



Greenwood Community Council

DRAFT January 19, 2016

Councilmember Mike O'Brien
PO Box 34025
Seattle, WA 98124-4025

RE: Changes to DADU/ADU Policies

Dear Mr. Obrien,

I write on behalf of the Greenwood Community Council (GCC) to provide feedback and recommendations regarding potential changes to policies governing Accessory Dwelling Units (ADU) and Detached Accessory Dwelling Units (DADU), e.g. “backyard cottages”. The GCC supports the notion that backyard cottages could help satisfy the demand for new housing units throughout the city and within Single-Family zoned areas. The following summarizes our understanding of the key issues at hand and our recommendations resulting from deliberations of the GCC Land Use Committee and GCC general membership, as approved at our general meeting on **January 19, 2016**. We strongly emphasize that these recommendations are holistic and are not intended to be taken separately, unless noted as such.

Should we remove the owner-occupancy requirement?

- No. Maintaining the existing owner-occupancy requirement is strongly supported by the GCC membership. Removal of owner-occupancy would effectively change Single-family zoning to multifamily zoning throughout the city and would have potential impacts that are well beyond the scope and purpose of removing barriers to backyard cottages. The GCC emphasizes that this requires significantly more data and study on potential impacts before any responsible changes to owner-occupancy requirements can be made.

Should we allow both ADU and DADU on a single-family lot?

- Yes. It seems reasonable to allow both, as long as the owner-occupancy requirement is maintained.

Should we remove the off-street parking requirement?

- Neither. We strongly recommend that DPD collect actual data on parking in DADU/ADU and then proceed to develop context-specific parking requirements. Parking should be context-sensitive, rather than blanket yes/no requirements that do not serve the best interest of the citizens of Seattle.

Should we modify development standards for DADUs?

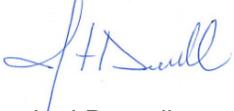
- Minimum lot size: Yes, it seems reasonable to allow DADU on lots smaller than 4000 SF as long as the owner-occupancy requirement is maintained.

- Maximum floor area calculation: Yes, it seems reasonable to change the calculation method.
- Slightly increase height limit: Yes, it seems reasonable to slightly increase height limits for certain sites as long as heights are in scale with adjacent lots.
- Allow for more flexibility for the location of entries: Yes, it seems reasonable considering the difficulty of entries on smaller lots being considered in the proposed changes.

How should we handle household size?

- The Land Use Code should be modified, depending upon the outcome of the above items. We again emphasize that the owner-occupancy requirement should be maintained.

Sincerely,



Joel Darnell
Land Use Chair, Greenwood Community Council
joeldarnell@gmail.com
<http://greenwoodcommunitycouncil.org/>