# ACESSORY DWELLING UNIT ENVIRONMENTAL MPACT STATEMENT

Seattle Planning Commission January 11, 2018

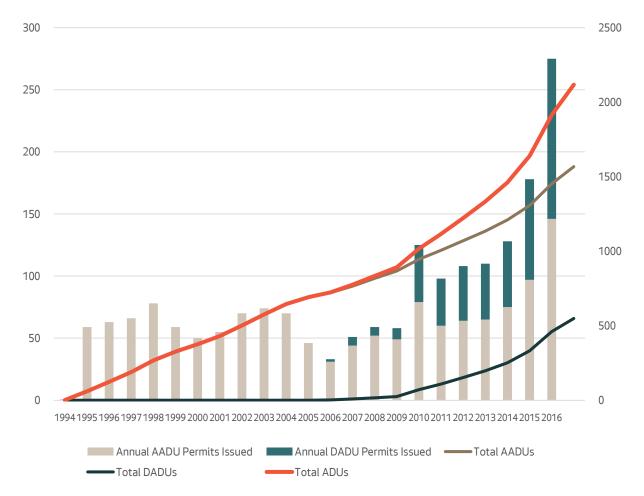
# Background

### accessory dwelling unit (ADU):

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

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

1,568 AADUs and 549 DADUs out of about 124,000 single-family lots (through Q3 2017)



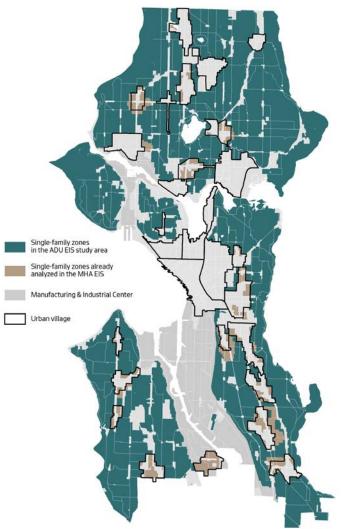
# **Removing barriers to ADU production**

- Sept 2014 Council Resolution calls for removing barriers
- July 2015 HALA committee recommends code changes for ADUs
- 2015-2016 Outreach to stakeholders and 2 public open houses
- March 2016 Draft legislation
- Dec 2016 Hearing Examiner decision
- Oct-Nov 2017 EIS scoping comment period
- Jan 2018 Scoping report published

### **Environmental Impact Statement**

#### **Proposal objectives**

- **1** Remove regulatory barriers to make it easier for property owners to permit and build ADUs
- **2** Increase the number and variety of housing choices available in single-family zones
- **3** Encourage creation of small-scale, family-friendly homes affordable to a range of households and flexible for their changing needs



### **Environmental Impact Statement**

#### **Initial alternatives**

#### Alternative 1 (No Action)

Review likely outcomes of making no code changes

#### Alternative 2

Review likely outcomes from all code changes originally included in CM Mike O'Brien's draft proposal

#### **Proposed scope**

Land Use

**Housing & Socioeconomics** 

Aesthetics

**Transportation** 

**Public Services & Utilities** 

# **Scoping period**

#### **Opportunities to comment**

#### 2 public scoping meetings

October 17 @ High Point CC October 26 @ Hale's Ales

#### **Online comment form**

#### **ADU EIS email address**

ADUEIS@seattle.gov

#### Written comments



comment type	number
written comment forms	58
online comment forms	571
email comments	414
comments by mail	5
total	1,048

# **Scoping comments**

Support for and opposition to proposed changes overall

Wide range of suggestions

Consider variations in single-family zones

Study impacts at various scales

regional impacts on forests, sprawl, climate

citywide impacts on affordability from limiting density

block- and parcel-scale impacts from density and scale changes

Concern about contentious parts of proposal

potential impacts on tree canopy positive and negative impacts of more ADUs short-term rentals parking

#### Ideas for another action alternative

more aggressive scenario allowing subdivision or rezoning to RSL

more restrictive scenario limiting changes in SF zones

broader analysis

# **Consideration of comments**

#### Include additional action alternative

# Vary code changes across two action alternatives

- Allow two AADUs on one lot
- Vary parking requirements
- Vary owner-occupancy requirements
- Introduce an FAR limit in single-family zones
- Vary household size requirements
- Consider effects of programs/policies that reduce predevelopment costs
- Apply MHA requirements when an ADU is added

Qualitative assessment of impacts on vegetation, trees, and ECAs

Visual simulations of development to identify potential aesthetic impacts

#### Suggestions outside the proposal

- Subdivision for principal dwelling units
- Alternative limiting development in singlefamily zones
- Discuss how impacts of proposed action would differ from rezoning to RSL

# SPC scoping comments

- Quantify number of lots that could accommodate both AADU and DADU
- Evaluate economic feasibility of tear down & rebuild to identify impacts from demolition
- Analyze likelihood of short- vs long-term rentals
- Assess amount of on-street parking available in single-family zones
- Quantify # of lots within 10-min walk of frequent transit and in areas with planned ped improvements

October 26, 2017	Commissioners
	Grace Kim, Chair
Aly Pennucci	Tim Parham, Vice-
Seattle City Council Central Staff	Michael Austin
Seattle City Hall, 2nd Floor	Eileen Canola
600 Fourth Avenue	Sandra Fried
Seattle, WA 98104	
Dear Ms. Pennucci:	David Goldberg
	Ellen Lohe
The Planning Commission appreciates the opportunity to provide our scoping	Kara Martin
comments for the Accessory Dwelling Units (ADU) Environmental Impact	Marj Press
Statement (EIS). We have been consistent supporters of Attached ADUs	Julio Sanchez
(AADUs), often called in-law units, and Detached Accessory Dwelling Units	David Shelton
(DADUs), also known as backyard cottages, as a means to provide a mix of	
housing types at more accessible prices to a wide range of people. ADUs are	Lauren Squires
also a means to help increase housing supply. This support has been clearly	Jamie Stroble
articulated in our June 2010 publication in partnership with the Department of Planning and Development, "A Guide to Backyard Cottages," as well as our	Patti Wilma
January 2014 "White Paper and Action Agenda on Family-Sized Housing."	
ADUs support many of the housing goals and policies in the City's	
Comprehensive Plan and provide alternatives in single-family zones for a	
variety of household types, including singles, families with children, and multi-	Staff
generational. We believe that removing some of the barriers to the construction	Vanessa Murdoci
of ADUs would provide more flexibility and accessibility for more housing	Executive Direc
options in neighborhoods throughout the city.	John Hoey,
	Senior Policy A
The Planning Commission strongly supports changing regulations in the Land	
Use Code to remove barriers to the permitting and construction of ADUs in	Katy Haima Policy Analyst
single-family zones. One of the July 2015 final recommendations by the	Policy Paralyse
Housing Affordability and Livability Agenda (HALA) Advisory Committee was	Robin Magonegi
to boost production of ADUs by removing specific code barriers that make it	Administrative
difficult to build them. In March 2016, we submitted a preliminary comment	
letter to Councilmembers Rob Johnson and Mike O'Brien with our guidance	
and recommendations to encourage increased production of ADUs. We look	
forward to this effort moving forward with the preparation of an EIS to analyze the benefits and impacts of the proposed regulatory changes. The Planning	

City of Seattle

Seattle Planning Commission, 600 4th Ave, Floor 5; PO Box 94788 Seattle, WA. 98124-7088 Tel: (206) 684-8694, TDD: (206) 684-8118 www.seattle.gov/planningcommission

# for more info & questions

seattle.gov/council/meet-the-council/mike-obrien/backyard-cottages

seattle.gov/opcd/ongoing-initiatives/encouraging-backyard-cottages

Aly Pennucci Council Central Staff aly.pennucci@seattle.gov Nick Welch Office of Planning & Community Development nicolas.welch@seattle.gov