

Amendment 13: Request a report on parking impacts on year after implementation

Sponsor: Council President Harrell

Background:

Section 11 in CB 119544 requests that the Seattle Department of Construction and Inspections report annually to the Council about ADU permit activity. This amendment would modify that section to request information about the number of ADUs permitted that chose to include off-street parking for new ADUs and request that, if any parking impacts have been identified, the department recommends modifications to off-street parking requirements for ADUs.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

Amendment

Amend Section 11 to Council Bill 119544 as follows:

Section 11. The Seattle Department of Construction and Inspections (SDCI) shall report annually to the Planning, Land Use and Zoning Committee, or its successor committee, on Citywide accessory dwelling unit permit activity. The report shall be delivered to the City Council by no later than June 30 of the following calendar year, with the first report due on June 30, 2021. This annual report shall include detailed information on all attached and detached accessory dwelling unit (ADU) permits issued and all permits finalized, including:

A. The number of permits issued to construct ADUs and the number of permits finalized over the previous five-year period. This should include the number of permits issued and finalized for a second ADU and details on whether the second ADU was constructed in a new structure or through conversion of or an addition to an existing structure,

B. The number of permits issued for ADUs that were associated with the redevelopment of a single-family lot that included demolition of a principal single-family dwelling unit.

C. A map that shows the location and dispersion of both attached and detached accessory dwelling units, including the number and location of lots that have two ADUs; and

D. For each detached accessory dwelling unit permit issued, the report shall state the height, gross floor area, total square footage of the lot where the detached accessory dwelling unit is located, and total lot coverage of all structures on the lot.

E. The number of ADU permits that have included the addition of new off-street parking spaces. In addition, report on parking related impacts, if any, that have been identified by the City that are a result of new ADUs in an area. This should include a recommendation on any modifications the Council should consider to the off-street parking requirements for accessory dwelling units, including geographic specific recommendations.

F. By July 1, 2022, SDCI and the Office of Planning & Community Development (OPCD) shall conduct a survey of ADU owners and occupants to collect descriptive statistics of owners and occupants of ADUs. This shall include information on the use, size, financing, ownership, design, and construction of ADUs built in Seattle. OPCD and SDCI shall provide a report to the Planning, Land Use and Zoning Committee, or its successor committee, on the survey results. In addition, OPCD and SDCI shall report on challenges to constructing ADUs identified through the survey results and recommend changes to address identified challenges.