



# **Fremont Cottage**

799 SF, 2 BR, 1.5 Bath

Retired couple's pieda-terre/Renting main house

Rainwater Cistern for gray water use

Needed two parking spaces (neither used).







# **Crown Hill Cottage**

563 SF, 1 BR, 1 Bath

Guest/studio accessory to main house

Recycled materials highlighted/work by owner

Two parking spaces in tandem





# **Phinney Cottage**

482 SF, 1 BR, 1 Bath

Investment rental/future home for owners

Borrows from language of house boats with a loft bedroom.

Needs two parking spaces (will not be used)



# Impediments to DADUs in Seattle

#### Land use:

- Owner Occupancy requirement
- Parking requirement for House + DADU—takes 300 SF from yard

### **Building and Permitting:**

- Permits are +\$2000
- Can be a daunting and costly challenge for any homeowner
- Cannot easily split all utilities between house and cottage
- Building small is more expensive (\$250-350 per square foot)

### Financing:

- Appraisals based on comparables rather than income generation.
- Limited funding sources

#### **Prefab:**

Two stories don't work due to height limit.

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**Matt Hutchins AIA** 

#### **Lack of Information:**

- Need more data on current units
- Public doesn't know about DADUs



# Ideas to Maximize DADU's benefits

#### Land use:

- Eliminate Owner Occupancy requirement or allow a conversion after 10 years.
- Allow (1) ADU + (1) DADU
- Eliminate parking requirement or reduce to one

### **Building and Permitting:**

- Reduce permit fees
- No covenants, drawings of main house
- Allow dual utilities between house and cottage
- Property tax credit

#### **Lack of Information:**

- Compile lending information for citizens
- Provide data on current units, parking needs, complaints.
- Enlist the Fonze to get the word out.

