

# Draft Scoping Letter - Accessory Dwelling Units (ADU) Environmental Impact Statement (EIS)

- City is proposing to change regulations in the Land Use Code to remove barriers to the creation of Accessory Dwelling Units (ADUs) in single-family zones.
- Objective is to increase the number of ADUs constructed and allow flexibility for larger ADUs that could accommodate changing household needs and families with children.

# Background: SPC Support for ADUs

- June 2010 SPC publication in partnership with the Department of Planning and Development: "A Guide to Backyard Cottages"
- January 2014 SPC "White Paper and Action Agenda on Family-Sized Housing"
- September 2014 Council Resolution for removing barriers to ADUs
- July 2015 HALA Committee recommends code changes for ADUs
- March 2016 SPC letter on draft legislation to remove barriers to permitting and constructing ADUs and DADUs; SEPA review and appeal
- December 2016 Hearing Examiner decision requires preparation of an Environmental Impact Statement (EIS) for proposed Land Use Code changes

# Background: EIS and Scoping

- An EIS is a tool to inform decision makers of the positive and negative effects of a proposal, either a project or a new policy or plan
- An EIS studies several alternatives – different ways of achieving the proposal's goals
- Scoping – public comments early in the process on what should be studied in the EIS
- Identifies range of issues to be analyzed, areas of concern, and topics that need the most thorough review

# EIS Alternatives

- Two alternatives proposed to be studied in the ADU EIS
- Alternatives differ in whether the proposed Land Use Code changes are implemented
- Alternative 1: No Action - No changes to existing Land Use Code
- Alternative 2: Proposed changes to Land Use Code
  - Allow both an Attached ADU and Detached ADU (DADU) on the same lot
  - Remove the off-street parking and owner-occupancy requirements
  - Modify some development standards that regulate size and location of DADUs (minimum lot size, maximum height, maximum size)

# EIS Proposed Scope

- Land Use
- Housing & Socioeconomics
- Aesthetics
- Transportation
- Public Services & Utilities

# SPC Scoping Comments

- SPC supports the analysis of the two alternatives as proposed
- Comments on these specific elements to be studied:
  - Land Use
  - Housing & Socioeconomics
  - Transportation

# Land Use

- Both alternatives are compatible with Single-Family Zoning
- SPC is supportive of Alternative 2, which would encourage increased production of ADUs
  - Allow both an ADU and DADU on suitable lots
  - Allow DADUs on lots of 3,200 square feet or greater
- Recommend analysis to quantify potential number of single-family lots that could accommodate both an Attached ADU and a DADU
- Compare with number of lots that can only have one ADU under current regulations

# Housing & Socioeconomics

- ADUs provide greater diversity and supply of housing options in single-family zones
- Recommend analyzing impact of increasing affordable housing options and allowing flexibility for larger ADUs on changing household needs and families with children
- Recommend analysis of potential elimination of existing housing and displacement resulting from the proposed changes; economic feasibility of tearing down existing single-family homes and building new homes with both an ADU and DADU on the same lot
- Recommend analysis to determine economic likelihood of an increase in short-term rental properties



# Transportation

- Current regulations require one off-street parking space for each ADU unless the lot is in an urban village
- Proposed changes would remove the off-street parking requirement
- Recommend analyzing amount of existing on-street parking in single-family neighborhoods
- Recommend quantifying how many eligible single-family lots are within 10-minute walk of frequent and reliable transit; access to other multi-modal mobility options (bike/pedestrian network, carshare, bikeshare)

# Process and Schedule

- October 2: scoping process opened
- October 12: draft SPC scoping comment letter
- October 17 and 26: public scoping meetings
- October 26: take action on final SPC scoping comment letter
- November 2: scoping comment period closes
- November 2017 – March/April 2018: preparation of Draft EIS
- 30-day comment period, public hearing
- June 2018: tentative completion of Final EIS
- City Council legislation to amend the Land Use Code

# Questions and Discussion