

# 6 References

## 1 SUMMARY

City of Seattle (Seattle) 2016a. Seattle Comprehensive Plan: 2015–2035. Available online: <http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleComprehensivePlanCouncilAdopted2016.pdf>. Accessed November 18, 2017.

Seattle 2016b. Final Environmental Impact Statement for the Seattle Comprehensive Plan Update. Available online: [http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/0-0FactSheetFEIS2016\\_0505.pdf](http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/0-0FactSheetFEIS2016_0505.pdf). Accessed November 18, 2017.

Seattle 2016c. Determination of Non-Significance by Office of Planning and Community Development. Available online: <https://www.seattle.gov/Documents/Departments/Council/Members/OBrien/SEPA-DNS-ADU-DADU-v2.pdf>. Accessed November 19, 2017.

Seattle 2018. Accessory Dwelling Units Environmental Impact Statement Scoping Report. Available online: <http://www.seattle.gov/Documents/Departments/Council/ADU-EIS-Scoping-Report.pdf>. Accessed January 14, 2018.

Seattle City Council 2014. Resolution 31547. Available online: [http://clerk.seattle.gov/~archives/Resolutions/Resn\\_31547.pdf](http://clerk.seattle.gov/~archives/Resolutions/Resn_31547.pdf). Accessed November 19, 2017.

HALA Advisory Committee 2015. Final Advisory Committee Recommendations to Mayor Murray and the Seattle City Council. Available online: [http://murray.seattle.gov/wp-content/uploads/2015/07/HALA\\_Report\\_2015.pdf](http://murray.seattle.gov/wp-content/uploads/2015/07/HALA_Report_2015.pdf). Accessed November 18, 2017.

City of Seattle, Office of Hearing Examiner (Tanner, 2016). Findings and Decision of the Hearing Examiner for the City of Seattle in the matter of the appeal of Queen Anne Community Council from a SEPA determination of non-significance issued by the Director, Office of Planning and Community Development. Hearing Examiner File: W-16-004. Decision issued 13 December 2016. Available online: <https://web6.seattle.gov/Examiner/case/W-16-004>.

Washington State Legislature WAC 197-11-060. Content of environmental review. Available online: <http://apps.leg.wa.gov/WAC/default.aspx?cite=197-11-060>.

Washington State Legislature WAC 197-11-440. EIS contents. Available online: <http://apps.leg.wa.gov/WAC/default.aspx?cite=197-11-060>.

## 2 ALTERNATIVES

Seattle City Council. 2017. City of Seattle Determination of Significance and Request for Comments on Scope of EIS. Available online: <https://cosaccela.seattle.gov/portal/Cap/CapDetail.aspx?Module=DPDPublicNotice&TabName=DPDPublicNotice&capID1=17H-FY&capID2=00000&capID3=00V29&agencyCode=SEATTLE&IsToShowInspection=>.

## 3 HISTORY AND PLANNING CONTEXT

City of Seattle (Seattle). 1909. Building Ordinances of the City of Seattle and Other Information for Architects, Builders and the Employees of the Department of Buildings. Available online: [http://clerk.seattle.gov/~F\\_archives/documents/Doc\\_15.pdf](http://clerk.seattle.gov/~F_archives/documents/Doc_15.pdf).

Seattle. 1923. Ordinance No. 45382. Available online: [http://clerk.seattle.gov/~archives/Ordinances/Ord\\_45382.pdf](http://clerk.seattle.gov/~archives/Ordinances/Ord_45382.pdf).

Seattle. 2003. Seattle's Housing Choices. Available online: [https://www.seattle.gov/Documents/Departments/SeattlePlanningCommission/BackyardCottages/Seattles\\_Housing\\_Choices.pdf](https://www.seattle.gov/Documents/Departments/SeattlePlanningCommission/BackyardCottages/Seattles_Housing_Choices.pdf). Accessed November 19, 2017.

Seattle 2016a. Seattle Comprehensive Plan: 2015-2035. Available online: <http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleComprehensivePlanCouncilAdopted2016.pdf>. Accessed November 18, 2017.

Seattle 2016b. Final Environmental Impact Statement for the Seattle Comprehensive Plan Update. Available online: <http://www.seattle.gov/opcd/ongoing-initiatives/comprehensive-plan#projectdocuments>. Accessed November 18, 2017.

Seattle. 2017a. The City of Seattle and Seattle Housing Authority's Joint Assessment of Fair Housing. Available online: <http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf>.

- Seattle 2017b. Seattle Comprehensive Plan: 2015-2035 Plan Amendments. Available online: <http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleComprehensivePlanCouncilAdopted2017.pdf>.
- Seattle 2017c. Citywide Implementation of Mandatory Housing Affordability (MHA) FEIS. Available online: [http://www.seattle.gov/Documents/Departments/HALA/Policy/MHA\\_FEIS/Compiled\\_MHA\\_FEIS\\_2017.pdf](http://www.seattle.gov/Documents/Departments/HALA/Policy/MHA_FEIS/Compiled_MHA_FEIS_2017.pdf). Accessed November 20, 2017.
- City of Vancouver. 2017. City of Vancouver – Statement on Building Permits Issued – December 2017. Available online: <http://vancouver.ca/home-property-development/statistics-on-construction-activity.aspx>. Accessed March 22, 2018.
- City of Vancouver. 2018. Statistics on Construction Activity. Available online: <http://vancouver.ca/home-property-development/statistics-on-construction-activity.aspx>. Accessed March 22, 2018.
- HALA Advisory Committee 2015. Final Advisory Committee Recommendations to Mayor Murray and the Seattle City Council. Available online: [http://murray.seattle.gov/wp-content/uploads/2015/07/HALA\\_Report\\_2015.pdf](http://murray.seattle.gov/wp-content/uploads/2015/07/HALA_Report_2015.pdf). Accessed November 18, 2017.
- City of Seattle, Office of Hearing Examiner (Tanner, 2016). Findings and Decision of the Hearing Examiner for the City of Seattle in the matter of the appeal of Queen Anne Community Council from a SEPA determination of non-significance issued by the Director, Office of Planning and Community Development. Hearing Examiner File: W-16-004. Decision issued 13 December 2016. Available online: <https://web6.seattle.gov/Examiner/case/W-16-004>.
- Rothstein, Richard. 2017. Color of Law: A Forgotten History of How Our Government Segregated America. New York: Liveright Publishing Corporation.
- Seattle City Council 1994. City Ordinance 117203. Available online: [http://clerk.seattle.gov/~archives/Ordinances/Ord\\_117203.pdf](http://clerk.seattle.gov/~archives/Ordinances/Ord_117203.pdf). Accessed November 19, 2017.
- Seattle City Council 1998. City Ordinance 119241. Available online: [http://clerk.seattle.gov/~archives/Ordinances/Ord\\_119241.pdf](http://clerk.seattle.gov/~archives/Ordinances/Ord_119241.pdf). Accessed November 19, 2017.
- Seattle City Council 2006. City Ordinance 122190. Available online: [http://clerk.seattle.gov/~archives/Ordinances/Ord\\_122190.pdf](http://clerk.seattle.gov/~archives/Ordinances/Ord_122190.pdf). Accessed November 19, 2017.

Seattle City Council 2009. City Ordinance 123141. Available online: [http://clerk.seattle.gov/~archives/Ordinances/Ord\\_123141.pdf](http://clerk.seattle.gov/~archives/Ordinances/Ord_123141.pdf). Accessed November 19, 2017.

Seattle City Council 2014. Resolution 31547. Available online: [http://clerk.seattle.gov/~archives/Resolutions/Resn\\_31547.pdf](http://clerk.seattle.gov/~archives/Resolutions/Resn_31547.pdf). Accessed November 19, 2017.

Seattle City Council 2014b. Resolution 31546. Available online: [http://clerk.seattle.gov/~archives/Resolutions/Resn\\_31546.pdf](http://clerk.seattle.gov/~archives/Resolutions/Resn_31546.pdf). Accessed November 20, 2017.

Seattle Department of Planning and Development (DPD) 2015. Available online: <https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EncouragingBackyardCottages/RemovingBarrierstoBackyardCottages.pdf>. Accessed November 19, 2017.

Silva, Catherine. 2009. Seattle Civil Rights Project. University of Washington. Available online: [http://depts.washington.edu/civilr/covenants\\_report.htm](http://depts.washington.edu/civilr/covenants_report.htm). Accessed September 26, 2017.

Statistics Canada. Census 2016. Available online: <http://www12.statcan.gc.ca/census-recensement/index-eng.cfm>.

U.S. Census Bureau. 2014. Survey of Income and Program Participation, 2014 Panel, Wave 1. Available online: <https://www.census.gov/programs-surveys/sipp/data/2014-panel/wave-1.html>.

U.S. Census Bureau. 2016. American Community Survey (ACS), 5-Year Estimates. Available online: <https://www.census.gov/programs-surveys/acs/>.

Washington State Office of Financial Management (OFM). 2017. April 1, 2017 Population of Cities, Towns and Counties. Available online: [https://ofm.wa.gov/sites/default/files/public/legacy/pop/april1/ofm\\_april1\\_population\\_final.pdf](https://ofm.wa.gov/sites/default/files/public/legacy/pop/april1/ofm_april1_population_final.pdf).

## 4.1 HOUSING

City of Seattle (Seattle). 2016. Seattle 2035 Growth and Equity. Available online: <https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/FinalGrowthandEquityAnalysis.pdf>.

Dupre + Scott Apartment Advisors. 2017.

King County Assessor. 2018. Available online: <https://info.kingcounty.gov/assessor/DataDownload/default.aspx>.

Puget Sound Regional Council (PSRC). 2015. Regional Macroeconomic Forecast. Available online: [www.psrc.org/regional-macroeconomic-forecast](http://www.psrc.org/regional-macroeconomic-forecast). Accessed January 18, 2018.

U.S. Census. 2018. 2012-2016 ACS 5-year Estimates. Available online: <https://www.census.gov/programs-surveys/acs/technical-documentation/table-and-geography-changes/2016/5-year.html>.

## 4.2 LAND USE

Horn, T., D. Elliott, & A. Johnson (2013). Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland, Oregon. Available online: <https://accessorydwellings.files.wordpress.com/2013/10/adureportfrev.pdf>.

Seattle. 2014. Backyard Cottages Annual Report. December.

Seattle. 2016. 2016 Seattle Tree Canopy Assessment. Available online: <http://www.seattle.gov/trees/canopycover.htm>.

Seattle. 2017a. Seattle 2035 Comprehensive Plan. November.

Seattle. 2017b. Mandatory Housing Affordability Environmental Impact Statement. November 2017. Available online: [http://www.seattle.gov/hala/about/mandatory-housing-affordability-\(mha\)/mha-citywide-eis](http://www.seattle.gov/hala/about/mandatory-housing-affordability-(mha)/mha-citywide-eis).

Seattle. 2017c. Parks and Open Space Plan. August 2017. Available online: <http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/2017Plan/2017ParksandOpenSpacePlanFinal.pdf>.

U.S. Census Bureau. 2016. American Community Survey (ACS), 5-Year Estimates. Available online: <https://www.census.gov/programs-surveys/acs>.

## 4.3 AESTHETICS

City of Seattle (Seattle) 2016. Final Environmental Impact Statement for the Seattle Comprehensive Plan Update. Available online: <http://www.seattle.gov/opcd/ongoing-initiatives/comprehensive-plan#projectdocuments>.

Seattle. 2017. Seattle Comprehensive Plan: 2015-2035 Plan Amendments. Available online: <http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleComprehensivePlanCouncilAdopted2017.pdf>.

#### 4.4 PARKING AND TRANSPORTATION

- City of Seattle (Seattle) 2015. Seattle Comprehensive Plan Update Draft EIS. May 2015. Available online: <http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleFullCPDEIS.pdf>.
- Seattle. 2016. Final Environmental Impact Statement for the Seattle Comprehensive Plan Update. Available online: [http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleCPFEIS2016\\_0505.pdf](http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleCPFEIS2016_0505.pdf).
- Gebhardt, M., Gilden, B., and Kidron, Y (2018). Accessory Dwelling Units in Portland, Oregon. Available online: <https://www.pdx.edu/sustainability/sites/www.pdx.edu.sustainability/files/iss/Portland%20ADU%20Survey%20Report%20June%202018.pdf>.
- Horn, T., D. Elliott, & A. Johnson (2013). Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland, Oregon. Available online: <https://accessorydwellings.files.wordpress.com/2013/10/adureportfrev.pdf>.
- Seattle Department of Planning and Development (DPD) Construction and Inspections (SDCI). 2011. Tip 117: Parking Waivers for Accessory Dwelling Units. Available online: <http://www.seattle.gov/DPD/Publications/CAM/cam117.pdf>.
- Seattle Department of Transportation (SDOT). 2014. City of Seattle Bicycle Master Plan. Available online: [http://www.seattle.gov/Documents/Departments/SDOT/About/DocumentLibrary/BicycleMasterPlan/SBMP\\_21March\\_FINAL\\_full%20doc.pdf](http://www.seattle.gov/Documents/Departments/SDOT/About/DocumentLibrary/BicycleMasterPlan/SBMP_21March_FINAL_full%20doc.pdf).
- SDOT. 2016. Columbia City Parking Management Program: Parking Demand Surveys. Seattle, Washington. Available online: <https://www.seattle.gov/Documents/Departments/SDOT/ParkingProgram/cp/CCResStudy20161129.pdf>.
- SDOT. 2016a. City of Seattle Transit Master Plan. Available online: <http://www.seattle.gov/transportation/document-library/modal-plans/transit-master-plan>.
- SDOT. 2017a. City of Seattle Pedestrian Master Plan. June 2017. Available online: <https://www.seattle.gov/Documents/Departments/SDOT/About/DocumentLibrary/SeattlePedestrianMasterPlan.pdf>.
- SDOT. 2017b. West Seattle Area Access Study. Seattle, Washington. Available online: <https://www.seattle.gov/transportation/projects-and-programs/programs/parking-program/community-access-and-parking-program/west-seattle-area>.

## 4.5 PUBLIC SERVICES AND UTILITIES

- Horn, T., Elliott, D., & Johnson, A. (2013). Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland, Oregon. Available online: <https://accessorydwellings.files.wordpress.com/2013/10/adureportfrev.pdf>.
- City of Seattle (Seattle) 2015. Seattle Comprehensive Plan Update Draft EIS. May 2015. Available online: <http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleFullCPDEIS.pdf>.
- Seattle 2016. Seattle Comprehensive Plan Update Final EIS. May 2016. Available online: [http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleCPFEIS2016\\_0505.pdf](http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleCPFEIS2016_0505.pdf).
- U.S. Census Bureau. 2016. American Community Survey (ACS), 5-Year Estimates. Available online: <https://www.census.gov/programs-surveys/acs>.

## APPENDIX A

- Appraisal Institute. 2013. The Appraisal of Real Estate, 14th Edition.
- City of Seattle. 2018. "How much will your permit cost? 2018 Fee Estimator" Available online: <http://www.seattle.gov/dpd/permits/permitcost/default.htm>. Accessed 19 January 2018.
- City of Seattle. 2016. "Seattle 2035 Growth and Equity Report: Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy" <https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/FinalGrowthandEquityAnalysis.pdf>.
- Dupre + Scott Apartment Advisors. 2017.
- King County. 2018. "Sewer Treatment Capacity Charge." <https://www.kingcounty.gov/services/environment/wastewater/capacity-charge.aspx>. Accessed 19 January 2018.
- King County Assessor. 2018. Available online: <https://info.kingcounty.gov/assessor/DataDownload/default.aspx>.
- Puget Sound Regional Council (PSRC). 2015. Regional Macroeconomic Forecast. Available online: [www.psrc.org/regional-macroeconomic-forecast](http://www.psrc.org/regional-macroeconomic-forecast). Accessed January 18, 2018.

Tanner, Sue. "Findings and Decision of the Hearing Examiner for the City of Seattle in the matter of the appeal of Queen Anne Community Council from a SEPA determination of non-significance issued by the Director, Office of Planning and Community Development." Hearing Examiner File: W-16-004. Decision issued 13 December 2016. <https://web6.seattle.gov/Examiner/case/W-16-004>.

## APPENDIX B

Horn, T., Elliott, D., & Johnson, A. 2013. Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland, Oregon. Retrieved from <https://accessorydwellings.files.wordpress.com/2013/10/adureportfrev.pdf>.

Seattle Department of Construction and Inspections (SDCI). 2011. Tip 117: Parking Waivers for Accessory Dwelling Units. Available online: <http://www.seattle.gov/DPD/Publications/CAM/cam117.pdf>.

Seattle Department of Transportation (SDOT). 2016. Columbia City Parking Management Program: Parking Demand Surveys. Seattle, Washington. <https://www.seattle.gov/Documents/Departments/SDOT/ParkingProgram/cp/CCResStudy20161129.pdf>.

Seattle Department of Transportation (SDOT). 2017. West Seattle Area Access Study. Seattle, Washington. <https://www.seattle.gov/transportation/projects-and-programs/programs/parking-program/community-access-and-parking-program/west-seattle-area>.

Tanner, Sue. "Findings and Decision of the Hearing Examiner for the City of Seattle in the matter of the appeal of Queen Anne Community Council from a SEPA determination of non-significance issued by the Director, Office of Planning and Community Development." Hearing Examiner File: W-16-004. Decision issued 13 December 2016. <https://web6.seattle.gov/Examiner/case/W-16-004>.

U.S. Census Bureau. 2016. American Community Survey (ACS), 5-Year Estimates. Available online: <https://www.census.gov/programs-surveys/acs>.