



# Accessory Dwelling Units

## FINAL ENVIRONMENTAL IMPACT STATEMENT

October 4, 2018



City of Seattle



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### **Date of Draft EIS Issuance**

May 10, 2018

### **Date Comments Were Due on the Draft EIS**

June 25, 2018

### **Date of Draft EIS Open House and Hearing**

May 31, 2018

### **Date of Final EIS Issuance**

October 4, 2018



**City of Seattle**





October 4, 2018

Dear Affected Agencies, Tribes, Organizations, and Interested Parties,

The City of Seattle is pleased to issue this Final Environmental Impact Statement (EIS), which examines potential environmental impacts of proposed changes to the City's Land Use Code related to accessory dwelling units (ADUs) in single-family zones. The study area includes land zoned single-family residential outside existing urban centers, urban villages, and urban village expansion areas identified in the City's Mandatory Housing Affordability EIS.

ADUs are a key component of meeting our pressing housing needs. By removing regulatory barriers to make it easier for property owners to build attached and detached ADUs, we can increase the number and variety of housing choices in Seattle's single-family zones.

This Final EIS analyzes four alternatives. Alternative 1 (No Action) assumes that the City makes no changes to the Land Use Code related to ADUs. Alternative 2, Alternative 3, and the Preferred Alternative all assume implementation of Land Use Code changes that would increase the number of ADUs produced in Seattle's single-family zones. These action alternatives address regulations and policies frequently cited as barriers to the creation of ADUs. They differ in the scale and focus of the proposed changes. Alternative 2 represents a broad range of changes to the Land Use Code focused on removing barriers to creating ADUs. Alternative 3 considers more modest adjustments to the Land Use Code that emphasize maintaining the scale of existing development in single-family zones. The Preferred Alternative combines elements of Alternatives 2 and 3. Its composition reflects analysis contained in the Draft EIS and comments received during the Draft EIS comment period.

Publication of the Final EIS completes the environmental review process for this proposal, unless the City Council considers substantial changes outside the range of alternatives previously considered. In 2019, after considering the EIS alternatives and holding a public hearing, the City Council will consider whether to adopt changes to the Land Use Code related to ADUs.

For more information, please visit [seattle.gov/council/ADU-EIS](http://seattle.gov/council/ADU-EIS). Thank you for your interest in Seattle's effort to create new housing choices in our single-family zones.

Sincerely,

A handwritten signature in black ink, appearing to read "Ketil Freeman".

Ketil Freeman, AICP  
City Council Central Staff



# Fact Sheet

## PROJECT TITLE

City of Seattle Accessory Dwelling Units Environmental Impact Statement

## PROPOSED ACTION AND ALTERNATIVES

The proposed action is to amend the City's Land Use Code to remove barriers to the construction of accessory dwelling units (ADUs) in single-family zones. The objectives of the proposal are to:

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

This EIS analyzes four alternatives. Alternative 1 (No Action) assumes that the City makes no changes to the Land Use Code related to ADUs. Alternative 2, Alternative 3, and the Preferred Alternative all assume implementation of Land Use Code changes that would increase the number of ADUs produced in Seattle's single-family zones. The action alternatives address regulations and policies frequently cited as barriers to the creation of ADUs.

Alternative 2, Alternative 3, and the Preferred Alternative differ in the scale and focus of the proposed changes. Alternative 2 represents a broad range of changes to the Land Use Code intended to remove regulatory barriers to ADU production. Alternative 3 considers more modest adjustments to the Land Use Code that emphasize maintaining the scale of existing development in single-family zones. The Preferred Alternative combines elements of Alternatives 2 and 3. Its composition reflects analysis contained in the Draft EIS and comments received during the Draft EIS comment period.

## LOCATION

The study area for this EIS includes land zoned single-family that is located outside of existing urban centers, urban villages, and urban village expansion areas identified in the Mandatory Housing Affordability EIS.

## PROPONENT

City of Seattle

## LEAD AGENCY

Seattle City Council

## RESPONSIBLE SEPA OFFICIAL

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## REQUIRED APPROVALS

After considering the EIS alternatives and holding a public hearing, the Seattle City Council will decide whether to adopt proposed changes to the Land Use Code related to ADUs.

## APPROXIMATE DATE OF CITY COUNCIL DECISION

First Quarter, 2019

## TYPE AND TIMING OF SUBSEQUENT ENVIRONMENTAL REVIEW

Publication of the Final EIS completes the environmental review process for the proposed action, unless the City Council considers substantial changes outside the range of alternatives previously considered.

## PRINCIPAL EIS AUTHORS AND CONTRIBUTORS

This Final EIS has been prepared under the direction of the Seattle City Council's Central Staff. The following consulting firms provided research and analysis associated with this EIS:

- **HDR:** Lead EIS consultant
- **ECONorthwest:** Environmental analysis of housing and socioeconomics
- **Toole Design Group:** Environmental analysis of transportation and parking; and public services and utilities
- **Broadview Planning:** Environmental analysis of land use; review and advise on the description of the proposal and alternatives
- **Scarlet Plume:** Technical editing

## DATE OF DRAFT EIS ISSUANCE

**May 10, 2018**

## CLOSE OF DRAFT EIS COMMENT PERIOD

**June 25, 2018**

## DATE AND LOCATION OF DRAFT EIS OPEN HOUSE AND HEARING

**May 31, 2018, 5:30 p.m.**

Seattle City Hall, 600 4th Ave, Bertha Knight Landes room

## LOCATION OF BACKGROUND DATA

Office of Seattle City Council  
Central Staff

## FINAL EIS AVAILABILITY AND PURCHASE PRICE

Copies of this Final EIS have been distributed to agencies, organizations, and individuals, as established in SMC 25.05. Notice of Availability of the Final EIS has been provided to organizations and individuals that requested to become parties of record.

A copy of the Final EIS is also available for public review at the Central Library branch of the Seattle Public Library (1000 4th Ave).

A limited number of complimentary copies of this Final EIS are available — while the supply lasts — as an electronic CD from the Seattle Department of Construction and Inspections (SDCI) Public Resource Center, located in Suite 2000, 700 5th Ave, in downtown Seattle. Additional copies may be purchased at the Public Resource Center for the cost of reproduction.

This Final EIS and the appendices are also available online at [seattle.gov/council/ADU-EIS](http://seattle.gov/council/ADU-EIS).

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### Parking Analysis Methods and Assumptions

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## Appendix C

### Aesthetics Modeling Methods and Assumptions

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