

# **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**



**206.287.9066 | 800.846.6989**

**1325 Fourth Avenue, Suite 1840, Seattle, Washington 98101**

**[www.buellrealtime.com](http://www.buellrealtime.com)**

**email: [info@buellrealtime.com](mailto:info@buellrealtime.com)**



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ACCESSORY DWELLING UNITS  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
PUBLIC COMMENT

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Taken at City Hall, 600 Fourth Avenue

Seattle, Washington

May 31, 2018

6:30 p.m.

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

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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

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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

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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.

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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.

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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?

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.

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.

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

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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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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

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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.

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.

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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.

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.

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.

25 It also might force them into a situation

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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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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.

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.

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

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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

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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.

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.

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

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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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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.

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.

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

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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.

[2]

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.

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.

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.

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

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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.

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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1 wonderful evening.

2 GLEN PITTINGER: 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,

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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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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 WADSNE: 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 WADSNED: 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 WADSNED: -- 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.

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 building 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

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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.

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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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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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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.

[2]

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

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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

1

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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.

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 to 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.

2

3

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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  
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.

3

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  
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.

1

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

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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.

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.

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

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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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**C E R T I F I C A T E**

2

3 STATE OF WASHINGTON

4 COUNTY OF KING

5

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

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

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

15

16

Nancy M. Kottenstette  
Nancy M. Kottenstette

Nancy M. Kottenstette, RPR, CCR 3377



18

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24

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# 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](http://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 →

1

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.

1

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

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 DADU

1

COMMENT:

to help other people ~~off~~ doing important, ~~other~~ but low paid, work ~~and help~~ stay in Seattle -as. 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.

1

~~I understand the concerns about parking and~~  
The need for housing is so great - please don't wait any longer - to allow homeowners like myself ~~to~~ ~~help~~ build more places for people to live!

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:** Sam Jager

**Email:** Samueljager@gmail.com

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**COMMENT:**

DADUs are an efficient way to add density citywide without the destruction 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 their 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.

1

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**Name:** Peter Gudonis

**Email:** [peter.gudonis@gmail.com](mailto:peter.gudonis@gmail.com)

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#### COMMENT:

- INCORPORATING THE MH4 TAXES COULD PROHIBIT DEVELOPMENT AT \$13/sqft 1  
FOR POTENTIALLY 1,000 sqft MIGHT AMOUNT TO A 5% TAX OR POTENTIAL \$260K BUDGET.  
- PLEASE DO NOT INCLUDE THIS SMALL-SCALE DEVELOPMENT INTO TAXABLE.
- 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 COTTAGES?
- WHY KEEP THE OWNER-OCCUPANCY RULE WHEN SHORT-TERM LEASES WITH MORE THAN 2 PROPERTIES IS PROHIBITED? 3  
4
- REQUIRING PARKING ALSO RESTRICTS SITES WHERE 4 SPOT CAN BE CREATED. 5  
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 halfway 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.

1

2117 5<sup>th</sup> Ave. West  
Seattle, WA 98119  
May 31, 2018

Aly Pennucci, AICP  
Council Central Staff  
600 4<sup>th</sup> 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 10<sup>th</sup>. 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

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