



March 12, 2016

Seattle Mayor Ed Murray
Seattle City Council Members
Nick Welch, Office of Planning and Community Development
Thomas Whittemore, Department of Neighborhoods
Seattle City Hall
600 Fourth Ave. 2nd Floor
Seattle, WA 98104

Re: Backyard cottage development; online community survey and PRCC position
on proposed changes

via: US Mail and email

Dear Mayor Murray, Council Members, Mr. Welch and Mr. Whittemore,

We are writing on behalf of the Phinney Ridge Community Council (PRCC), and the community we represent, to comment on proposed changes to backyard-cottage (or "DADU") development rules contained in the Department of Planning and Development report, "Removing Barriers to Backyard Cottages."

Our response is based on discussions within our organization, as well as an online survey, which we distributed in our neighborhood and beyond. In our survey, we asked respondents to provide their opinions concerning each of the recommendations contained in the DPD report. Possible choices were "strongly support," "mildly support," "neither support nor oppose," "mildly oppose," or "strongly oppose." The survey also provided respondents with the opportunity to comment on the proposals if they wished.

We received 363 responses to our survey; 269 of those came from ZIP codes 98103, 98107 and 98117--the ZIP codes that include the area that the PRCC represents. In this letter we cite the survey responses from these three ZIP codes; however, responses from the broader community were largely consistent with those received from our area. We are happy to share the details of our survey with the City. We believe the responses to our survey results demonstrate a need for the City to proceed cautiously and judiciously in implementing any changes.

The attached report details the response to our survey and our recommendations. In summary, we find that the **owner occupancy requirement must be maintained**; the **present minimum lot size must be maintained**; new flexibility requires **contextual evaluations of parking and design elements**; new **design guidelines** must be implemented; three units on single-family lots (e.g., both an “in-law” apartment and a backyard cottage) should only **be permitted in limited numbers in each area**; and no additional density should be permitted unless **enforceable prohibitions against short-term rentals (“Airbnb”)** are in place.

Thank you for the opportunity to comment. We Hope the City will take a thoughtful approach to this issue, and work with neighborhoods to find housing solutions that work for everyone. We would be happy to meet with City representatives to further discuss this issue, and our recommendations.

Sincerely,

Ted Inkley
Andra Bell
John Bito
Jessica Dixon
Mark Phillips
Kelly Powers
Marilyn Smith
Mike Veitenhans
Jan Weldin

Committee on Backyard Cottage Development
Phinney Ridge Community Council

Attachment