

# 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.

# Process and Schedule

- October 2: scoping process opened
- October 12: draft SPC scoping comment letter
- October 17 and 26: public scoping meetings
- October 26: discussion and 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

# Revisions to October 12 Draft Letter

- Consistent use of “ADU” for all accessory dwelling units; specific references to Attached ADUs and Detached ADUs where appropriate
- 1<sup>st</sup> paragraph: “We believe that removing some of the barriers to the construction of ADUs ~~could~~ would provide more flexibility and accessibility for more ~~affordable~~ housing options in neighborhoods where homes are often unaffordable to many people.

# Revisions to October 12 Draft Letter

Land Use paragraph:

~~“Another change to be studied under Alternative 2 would allow DADUs on lots of 3,200 square feet or greater~~ reduce the minimum lot size for a DADU from 4,000 square feet to 3,200 square feet.”

# Revisions to October 12 Draft Letter

Housing & Socioeconomics paragraph:

“The Planning Commission recommends analyzing ~~the~~ both alternatives’ ~~impact of~~ potential for increasing affordable housing options ~~and~~, as well as the potential benefits of Alternative 2 allowing flexibility for larger ADUs on changing household needs and families with children.”

# Revisions to October 12 Draft Letter

Housing & Socioeconomics paragraph:

“Given the current housing shortage in Seattle, the Planning Commission would like to see an increase in the number of ADUs contribute to long-term housing options rather than short-term rentals. We recommends an analysis to determine the economic likelihood of these regulatory changes resulting in an increase of short-term rental properties.”

# Revisions to October 12 Draft Letter

Transportation paragraph:

“We also recommend quantifying how many eligible single-family lots are within a 10-minute walk of frequent and reliable transit, as well as how many single-family lots have access to other multi-modal mobility options, such as the bike/pedestrian network, ~~carshare, bikeshare, etc~~ or other alternatives to single-occupancy vehicles.”

# Revisions to October 12 Draft Letter

Transportation paragraph:

“Lastly, the Planning Commission recommends an analysis to determine the number of eligible single-family lots in areas with planned pedestrian improvements according to the City’s adopted Pedestrian Master Plan.”



# Questions and Discussion

- Reminder: If you have substantive comments to suggest, please propose specific language to revise the letter.