

APPENDIX C

Aesthetics Modeling Methods and Assumptions

C.1 Introduction

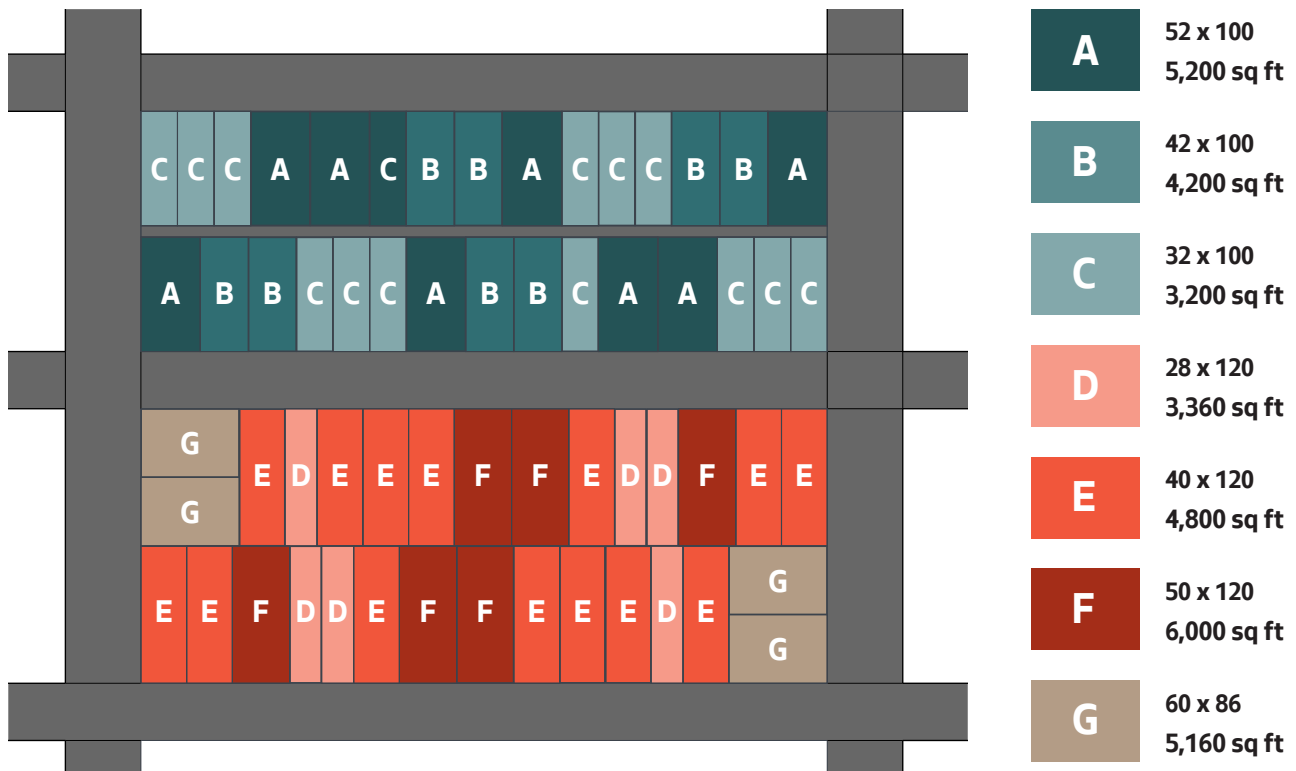
To illustrate a range of typical conditions representative of Seattle neighborhoods where the development of ADUs could occur, we assembled two hypothetical blocks consisting of 60 lots with seven distinct lot types. These lot types reflect actual lots found in representative locations in Seattle neighborhoods and illustrate various lot sizes (ranging from 3,200 to 6,000 square feet), lot widths (ranging from 28 to 60 feet), and lot depths (ranging from 86 to 120 feet). To illustrate varied frontage conditions, one block includes an alley and the other does not. The hypothetical blocks also include a corner lot in which a rear yard abuts a side yard.

Exhibit 1 depicts the configuration of the hypothetical blocks and the distribution of the seven distinct lot types (A through G). We use this configuration and lot type distribution across all alternatives and scenarios as a basis for comparison.

EXISTING CONDITIONS

We modeled "existing" conditions to illustrate a baseline for comparing the potential effects of each alternative. While the block assemblage is hypothetical, the houses modeled are closely based on actual houses found in two representative locations in Seattle neighborhoods. In addition to the various lot sizes and frontage conditions, the houses shown in the existing conditions scenario include vary in size and parking access and location in order to mimic a realistic range of conditions that are more or less favorable to adding ADUs. The scenario includes detached and attached garages with alley access; detached and attached garage with front driveway access; driveway parking; lots without off-street parking)

Exhibit C-1 Distribution of Lot Types in Hypothetical Blocks



ALTERNATIVES DEVELOPMENT

For each alternative, we modeled two scenarios:

- Full Build-Out Scenario.** This hypothetical scenario shows complete redevelopment of all lots with the largest possible principal unit and the maximum number of ADUs allowed. We do not anticipate this scenario to occur. Instead, the model illustrates the upper limit of allowed development under each alternative.
- 10-Year Scenario.** Based on projected market conditions and trends, this scenario illustrates a realistic anticipated condition over 10 years. This scenario consists of existing houses, fully redeveloped lots, and ADUs added to existing houses. The number of redeveloped lots and added ADUs varies in each alternative, as the proposed code requirements affect the likelihood of different development outcomes. The lot selection and development action are based on the economic forecasting conducted as part of this EIS and described in Appendix A.

We included parked vehicles to approximate how each alternative and scenario could affect the availability of on- and off-street parking.

The amount and location of parking we illustrated do not specifically reflect the off-street parking requirements for each alternative but reflects anticipated real-world parking conditions based on the following assumptions:

- 2 vehicles per principal unit.
- 1 vehicle per ADU.
- 1 additional vehicle per lot representing guest parking.
- No vehicle parked in front yard portion of driveway.
- No more than 1 vehicle parked in front driveway. The assumption is that some negotiation among residents is acceptable but complete blocking of the primary unit's garage by an ADU resident's vehicle is unrealistic.
- Every garage is used to store a vehicle.
- All vehicles not accommodated off-street are shown parked on the street.

Section 4.4, Parking and Transportation, provides analysis of potential parking impacts under each alternative.

Alternative 1 (No Action)

In addition to the general guidance described above, we modeled Alternative 1 (No Action) using the following assumptions:

Full Build-Out Scenario

- Maximized footprint of principal building on all lots based on allowed lot coverage while accommodating a DADU or AADU and all required off-street parking
- Maximized square footage of principal unit on all lots, fully using allowed building height
- Largest feasible DADU, where applicable

10-Year Scenario

- Development outcomes based on projected market trends as follows:
 - » 2 existing houses with added AADU
 - » 1 existing house with added DADU
 - » 2 redeveloped houses with no ADUs
 - » 1 redeveloped house with added DADU
- Remaining lots remain in existing condition

Alternative 2

In addition to the general guidance described above, we modeled Alternative 2 using the following assumptions:

Full Build-Out Scenario

- Maximized footprint of principal building on all lots based on allowed lot coverage while accommodating a DADU and all required off-street parking
- Maximized square footage of principal unit and an AADU on the ground floor of the principal building on all lots, fully using allowed building height
- Largest feasible DADU on all lots

10-Year Scenario

- Development outcomes based on projected market trends as follows:
 - » 1 2 existing houses with added AADUs
 - » 1 3 existing houses with added DADUs
 - » 1 existing house with added AADU and DADU
 - » 2 redeveloped houses with no ADUs
 - » 1 redeveloped house with added DADU
- Remaining lots remain in existing condition

Alternative 3

In addition to the general guidance described above, we modeled Alternative 3 using the following assumptions:

Full Build-Out Scenario

- Maximized footprint of principal building on all lots, based on allowed lot coverage while accommodating a DADU and all required off-street parking
- Maximized square footage of principal unit on all lots or maximum allowed FAR, using allowed building height as applicable
- Largest feasible AADU in the basement or half basement of the principal building on all lots
- Largest feasible DADU on all lots

10-Year Scenario

- Development outcomes based on projected market trends as follows:
 - » 2 existing houses with added AADU
 - » 2 existing houses with added DADU
 - » 1 existing house with added AADU and DADU
 - » 1 redeveloped house with no ADUs
 - » 1 redeveloped house with added DADU
- Remaining lots remain in existing condition

Preferred Alternative

In addition to the general guidance described above, we modeled the Preferred Alternative using the following assumptions:

Full Build-Out Scenario

- Maximized footprint of principal building on all lots, based on allowed lot coverage while accommodating a DADU and all required off-street parking
- Maximized square footage of principal unit on all lots or maximum allowed FAR, using allowed building height as applicable
- Largest feasible AADU on ground floor of the principal building on all lots
- Largest feasible DADU on all lots

10-Year Scenario

- Development outcomes based on projected market trends as follows:
 - » 2 existing houses with added AADU
 - » 3 existing houses with added DADU
 - » 1 existing house with added AADU and DADU
 - » 1 redeveloped house with no ADUs
 - » 1 redeveloped house with added DADU
- Remaining lots remain in existing condition

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