

An aerial, top-down view of a residential neighborhood. The houses are rendered in various shades of brown and tan, with some having gabled roofs. Green trees are scattered throughout the yards and along the streets. The streets are shown in a light gray color, with some cars parked or driving. The overall scene is a typical suburban or urban residential layout.

ACCESSORY DWELLING UNITS

DRAFT ENVIRONMENTAL IMPACT STATEMENT

Seattle Planning Commission

May 10, 2018

Outline

1. Background on the ADU DEIS
2. Alternatives
3. Highlight findings and areas of analysis
4. Questions and Discussion

Background

accessory dwelling unit (ADU):

a secondary unit inside, attached to, or in the backyard of your home

allowed in all single-family zones, subject to rules about size, location, and occupancy

- | | |
|------------|--|
| Sept 2014 | Council Resolution calls for removing barriers to ADUs |
| July 2015 | HALA committee recommends code changes for ADUs |
| 2015-2016 | outreach to stakeholders and 2 public open houses |
| March 2016 | draft legislation, SEPA review, appeal |
| Dec 2016 | Hearing Examiner decision |

ADU Environmental Impact Statement (EIS)

Hearing Examiner directed City to prepare full EIS analyzing potential impacts of the proposal (December 2016)

Areas of potential impacts included **land use; height, bulk, and scale; parking; and housing affordability and displacement**

45-day scoping phase (Oct 2 – Nov 16, 2017) and 2 public scoping meetings held

Draft EIS issued May 10, 2018

- 45-day public comment period - May 10 – June 25
- Public Hearing and Open House – May 31, 2018

Objectives of the EIS

- Remove regulatory barriers to make it easier for property owners to permit and build AADUs and DADUs
- Increase the number and variety of housing choices in single-family zones

The objectives implement Seattle's Comprehensive Plan policies related to development of ADUs.

- Land Use Policy 7.5** Encourage accessory dwelling units, family-sized units, and other housing types that are attractive and affordable, and that are compatible with the development pattern and building scale in single-family areas in order to make the opportunity in single-family areas more accessible to a broad range of households and incomes, including lower-income households.
- Land Use Policy 7.12** Emphasize measures that can increase housing choices for low-income individuals and families when considering changes to development standards in single-family areas.

ADU Draft Environmental Impact Statement

To inform decision makers, we studied three alternatives. The two action alternatives consider changes to:

- the owner-occupancy requirement

- the off-street parking requirement

- Number of ADUs allowed on the same lot

- FAR limits for the main house

- development standards (min. lot size, max. height, max. size)

Distinguishing the alternatives

Alternative 1 (No Action)	<ul style="list-style-type: none">• No Land Use Code Changes
Alternative 2	<ul style="list-style-type: none">• Allow 2 ADUs per lot (1 attached and 1 detached)• No off-street parking requirement• No owner occupancy requirement• Maximum size = 1,000 SF excluding garage and storage area• Increase household size from 8 to 12 unrelated people if there are two ADUs
Alternative 3	<ul style="list-style-type: none">• Allow 2 ADUs per lot (1 attached and 1 detached or 2 attached)• No off-street parking requirement for the first ADU, 1 space for a second ADU• Maximum size = 1,000 SF including garage and storage area• Introduce FAR limit of 0.5 or 2,500 square feet (excludes floor area in a DADU and below grade floor area)• MHA requirement

Main Issues of Concern

- Housing and Socioeconomics (Section 4.1)
- Land Use (Section 4.2)
- Aesthetics (Section 4.3)
- Parking and Transportation and (Section 4.4)
- Public Services and Utilities (Section 4.5)

ADU Production Estimates

- The analysis suggest that both Alternatives 2 and 3 would:
 - increase the production of ADUs citywide compared to Alternative 1
 - are likely to reduce the number of teardowns of existing houses

	Estimated # of ADUs produced 2018-2027	Estimated number of teardowns 2018-2027
Alternative 1 (No Action)	1,890	2,610
Alternative 2	3,330	2,460
Alternative 3	3,100	2,220

Housing and Socioeconomics

1. Evaluate:

- **Underlying Development Economics**
- **ADU Production**

2. To Consider the following types of impacts:

- **Affordability**
- **Displacement**

	Alternative 1	Alternative 2	Alternative 3	Percent change from Alt 1 to Alt 2	Percent change from Alt 1 to Alt 3
Estimated number of ADUs built	1,890	3,330	3,100	76%	64%
Estimated number of parcels that build exactly one AADU	900	630	650	-30%	-28%
Estimated number of parcels that build exactly one DADU	990	940	960	-5%	-3%
Estimated number of parcels that build two ADUs	-	880	745	na	na
Estimated number of parcels that build at least one ADU	1,890	2,450	2,355	30%	25%
Percent of study area parcels that build at least one ADU	1.5%	2.0%	1.9%	30%	25%
Estimated number of existing homes torn down and redeveloped	2,610	2,460	2,200	-6%	-16%
Percent of study area parcels with tear downs	2.1%	2.0%	1.8%	-6%	-16%

Parking and Transportation

Exhibit 4.4-14 Results by Study Location

	ADUs produced	Vehicles added	Existing conditions		After ADU production	
			Spaces available	Parking utilization	Spaces available	Parking utilization
Northeast Study Location						
Alternative 1	34	39	1,140	53%	1,101	53%
Alternative 2	68	78	1,140	53%	1,062	56%
Alternative 3	51	59	1,140	53%	1,081	55%

Proximity to Frequent Transit Service

Exhibit 4.4-11 Study Area Parcels by Proximity to Transit

	Number of parcels	% of study area parcels
In study area and in single-family residential use	138,531	100%
<i>Very frequent transit service</i>		
Within a quarter-mile walk of transit with 10-minute service	30,496	22%
Within a half-mile walk of transit with 10-minute service	68,608	50%
<i>Frequent transit service</i>		
Within a quarter-mile walk of transit with 15-minute service	65,947	48%
Within a half-mile walk of transit with 15-minute service	100,880	73%
<i>Any transit service</i>		
Within a quarter-mile walk of any transit stop	116,126	84%
Within a half-mile walk of any transit stop	135,949	98%

Alternative 2 - Existing Conditions



Alternative 2 - 10-year Scenario



ADU Draft EIS Comment Period

Comment period open May 10 through June 25, 2018

- [Online comment form](#)
- Via e-mail to: ADUEIS@seattle.gov
- In writing to: Aly Pennucci, PO Box 34025 Seattle, WA 98124-4025
- In person at the DEIS Public Hearing & Open House on **Thursday, May 31, 2018**

Hearing location: Seattle City Hall, 600 4th Ave, Bertha Knight Landes room. The open house will begin at 5:30 p.m. and the public hearing will begin at 6:30 p.m.

for more info & questions

seattle.gov/council/adu-eis

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