



ACCESSORY DWELLING UNITS ENVIRONMENTAL IMPACT STATEMENT

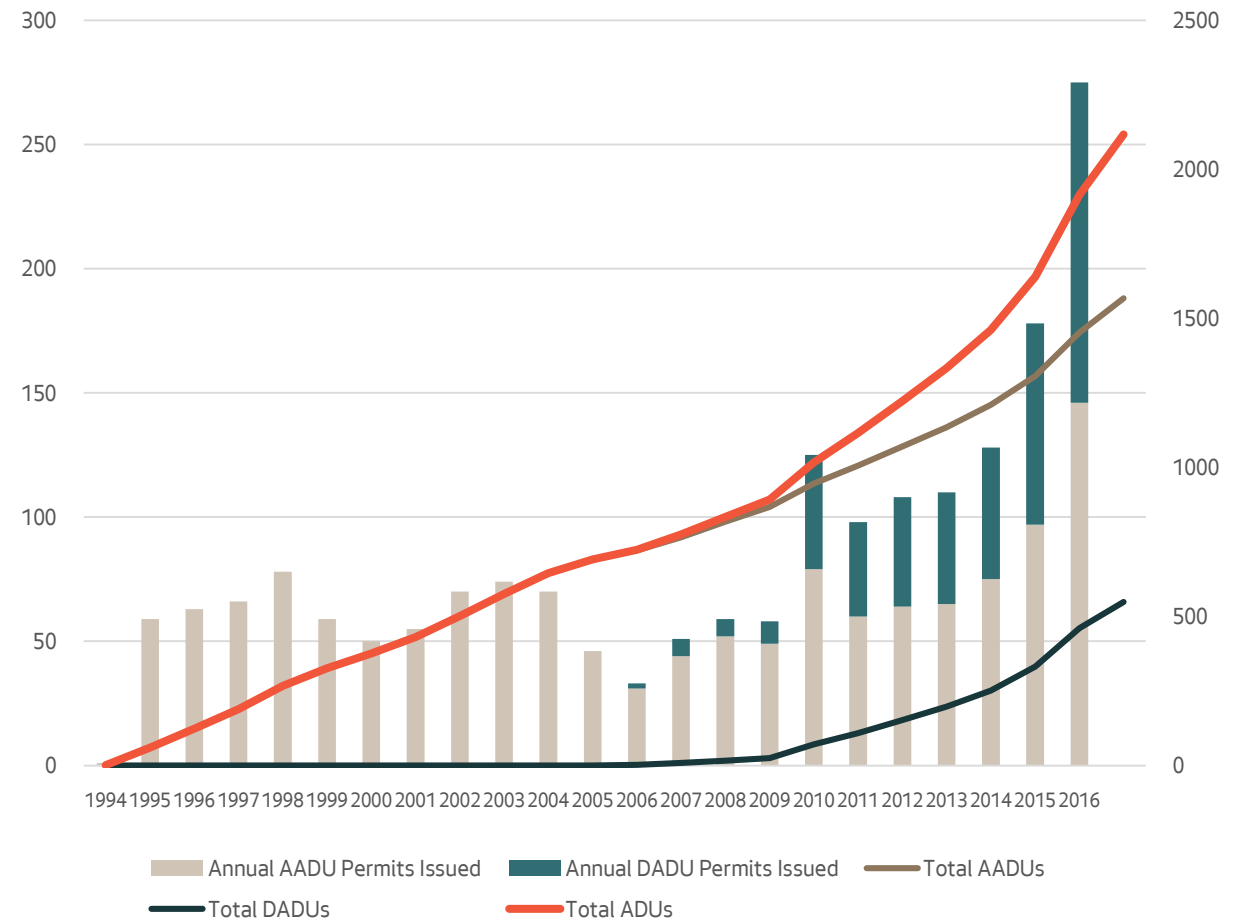
Seattle Planning Commission
January 11, 2018

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)



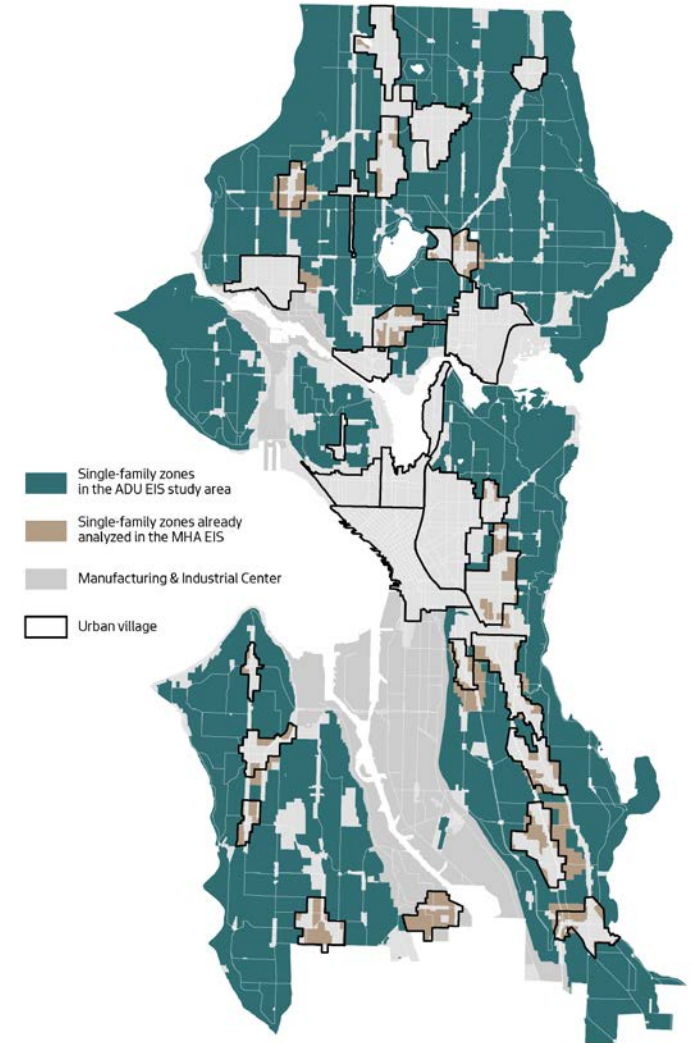
Removing barriers to ADU production

- | | |
|---------------------|---|
| 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

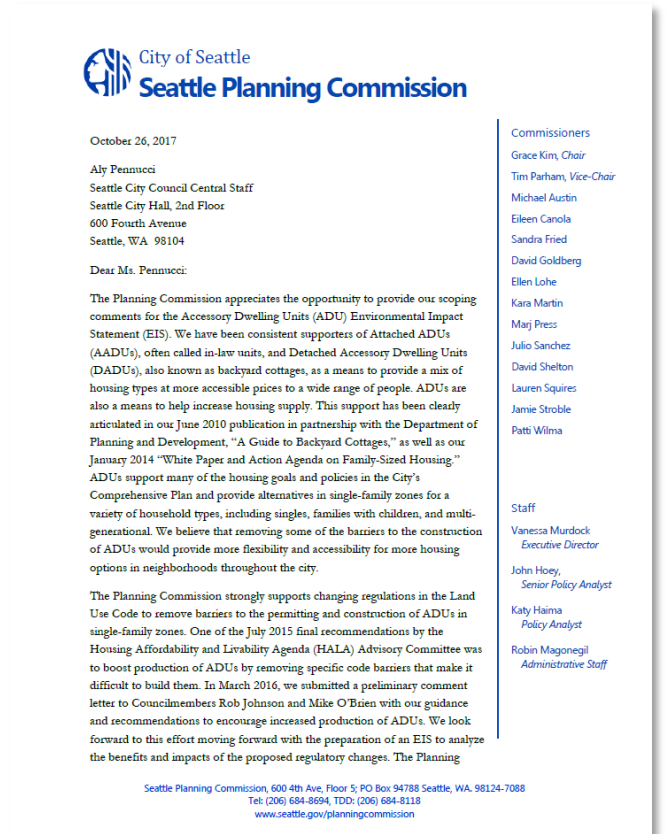
Visual simulations of development to identify potential aesthetic impacts

Suggestions outside the proposal

- ▶ Subdivision for principal dwelling units
- ▶ Alternative limiting development in single-family 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



for more info & questions

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

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

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