



Fremont Cottage

799 SF, 2 BR, 1.5
Bath

Retired couple's pied-
a-terre/Renting main
house

Rainwater Cistern for
gray water use

Needed two parking
spaces (neither used).

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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



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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)

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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.

Lack of Information:

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

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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 Fonzes to get the word out.

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