off their homes due to the dramatic increase in property taxes.

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Name: Peter Gudonis

Email: peter.gudonis@gmail.com

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COMMENT:

- INCORPORATING THE MHA TAXES COULD PROHIBIT DEVELOPMENT AT \$13/sqft
 - FOR POTENTIALLY 1,000 sqft MIGHT AMOUNT TO A 5% TAX ON POTENTIAL \$260K BUDGET.
 - PLEASE DO NOT INCLUDE THIS SMALL-SCALE DEVELOPMENT INTO TAXING.
 - REVISE MIN. LOT TO 3,200 BUT ALSO ALLOW 1 UNIT PER 1,200 sqft. WITH TYPICAL LOTS AT 4,000 - 5,000 sqft, ONLY 2 OR 3 ARE PERMITTED. WHAT'S PREFERABLE, COTTAGES OR TALL TOWNHOMES WITH NO GREENSPACE? ESPECIALLY ADJACENT EXISTING?
 - WHY KEEP THE OWNER-OCCUPANCY RULE WHEN SHORT-TERM LEASES WITH MORE THAN 2 PROPERTIES IS PROHIBITED?
 - REQUIRING PARKING ALSO RESTRICTS SITES WHERE 4 SPOT CAN BE CREATED.
- OVERALL, THIS IS AN OPPORTUNITY TO ALSO HELP THE MISSING MIDDLE OF HOUSING STOCK, PROVIDE FLEXIBILITY TO FAMILIES, AND INCREASE AFFORDABLE OPTIONS.

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Name: Tim Zerrell

Email: tim.zerrell@gmail.com

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COMMENT:

In future EISs I encourage the city to examine an additional alternative that goes further than the proposal instead of a half-way alternative. I am enthusiastic about Alternative 2 and am curious what an alternative that allowed even further ADUs, more height, more lot area, etc would look like.

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2117 5th Ave. West
Seattle, WA 98119
May 31, 2018

Aly Pennucci, AICP
Council Central Staff
600 4th Ave. Floor 2,
P.O. Box 34025
Seattle, WA

Dear Aly Pennucci,

I am writing to comment on the Seattle Accessory Dwelling Units EIS, released to the public on May 10th. While I fully understand the need for additional and affordable housing, I do not feel the proposed plans are the reasonable way to do it. I support Alternative #1, leaving the present zoning laws intact, until solutions more in line with neighborhood plans can be developed. My reasons for opposing alternatives 2 and 3 are as follows:

1. Present zoning laws were crafted WITH community involvement; the proposed alternatives were not.
2. Homeowners have invested large portions of their assets in their homes on the basis of present zoning laws. Changing those laws would end single family residential areas in Seattle, and destroy the nature of our neighborhoods.
3. I live in a single family residential neighborhood on a street that already has 6 ADU's, both legal and illegal, with diversity in income, ethnicity, house size and lot size. I would be open to more ADU's and apartment buildings as long as they comply with present zoning laws. There are many apartment buildings in my neighborhood, most of which do offer parking.
4. It is unreasonable to allow housing to be built without parking. Both adults with children and older adults cannot get around only on bikes and public transportation. The parking in my neighborhood is reasonable today, but would not be if more housing were built that did not include parking space.
5. To remove the owner occupancy requirements will turn many homes in single family neighborhoods into Air BnB type units; already the option of earning income in this way has taken many houses and apartments off the market for people who live and work here; the Council seems to be oblivious to how much previously affordable housing has been taken off the market in this way.
6. The present regulations protecting the size and locations of homes and ADU's also protect the green canopy and the "live-ability" of single family

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neighborhoods. Alternatives 2 and 3 are not compatible with the building scale in my or other single family neighborhoods.

7. The water and sewer infrastructures are not designed to accommodate a large increase in the population they serve. 8
8. Developers can simply pay a fee to avoid providing affordable housing. Affordable housing must be mandated; it can't be optional. 9

I feel that for a solution to work, neighborhood opinion must be included so we can solve this problem together.

Sincerely,



Carol Olwell