

# COMMUNITY CALL to ACTION

## Accessory Dwelling Units ADU

**TUESDAY MAY 22**

Queen Anne LURC

Magnolia LUC

**6:00 PM to 7:50 PM**

at the Queen Anne Branch Library



5/22/2018

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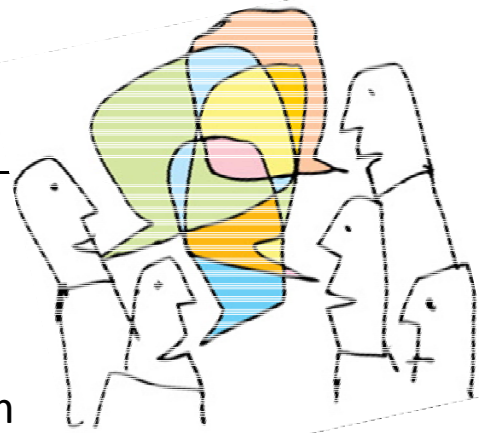
# WELCOME !

**Carrie Frankenburg**

Magnolia Community Outreach

Land Use Committee

UrbanMagnolia@pacificwest.com



**Which Neighborhood Are You From?**

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# Today's Objectives

What are "ADU"; and  
"What is Changing"

Feedback About  
ADU Changes

Prior Successful  
Appeal of Changes

How you can be  
an influence?

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## SPEAKING...

### QUEEN ANNE

Martin Henry Kaplan AIA, Chair  
Queen Anne Community Council  
Land Use Review & Planning Committee

[mhk@martinhenrykaplan.com](mailto:mhk@martinhenrykaplan.com)



### MAGNOLIA

David Moehring AIA, Chair  
Magnolia Community Council  
Land Use Committee

[dmoehring@consultant.com](mailto:dmoehring@consultant.com)

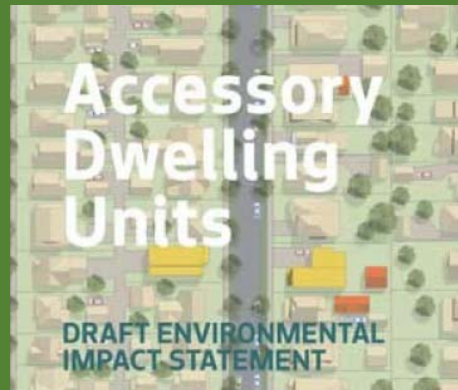


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## Let's Get Ready!



<http://www.seattle.gov/council/adu-eis>



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## Let's Hear Your Voice

***City Council's Hearing and Open House  
"Three Dwellings per Single-Family Lot"  
6:30pm on Thursday, May 31, 2018  
at Seattle City Hall, 600 4th Ave,  
Bertha Knight Landes Room***

***Sign Up  
at  
5:45PM***

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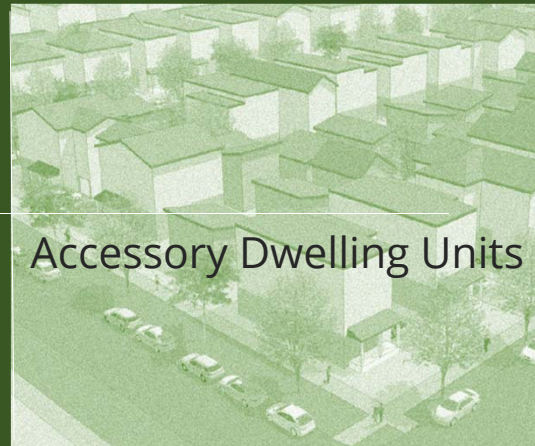
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# “Triplex for Every Single-Family Lot”

What are “ADU”; and  
What is Changing

Prior Successful  
Appeal of Changes



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Exhibit 4.3-17 Visual Representation of Development Outcomes in Alternative 2 under Existing Conditions

## SEATTLE'S SINGLE-FAMILY ZONES TODAY



COMMUNITY

OFF-STREET  
PARKING

HABITATS

TREES

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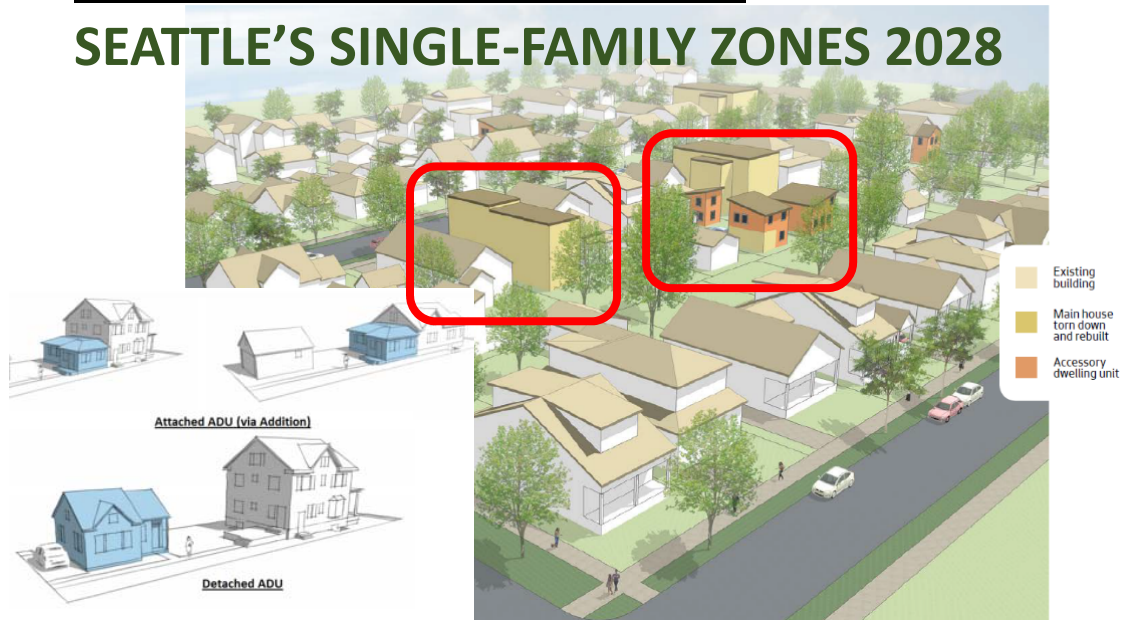
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Exhibit 4.3-18 Visual Representation of Development Outcomes in Alternative 2 in the 10-Year Scenario

## SEATTLE'S SINGLE-FAMILY ZONES 2028



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Exhibit 4.3-19 Visual Representation of Development Outcomes in Alternative 2 in the Full Build-Out Scenario\*

## SEATTLE'S NEW "SINGLE-FAMILY" ZONES



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**Exhibit 4.3-22** Visual Representation of Alternative 2 from a Rear Yard under the Existing Conditions, 10-Year, and Full Build-Out Scenarios



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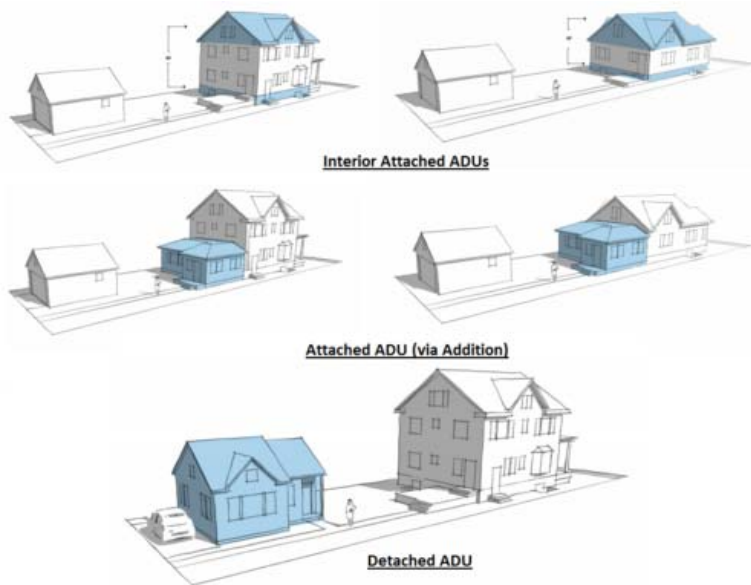
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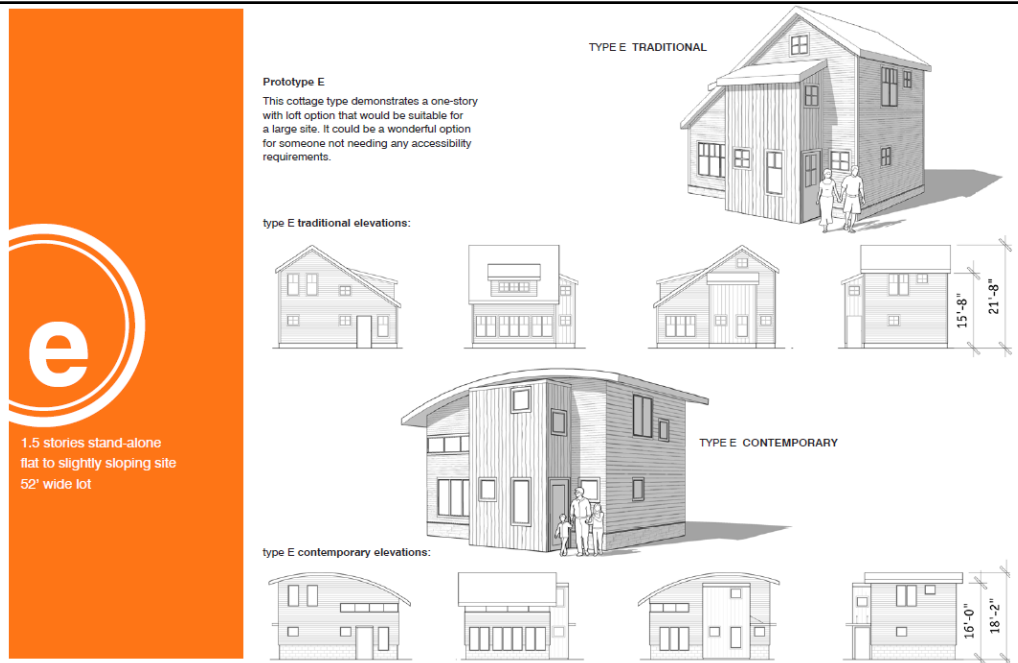
## WHAT IS CONSIDERED AN ACCESSORY DWELLING UNIT?



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## EXAMPLE

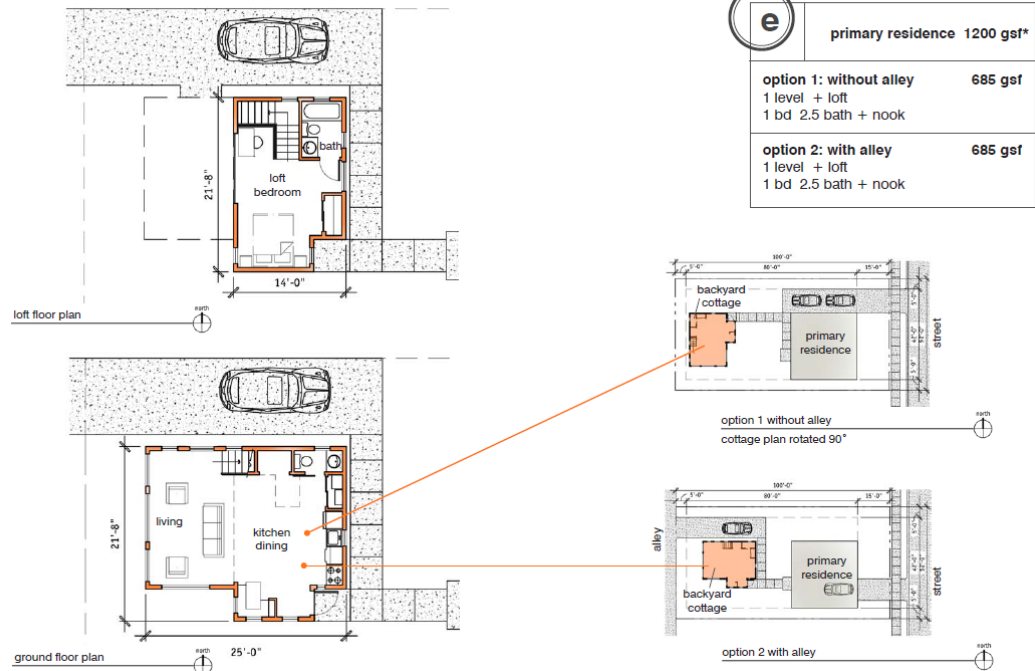


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\*All drawings are for illustrative purposes only—they are not intended to override the Backyard Cottage (Detached Accessory Dwelling Unit) or Single-Family Zoning Code rules as outlined in the Seattle Municipal Code, including parking requirements.

## EXAMPLE

TYPE E SITE AND FLOOR PLANS

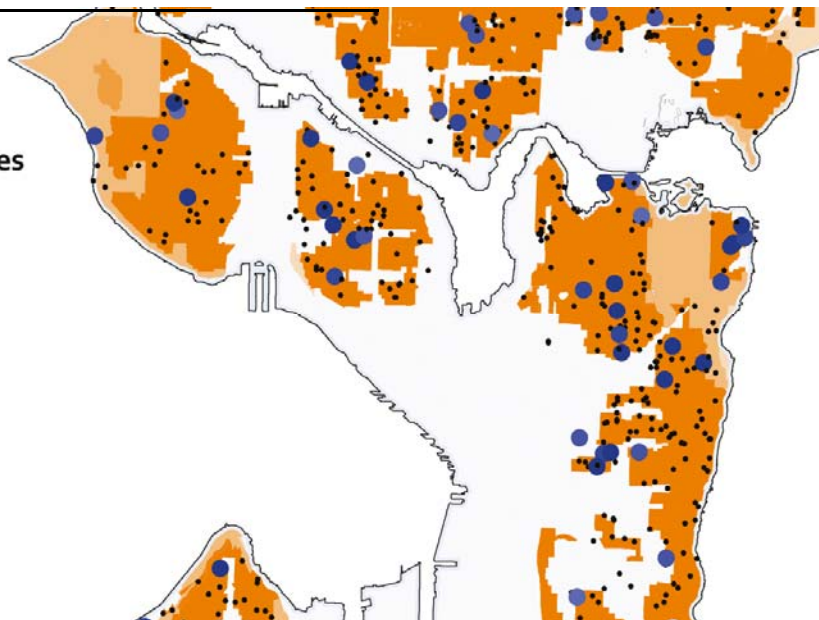


## DADU &amp; AADU

- ADU

Backyard cottages  
by year built

- 2007
- 2008
- 2009
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015



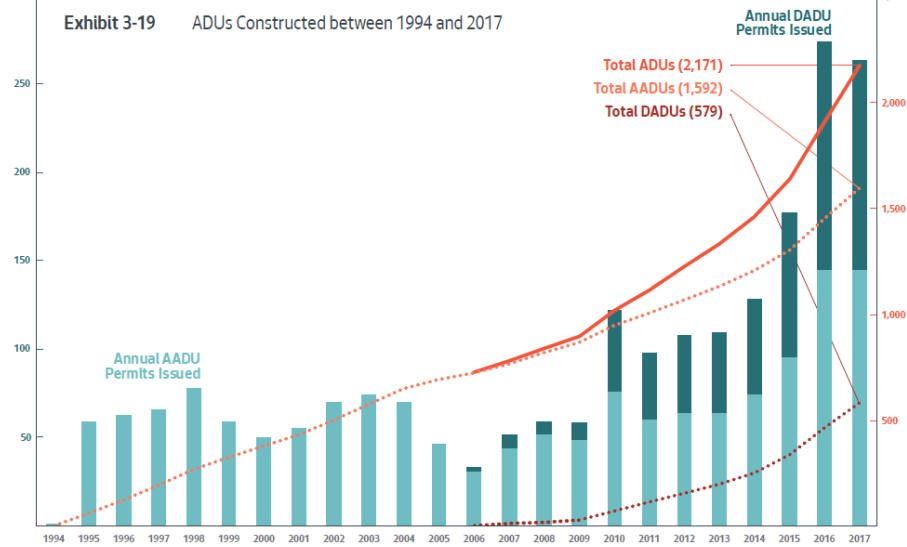
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## PERMITTED & CONSTRUCTED ADU

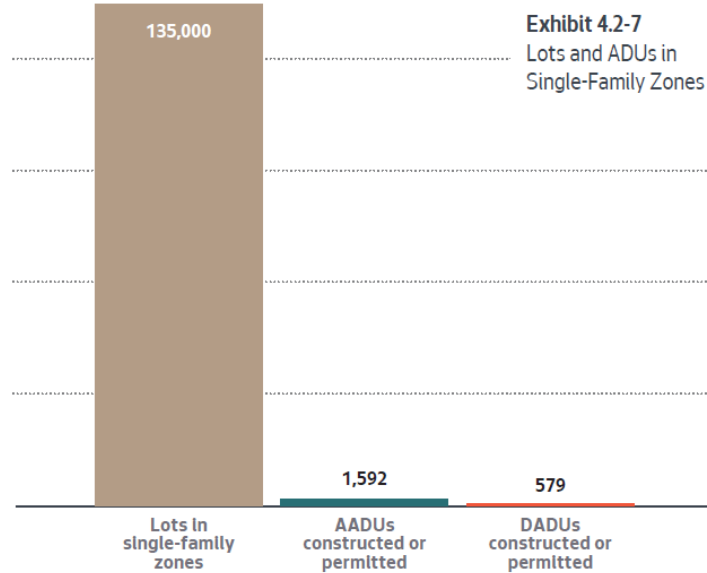


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## MORE TO COME??



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## Typical SF-5000 Single Family Lot



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### DADU



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How can I increase privacy between my cottage, my home and my neighbors?

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## TODAY'S SINGLE-FAMILY SF-5000

Exhibit 4.3-14 Plan View of Development of Alternative 2 under Existing Conditions



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## 2028 SINGLE-FAMILY SF-5000

Exhibit 4.3-15 Plan View of Development Outcomes of Alternative 2 in the 10-Year Scenario



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## FUTURE SINGLE-FAMILY SF-5000

Exhibit 4.3-16 Plan View of Development Outcomes of Alternative 2 in the Full Build-Out Scenario\*



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## REDUCED LOT SIZE TO 3,200 FROM 4,000 SQ. FT.



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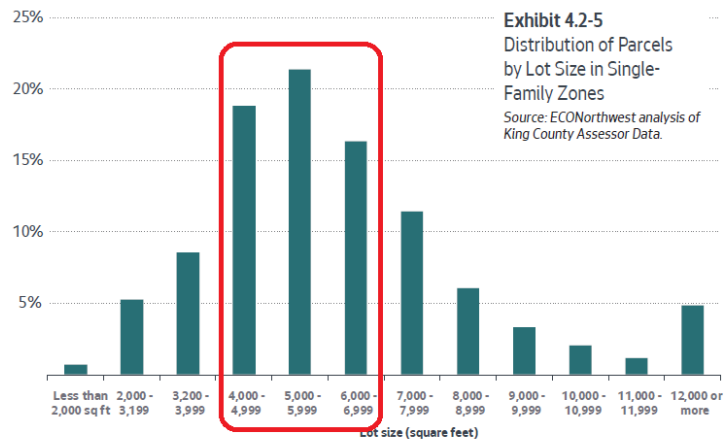


## REDUCED LOT SIZE TO 3,200 FROM 4,000 SQ. FT.



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Exhibit 4.2-5 shows the distribution of parcels by lot size across Seattle's single-family zones. About 33 percent of all single-family lots are smaller than 5,000 square feet, the smallest lot size allowed under current zoning. About eight percent have at least twice the minimum area required by the zoning, meaning the lot could theoretically be subdivided into two lots.



Accessory Dwelling Units DEIS 2018

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## PROPOSED CHANGES

Exhibit 2-2 Existing and Proposed Land Use Code Regulations for ADUs

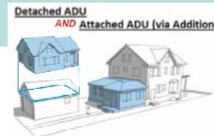
	Alternative 1 (No Action)	Alternative 2	Alternative 3
<b>Number of ADUs allowed on lots in single-family zones</b>	Lots in single-family zones can have one AADU or one DADU, but not both.	Lots in single-family zones can have an AADU and a DADU.	Lots in single-family zones can have an AADU and a DADU or two AADUs.
<b>Off-street parking requirements</b>	One off-street parking space is required for an AADU or a DADU unless the lot is in an urban village.	No off-street parking required.	No off-street parking required for lots with one ADU. One off-street parking space is required for lots adding a second ADU.
<b>Owner-occupancy requirements</b>	An owner must occupy either the main house or the AADU/DADU for six months of the year.	No requirement for an owner to occupy the house, AADU, or DADU.	No change from Alternative 1 (No Action).
<b>Minimum lot size</b>	4,000 square feet	3,200 square feet	
<b>Maximum gross floor area</b>	<b>AADU</b> 1,000 square feet, including garage and storage areas. <b>DADU</b> 800 square feet, including garage and storage areas.	<b>AADU</b> 1,000 square feet, excluding garage and storage areas. <b>DADU</b> 1,000 square feet, excluding garage and storage areas.  An AADU or a DADU may exceed 1,000 square feet if the portion of the structure in which the ADU is located existed on December 31, 2017, and if the entire ADU is located on one level.	<b>AADU</b> 1,000 square feet, including garage and storage areas. <b>DADU</b> 1,000 square feet, including garage and storage areas.  An AADU may exceed 1,000 square feet if the portion of the structure in which the AADU is located existed on December 31, 2017, and if the entire AADU is located on one level.
<b>Maximum height</b>	No change from existing height limits, which vary by lot width and range from 15 to 23 feet.	Height limits are 1 to 3 feet higher than existing limits, depending on lot width.  Allow 1 to 2 additional feet for a DADU that meets green roof standards.	Height limits are 1 to 3 feet higher than existing limits, depending on lot width.
<b>Lot coverage</b>	No change from current regulations. <b>Lots greater than 5,000 square feet</b> 35 percent of lot area. <b>Lots less than 5,000 square feet</b> 15 percent of lot area plus 1,000 square feet.		
<b>Rear yard coverage</b>	40 percent of a rear yard can be covered by a DADU and other accessory structures (like a garage). This limit applies in addition to the overall lot coverage limit.	60 percent of a rear yard can be covered by a DADU and other accessory structures, if the DADU is 15 feet or less in height. Rear yard coverage for structures other than a DADU cannot exceed 40 percent.	
<b>Roof features</b>	No exceptions for roof features on accessory structures are allowed.	Height limit exceptions are allowed for projections like dormers that add interior space, subject to the provisions applicable to single-family houses.	

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Accessory Dwelling Units DEIS 2018

	Alternative 1 (No Action)	Alternative 2	Alternative 3
<b>Location of DADU entry</b>	DADU entrances cannot face the nearest side or rear lot line unless that lot line abuts an alley or other public right-of-way.	DADU entrances can be on any facade if they are 10 feet from the lot line and if located on the facades facing the nearest side or rear lot line (unless abutting right-of-way).	
<b>Maximum household size</b>	Any number of related people, or up to eight unrelated people, can live on lots in single-family zones including in an AADU or a DADU.	Any number of related people, or up to eight unrelated people, can live on lots in single-family zones with an AADU or a DADU. If the lot has an AADU and a DADU, the limit is 12.	No change from Alternative 1 (No Action).
<b>MHA requirements</b>	Mandatory Housing Affordability (MHA) does not apply to creation of ADUs on lots in single-family zones.	No change from Alternative 1 (No Action).	MHA requirements apply when a property owner applies for a permit to construct a second ADU on a lot that already has one ADU.  For development of a second ADU, the MHA requirements for zones with an (M) suffix would apply, as outlined in Section 23.58C of the Land Use Code. For purposes of analysis, this equates to an affordability contribution of \$5 per square foot of gross floor area in the second ADU.
<b>Preddevelopment costs</b>	No change.	Reduces preddevelopment costs by 10 percent. This could result from reducing permitting costs by streamlining project review, reducing permitting and design costs by providing pre-approved plans, or other actions.	No change from Alternative 1 (No Action).
<b>Maximum floor area ratio (FAR) limit</b>	No FAR limit for single-family zones. The maximum size for the main house is effectively set by the yard requirements, height limit, and lot coverage limit.  ADUs are subject to the maximum size limits described above.	No change from Alternative 1 (No Action).	<b>New construction</b> FAR limits apply to development in single-family zones. New houses (i.e., principal structures) are subject to a FAR limit of 0.3 or 2,500 square feet, whichever is greater. Below-grade floor area and floor area in DADUs is exempt. ADU size limits apply.  <b>Existing houses</b> Existing lots in single-family zones exceeding the FAR or 2,500-square-foot limits can convert existing space to an AADU and add a DADU subject to the size



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Exhibit 2-2 Existing and Proposed Land Use Code Regulations for ADUs

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<b>Maximum height</b>	No change from existing height limits, which vary by lot width and range from 15 to 23 feet.	Height limits are 1 to 3 feet higher than existing limits, depending on lot width.  Allow 1 to 2 additional feet for a DADU that meets green roof standards.	Height limits are 1 to 3 feet higher than existing limits, depending on lot width.
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	Alternative 1 (No Action)	Alternative 2	Alternative 3
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<b>Maximum household size</b>	Any number of related people, or up to eight unrelated people, can live on lots in single-family zones including in an AADU or a DADU.	Any number of related people, or up to eight unrelated people, can live on lots in single-family zones with an AADU or a DADU. If the lot has an AADU and a DADU, the limit is 12.	No change from Alternative 1 (No Action).
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<b>Predevelopment costs</b>	No change.	Reduces predevelopment costs by 10 percent. This could result from reducing permitting costs by streamlining project review, reducing permitting and design costs by providing pre-approved plans, or other actions.	No change from Alternative 1 (No Action).
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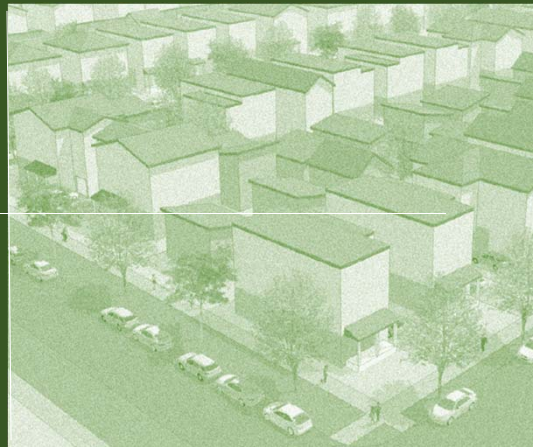
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## Queen Anne's Prior Appeal

What are "ADU"; and  
What is Changing

Prior Successful  
Appeal of Changes



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Accessory Dwelling Units DEIS 2018

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## 2016 ADU APPEAL

W-16-004  
FINDINGS AND DECISION  
Page 14 of 14


would be accomplished by the legislation. OPCD's determination on the proposal's likely public service impacts was not based on information sufficient to evaluate those impacts.

17. The record demonstrates that the challenged DNS was not based on information sufficient to evaluate the proposal's impacts. It is therefore clearly erroneous and must be reversed.

### Decision

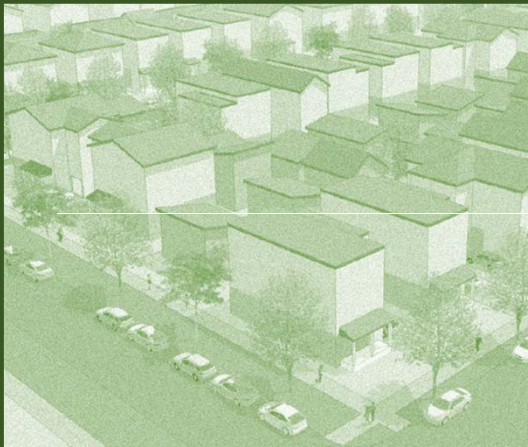
The Determination of Non-significance is **REVERSED** and is **REMANDED** to OPCD for preparation of an EIS consistent with this decision. The Examiner does not maintain jurisdiction over this matter.

Entered this 13<sup>th</sup> day of December, 2016.

  
Sue A. Tanner  
Hearing Examiner

5/22/2018

## What works? What doesn't?



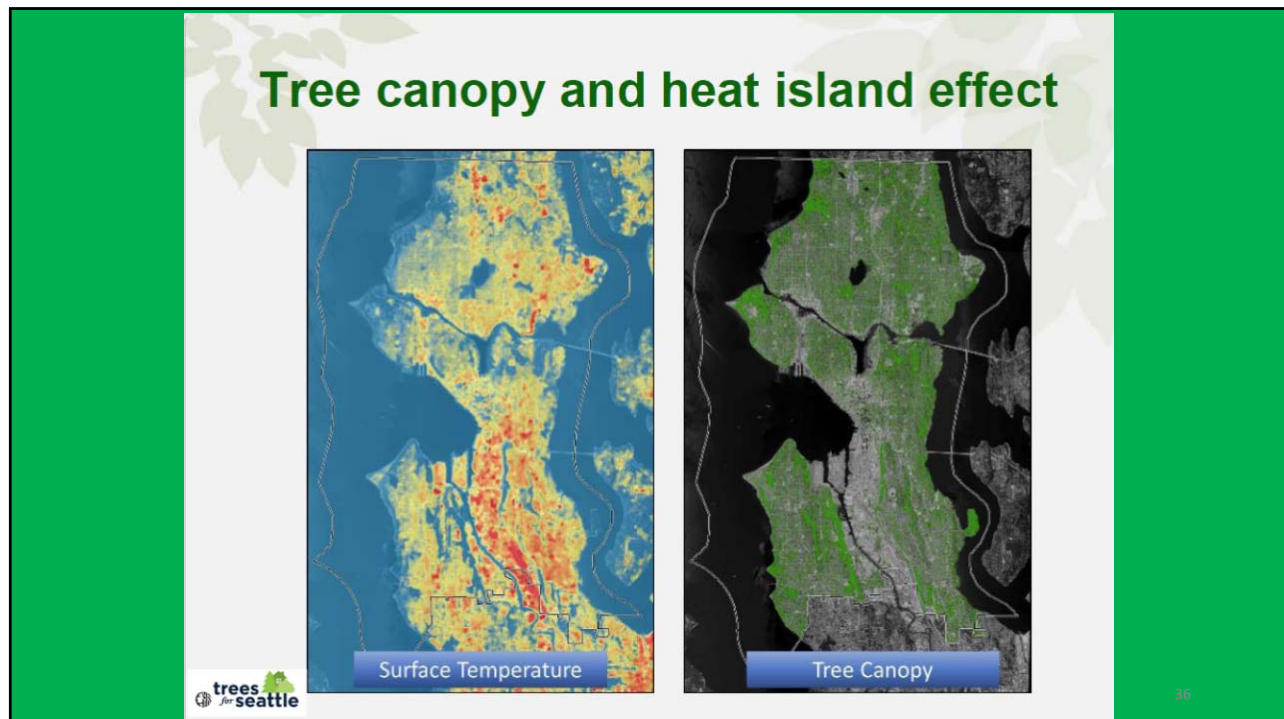
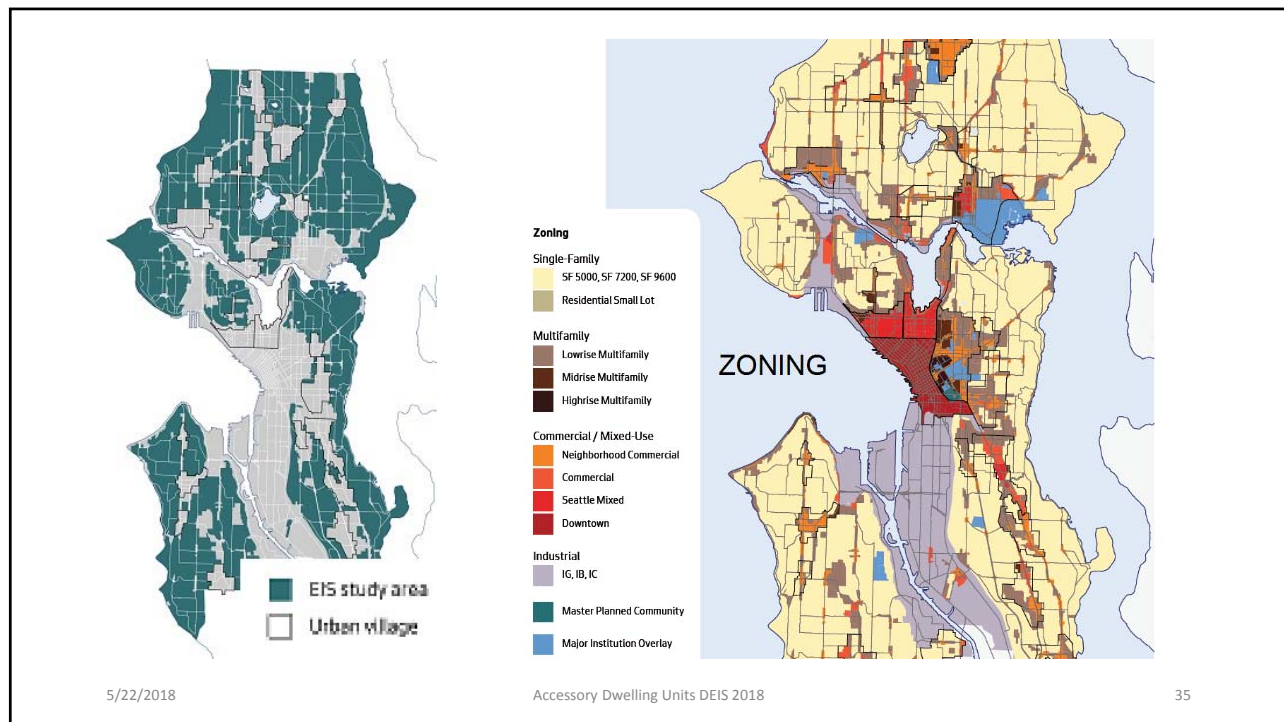
Feedback About  
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5/22/2018

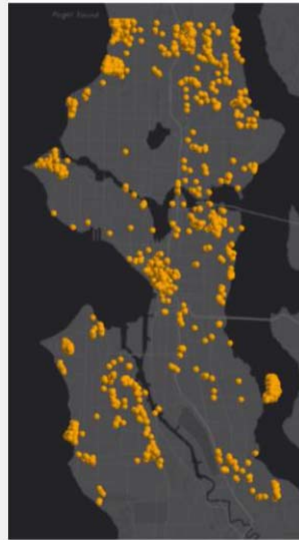
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## Largest trees and tree groves

6,338  
large  
trees



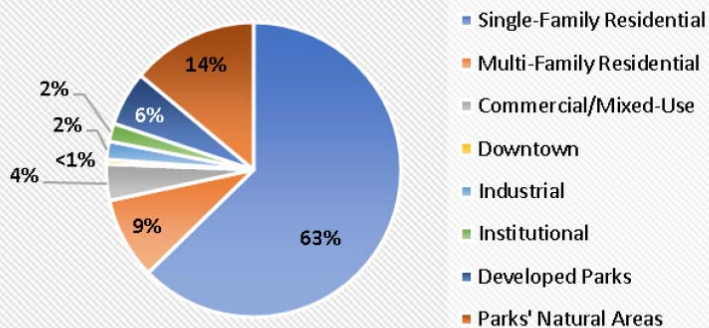
3,188  
tree  
groves



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## Progress achieving targets by Management Unit

Canopy cover distribution  
by management unit



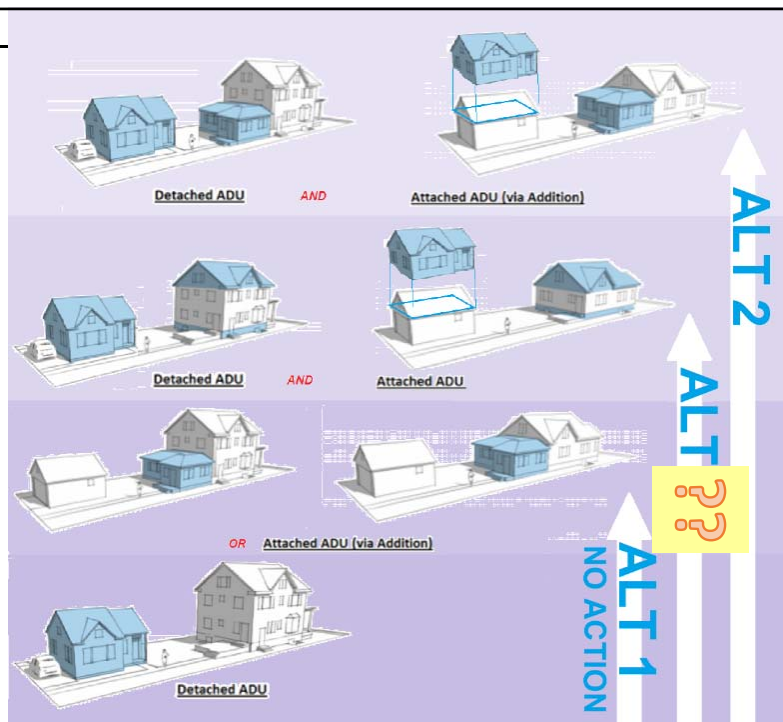
ROW = 22% of total canopy

38

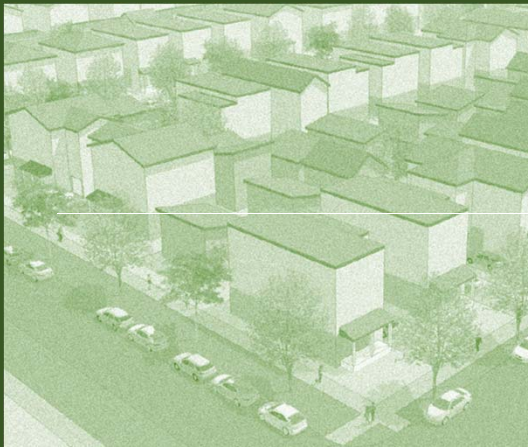


## STUDY MORE ALTERNATIVES?

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## What May I Do?



Feedback About  
ADU Changes

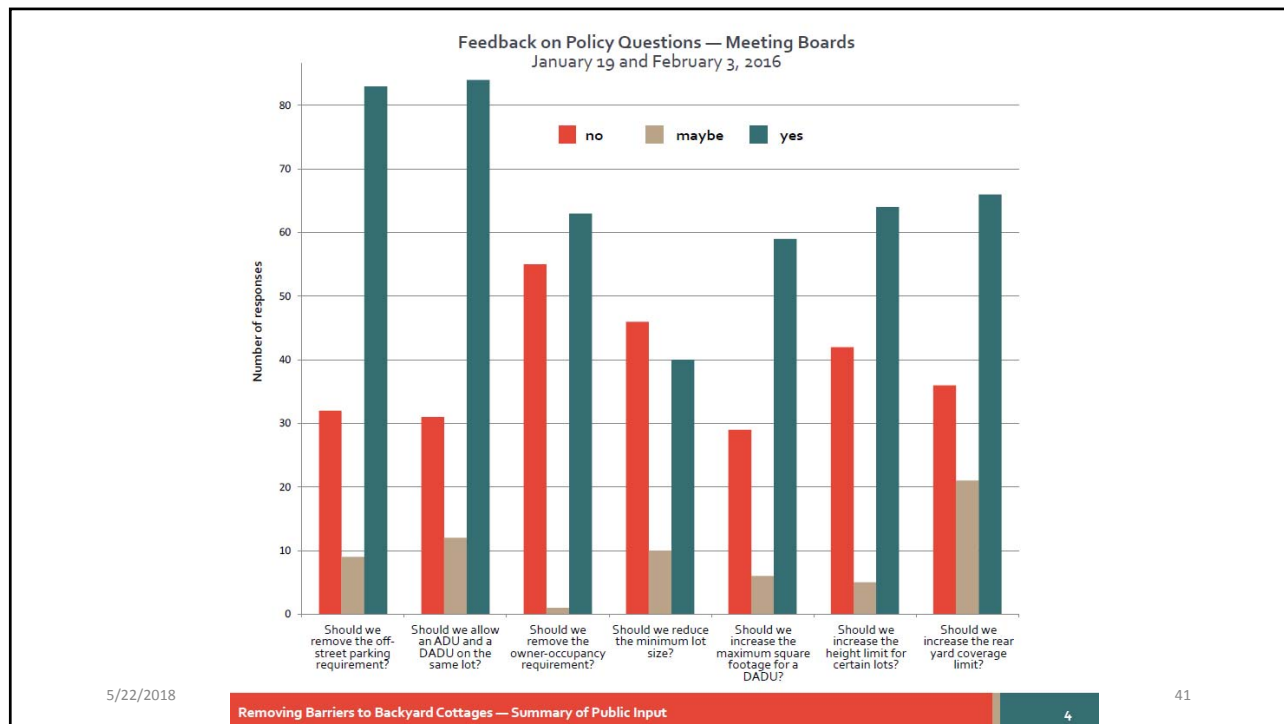
How you can be  
an influence?

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## Take the ADU questionnaire!

Accessory Dwellings Zoning Changes Survey

The proposed ADU code changes increase density within all Single-Family properties of the city. Seattle's website for proposed changes at <http://www.seattle.gov/council/adu-els>

16 questions

Start survey

[//tinyurl.com/SeattleADUsurvey](http://tinyurl.com/SeattleADUsurvey)

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Accessory Dwelling Units DEIS 2018

Accessory Dwellings Zoning Changes Survey

Question 1 of 16 questions

**1. Currently, Seattle allows either an 'inlaw unit' OR a 'backyard cottage' on a single-family lot. Seattle is now seeking to allow up to 3 dwellings on every single-family lot, increasing dwelling size, reducing minimum lot size, reducing parking, and removing restrictions on occupancy requirements. [Click on 'Next']**

You can respond once

### Accessory Dwellings Zoning Changes Survey

13 questions

Land Use Committee  
of the Magnolia Community Council

Detached ADU  
AND Attached ADU (via Addition)

2018

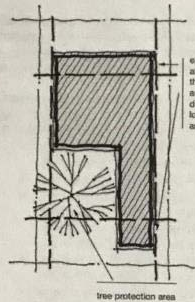
"Backyard Cottages" & "Inlaw" / "Granny Flats"

Next

## PETITIONS

### Petition to the Accessory Dwelling Unit (ADU) Environmental Impact Study – Nov 2017

Figure 1. Example of tree protection in single family zones



#### Lowrise 1, Lowrise 2 and Lowrise 3 Zones

If there is an exceptional tree on the site, the project must go through streamlined design review (pursuant to 23.41.018), even if the project is below the design review threshold for number of units, unless the applicant proposes to preserve the tree without departures. Exceptional tree removal is permitted only in

limited circumstances where protecting the tree during construction would prevent the maximum allowed floor area from being achieved. A site's allowed floor area in these zones is regulated by floor area ratio limits. The project (up to its "development potential") must use one or more of the following options if it would allow preservation of the tree:

- Development standard adjustments as permitted in streamlined design review pursuant to 23.41.018.
- Development standard departures, including extensions into required setbacks pursuant to 23.41.012.
- Increase in permitted height as permitted in 25.11.070.A.3 of up to 50 feet to the top of a pitched roof with a minimum slope of 6:12 for a principal structure with a base height limit of 40 feet that is subject to the pitched roof provisions of 23.45.514.D. This additional height must be needed to accommodate additional development on an additional floor. The amount of the additional floor area is limited to the amount of floor area lost by avoiding development within the tree protection area.
- Reduction in number of required parking spaces as permitted in 25.11.070.A.3.c.

Applicants may use any of the above departures to retain these trees.

<http://www.seattle.gov/DPD/Publications/CAM/cam342.pdf>

Figure 2 - Current tree protection measures in lowrise development shall be extended into ADU development parameters.

As a Seattle resident, I do not support proposed Alternative #2 to the ADU EIS Scope; and hereby petition for the City of Seattle to include within the EIS Scope sustaining current open space and parking requirements for each Accessory Dwelling Unit as described with Alternative #3 (ALT 3). In addition, the scope of the EIS shall also include:

- Measuring the incremental impacts to Seattle's designated Tree Canopy.
- Identifying the demand for additional public park space in residential areas.
- Identifying viability of existing homeowner ADU financing options incentives.
- Measuring impacts of short plat subdivisions of lots over 6,000 square feet to density.

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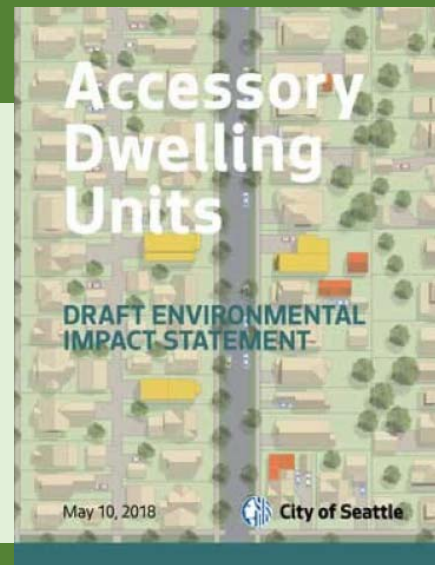
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## Draft E I S on A D U

### [The ADU Draft Environmental Impact Statement \(EIS\)](http://www.seattle.gov/Documents/Departments/Council/ADU_DEIS_2018.pdf)

[http://www.seattle.gov/Documents/Departments/Council/ADU\\_DEIS\\_2018.pdf](http://www.seattle.gov/Documents/Departments/Council/ADU_DEIS_2018.pdf)

<http://www.seattle.gov/council/adu-eis>



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Marty Kaplan [mhk@martinhenrykaplan.com](mailto:mhk@martinhenrykaplan.com)



Questions



David Moehring [urbanmagnolia@pacificwest.com](mailto:urbanmagnolia@pacificwest.com)