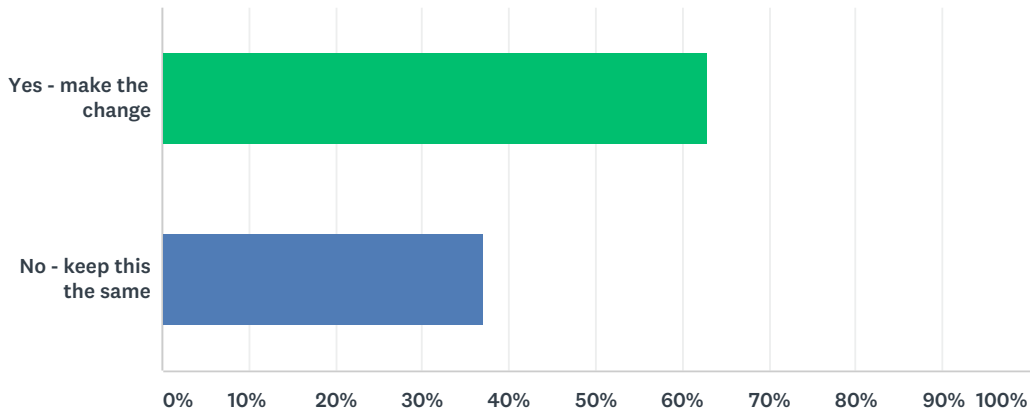


# Q1 Should the City reduce the minimum lot size required to build an ADU from 7,200 square feet to the minimum lot size in the Low Density Residential Zone, 6,500 square feet?

Answered: 165 Skipped: 0

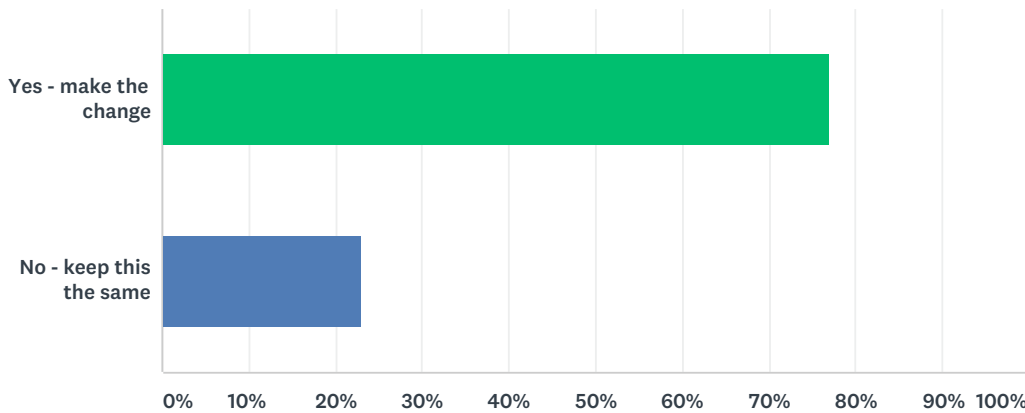


ANSWER CHOICES	RESPONSES	
Yes - make the change	63.03%	104
No - keep this the same	36.97%	61
<b>TOTAL</b>		<b>165</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Make the change to include SMALLER properties!!	7/23/2017 9:37 PM
2	What percentage of Tukwila lots would be effected?	7/22/2017 3:15 PM
3	Who cares what a person decides to build on their property as lomg as it doesn't create a health hazard to their neighbors?	7/21/2017 4:07 PM
4	Why allow two houses on one LDR lot when present PRD is 5525SF. Poor choice for housing infil.	7/20/2017 6:10 PM
5	By changing the lot size and allowing an ADU Low Density Residential zoning in Tukwila would virtually cease to exist. Two homes on 6,500 square feet is what I would consider High Density for a single family home neighborhood.	7/18/2017 5:46 PM
6	If is quality and number of residents is regulated and distance from neighbors property	7/18/2017 4:26 PM
7	Tukwila should also reduce all residential lots sizes to 6,000 square feet from 6,500.	7/18/2017 2:06 PM
8	Minimum lot size should be dependent on if ADU is attached or detached. 6500 for attached. 7200 for detached.	7/17/2017 11:05 PM
9	If the ADU is attached to the house, or above a detached garage, 6500 sq ft would be ok. Keep the same if detached (backyard cottages) are allowed (although I would not like backyard cottages).	7/17/2017 11:44 AM

## Q2 Should the City allow detached ADUs, like backyard cottages, that are not part of the main house?

Answered: 161 Skipped: 4

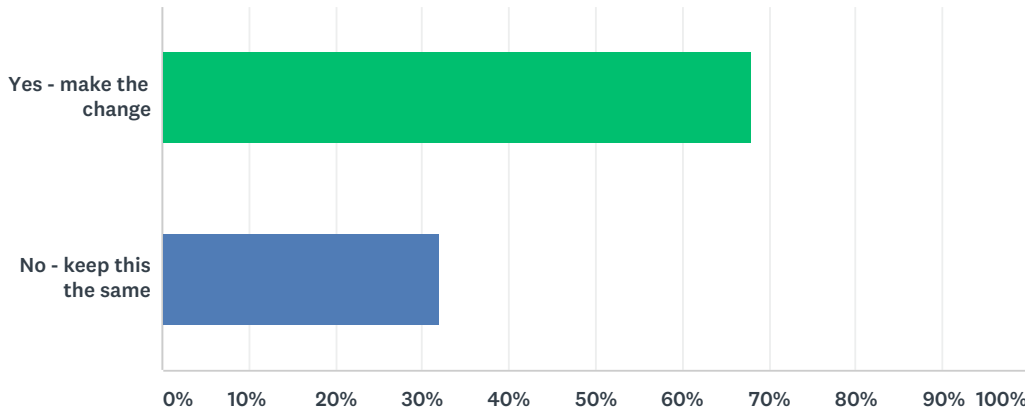


ANSWER CHOICES	RESPONSES	
Yes - make the change	77.02%	124
No - keep this the same	22.98%	37
<b>TOTAL</b>		<b>161</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	It should depend on the size of the lot	7/31/2017 8:40 PM
2	Yes if lot coverage remains the same as it is now.	7/25/2017 6:22 PM
3	Please, allow this! Housing is SUCH a struggle for this county. We need more options!!	7/23/2017 9:37 PM
4	Shouldn't a person be allowed to house their mother-in-law without having her live in their house?	7/21/2017 4:07 PM
5	Owner s choice , can be either backyard cottages or detached AUD	7/20/2017 7:42 PM
6	City council should have their heads examined for spending money on a suspicious idea. Instead of one rental property their will be two. Where is the benefit for the community.	7/20/2017 6:10 PM
7	This could be useful for certain people, but not appropriate for all....overall this may be a good solution to certain circumstances., bad for others.	7/19/2017 8:15 AM
8	This is the most important change.	7/18/2017 7:25 PM
9	One house pure lot.	7/18/2017 5:46 PM
10	No rehab or halfway houses, etc.	7/18/2017 4:26 PM
11	Much additional affordable housing is needed.	7/18/2017 2:06 PM
12	Design should reflect design of original/main home and/or neighborhood.	7/17/2017 11:05 PM
13	Yes, but lot square footage should be more compared to ADUs.	7/17/2017 3:01 PM
14	Would not mind if an ADU was above the garage even if the garage is not attached to the house. Would not like to see 2 homes on 1 lot.	7/17/2017 11:44 AM

### Q3 Should the City allow detached ADUs to be up to 800 square feet no matter the size of the main house?

Answered: 159 Skipped: 6

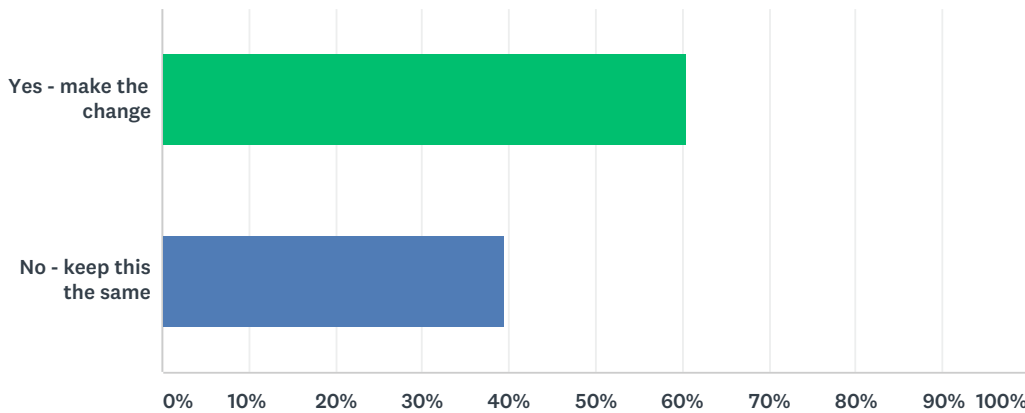


ANSWER CHOICES	RESPONSES	
Yes - make the change	67.92%	108
No - keep this the same	32.08%	51
<b>TOTAL</b>		<b>159</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	900 sf	8/1/2017 4:11 PM
2	Could even be bigger than 800 sf	8/1/2017 4:04 PM
3	I'm not aware of the current square footage.	7/31/2017 4:09 PM
4	I would want to know why 800?	7/26/2017 7:49 AM
5	No. Maximum lot coverage established should remain the same. See above.	7/25/2017 6:22 PM
6	650 sft	7/23/2017 1:02 PM
7	800 square feet is enough to provide a nice living space for a relative.	7/21/2017 4:07 PM
8	8 x 10 is not very big...	7/19/2017 8:15 AM
9	Would I be happy if an 800 sq ft building went up in my neighbor's backyard. No! Would he be happy if one went up in my backyard? No. Why create all that unhappiness?	7/18/2017 5:46 PM
10	For scale and blending, it should be a percentage of the existing structure and some ratio of the lot size. Maybe up to 1000 sqft.	7/17/2017 4:00 PM
11	Unless it's above a garage and the garage is 800 sq ft, then ADU would be ok at 800 sq ft.	7/17/2017 11:44 AM
12	I would suggest approximately the size of a generous studio, I am not sure what that would equate to but I am thinking maybe 500 -600 sq feet?	7/14/2017 6:10 PM
13	And also 800 Sqf should not include the parking space.	7/14/2017 11:24 AM
14	Detached should be smaller.	7/13/2017 9:10 AM

### Q4 Should the City allow attached ADUs to be up to half the square footage of the house rather than the current limit of one third?

Answered: 159 Skipped: 6

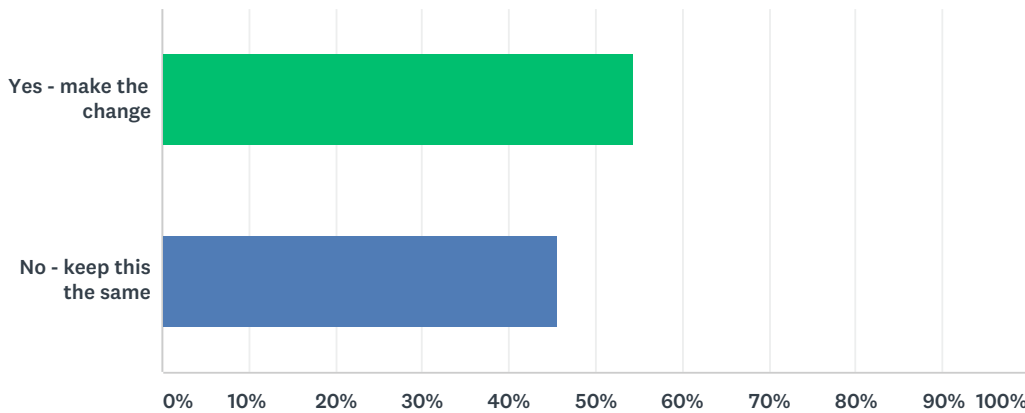


ANSWER CHOICES	RESPONSES	
Yes - make the change	60.38%	96
No - keep this the same	39.62%	63
<b>TOTAL</b>		<b>159</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Pay extra costs	8/1/2017 4:08 PM
2	If it meets other lot dimension requirements	7/26/2017 7:49 AM
3	Depends on how big the house and lot is.	7/25/2017 6:22 PM
4	Not sure - maybe up to half with a cap on the total sq. ft.	7/22/2017 12:11 PM
5	Is the City worried about over crowding when it is building a monstrosity of a low income housing unit near the SouthCenter Mall?	7/21/2017 4:07 PM
6	AUDs should be allowed up half the sq footage of the main house	7/20/2017 7:42 PM
7	Only If the ADU is on a 7200SF lot, then and only then could ADU be 1000SF.	7/20/2017 6:10 PM
8	Yes, up to 800 sf max	7/18/2017 9:34 PM
9	This creates a duplex.	7/18/2017 5:46 PM
10	a single amount seems better, so an adu could be the limit of 800 square feet	7/17/2017 4:30 PM
11	Lot size should be a factor making sure the structure does not cover the entire lot. Scale scale a consideration.	7/17/2017 4:00 PM
12	Most homes would not allow up to half of the square footage, but for those that can, we feel it should be allowed.	7/13/2017 11:41 AM

### Q5 Should the City only require 1 additional parking space per ADU, rather than the 2 that are now required for units over 600 square feet?

Answered: 162 Skipped: 3

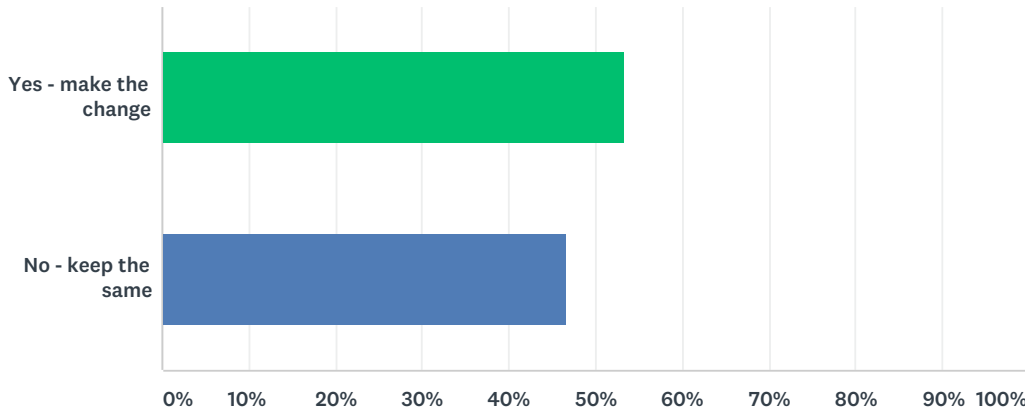


ANSWER CHOICES	RESPONSES	
Yes - make the change	54.32%	88
No - keep this the same	45.68%	74
<b>TOTAL</b>		<b>162</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Who cares? There are cars parked all over the place. Just keep the cars parked off of the streets.	7/21/2017 4:07 PM
2	if the MIL is for one person why two cars? somehow, the parking spaces should match the number of cars that belong to the residents of the MIL	7/19/2017 8:15 AM
3	Its important that ADUs not effect street parking	7/18/2017 7:25 PM
4	Parking is already a HUGE issue in Tukwila. Off street parking is essential if we are going to have passable roads.	7/18/2017 5:46 PM
5	City should LIMIT additional parking to one space	7/17/2017 11:05 PM
6	Parking is generally a problem in the city, let's not exacerbate the parking problem.	7/17/2017 4:00 PM
7	Is a parking space considered a place in the driveway, in front of the garage?	7/16/2017 4:51 PM
8	The density of this area is increasing. Many people will ride public tranist and only have a max of one car. The current 2 additional spots seems to not take into account the current culture of the area.	7/13/2017 11:11 AM
9	Encourage less car use.	7/13/2017 9:10 AM

## Q6 Should the property owner be allowed to rent out both the house and ADU instead of living on site?

Answered: 163 Skipped: 2

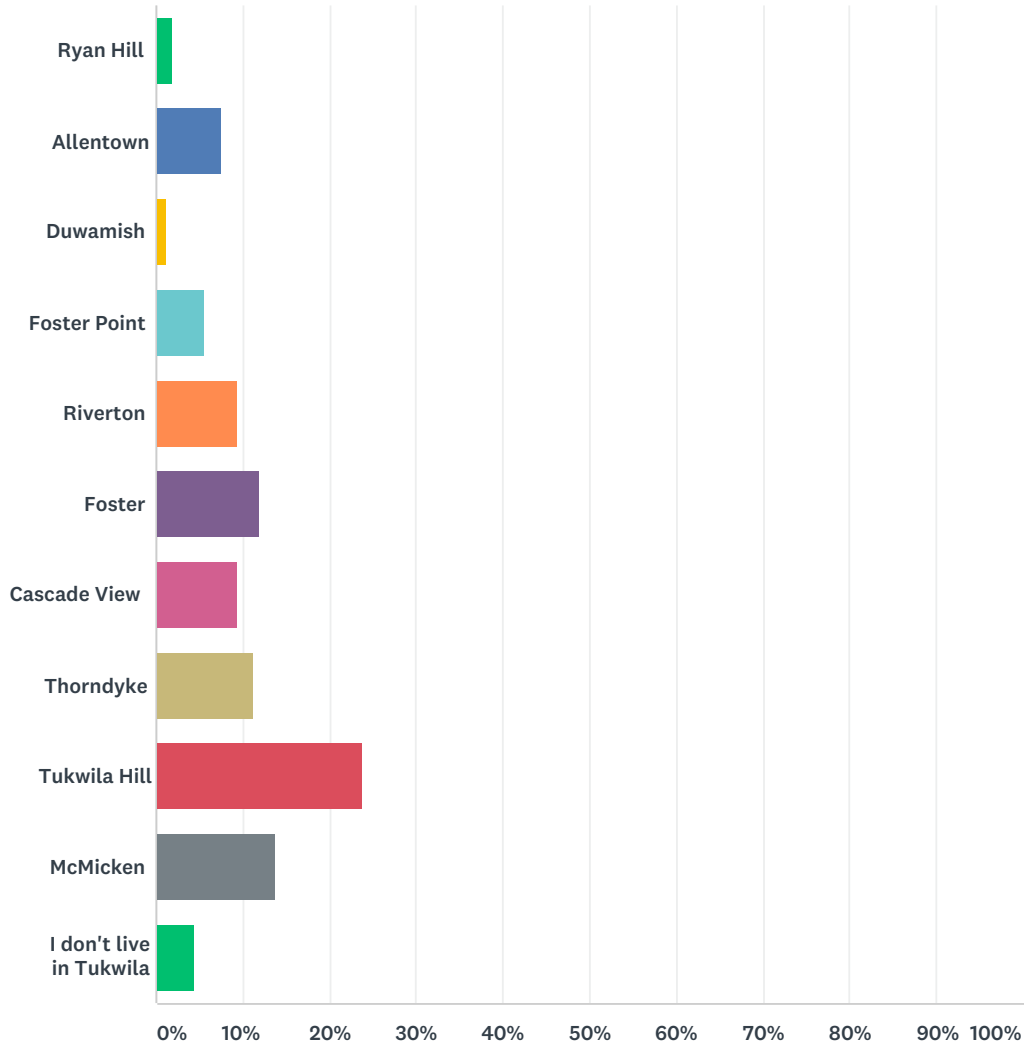


ANSWER CHOICES	RESPONSES	
Yes - make the change	53.37%	87
No - keep the same	46.63%	76
TOTAL		163

#	OTHER (PLEASE SPECIFY)	DATE
1	This is the main problem. As a past Tukwila Building Inspector I found developers buying properties to convert the property into a duplex with no intention of living there. I brought this to the attention of the Planning Director and was told that requiring the owner live at the residence was not enforceable. A study was done a while ago about the percent of rental units in the city. There must have been some concern.	8/5/2017 8:46 AM
2	Again, this is a MUCH needed change to support this crowded, growing region!! Affordable options are shrinking!!	7/23/2017 9:37 PM
3	Okay as long as a professional property manager is Managing property!!!	7/23/2017 1:02 PM
4	No, these changes should be for housing family and friends not for converting the LDR lots into high density, money making lots which would destroy the charm of LDR neighborhoods.	7/21/2017 4:07 PM
5	Allow rent out both the house and AUD if the owner lives in the premise or not	7/20/2017 7:42 PM
6	But only on 7200SF lots otherwise there is no benefit to the community.	7/20/2017 6:10 PM
7	Its important to for Tukwila to remain an owner occupied city.	7/18/2017 7:25 PM
8	If both units are rentals more multi-family buildings which are unregulated will be created. Do we really need more multi-family dwellings in Tukwila? We already have more per capita than any other city in the state.	7/18/2017 5:46 PM
9	no! owner occupation is a must	7/18/2017 12:33 PM
10	Lets not encourage absentee landlords who are mostly profit and not community oriented.	7/17/2017 4:00 PM
11	People own these buildings and should be able to do what they want with them. There are so many existing codes and rental requirements it is the least we can do for people who have to abide by all of those regulations and business license.	7/13/2017 11:11 AM
12	No slum lords please	7/13/2017 9:10 AM

### Q7 In what neighborhood do you live?

Answered: 160 Skipped: 5



ANSWER CHOICES	RESPONSES
Ryan Hill	1.88% 3
Allentown	7.50% 12
Duwamish	1.25% 2
Foster Point	5.63% 9
Riverton	9.38% 15
Foster	11.88% 19
Cascade View	9.38% 15
Thorndyke	11.25% 18
Tukwila Hill	23.75% 38
McMicken	13.75% 22

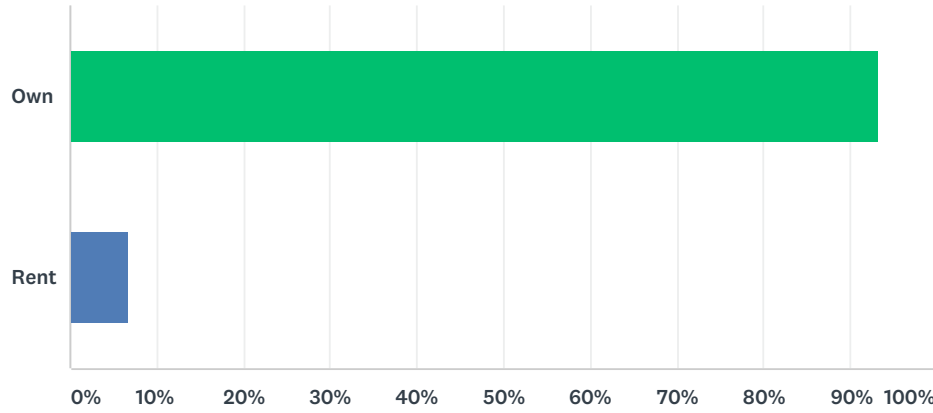
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I don't live in Tukwila	4.38%	7
TOTAL		160



### Q8 Do you own or rent your house?

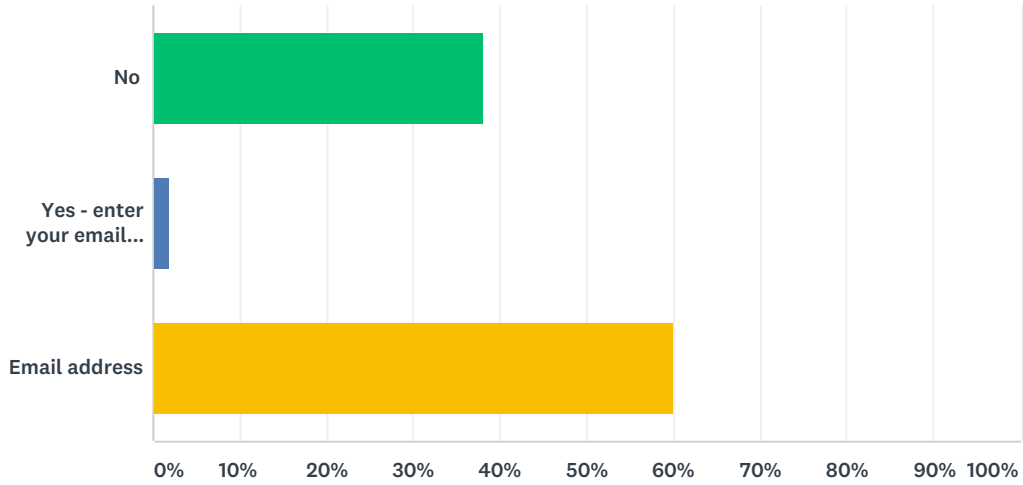
Answered: 162 Skipped: 3



ANSWER CHOICES	RESPONSES	
Own	93.21%	151
Rent	6.79%	11
TOTAL		162

### Q9 Would you like to be added to a mailing list about this issue?

Answered: 158 Skipped: 7



ANSWER CHOICES	RESPONSES
No	37.97% 60
Yes - enter your email address below	1.90% 3
Email address	60.13% 95
<b>TOTAL</b>	<b>158</b>

#	EMAIL ADDRESS	DATE
1		8/16/2017 3:17 PM
2		8/16/2017 1:05 PM
3		8/16/2017 1:03 PM
4		8/16/2017 1:01 PM
5		8/16/2017 1:00 PM
6		8/13/2017 9:55 AM
7		8/9/2017 9:54 AM
8		8/8/2017 1:14 PM
9		8/7/2017 1:02 PM
10		8/3/2017 5:20 PM
11		8/2/2017 10:34 AM
12		8/1/2017 4:12 PM
13		8/1/2017 4:09 PM
14		8/1/2017 4:07 PM
15		8/1/2017 4:06 PM
16		8/1/2017 4:04 PM
17		8/1/2017 12:11 PM
18		8/1/2017 7:46 AM

Email addresses redacted

19	Email addresses redacted	8/1/2017 7:35 AM
20		7/31/2017 7:12 PM
21		7/31/2017 6:21 PM
22		7/31/2017 4:10 PM
23		7/30/2017 9:39 PM
24		7/30/2017 3:17 PM
25		7/28/2017 3:44 PM
26		7/26/2017 6:16 PM
27		7/26/2017 7:52 AM
28		7/25/2017 6:24 AM
29		7/24/2017 11:36 PM
30		7/23/2017 9:41 PM
31		7/23/2017 4:32 PM
32		7/23/2017 1:56 PM
33		7/23/2017 1:08 PM
34		7/22/2017 9:34 PM
35		7/22/2017 3:16 PM
36		7/22/2017 12:13 PM
37		7/21/2017 12:36 PM
38		7/20/2017 11:16 PM
39		7/20/2017 9:16 PM
40		7/20/2017 7:43 PM
41		7/20/2017 6:13 PM
42		7/20/2017 4:41 PM
43		7/20/2017 8:13 AM
44		7/19/2017 12:44 PM
45		7/19/2017 9:57 AM
46		7/19/2017 9:21 AM
47		7/19/2017 8:16 AM
48		7/19/2017 6:20 AM
49		7/19/2017 4:50 AM
50		7/18/2017 9:35 PM
51		7/18/2017 9:13 PM
52		7/18/2017 7:27 PM
53		7/18/2017 7:05 PM
54		7/18/2017 5:48 PM
55		7/18/2017 5:40 PM
56		7/18/2017 5:08 PM
57		7/18/2017 4:48 PM
58		7/18/2017 4:41 PM
59		7/18/2017 4:29 PM

60	Email addresses redacted	7/18/2017 12:36 PM
61		7/18/2017 8:02 AM
62		7/17/2017 11:06 PM
63		7/17/2017 10:03 PM
64		7/17/2017 9:44 PM
65		7/17/2017 6:14 PM
66		7/17/2017 4:07 PM
67		7/17/2017 3:13 PM
68		7/17/2017 2:56 PM
69		7/17/2017 2:55 PM
70		7/17/2017 11:45 AM
71		7/17/2017 8:49 AM
72		7/16/2017 8:29 PM
73		7/16/2017 4:53 PM
74		7/15/2017 11:23 PM
75		7/14/2017 8:44 PM
76		7/14/2017 7:44 PM
77		7/14/2017 11:25 AM
78		7/14/2017 10:54 AM
79		7/14/2017 6:09 AM
80		7/13/2017 8:38 PM
81		7/13/2017 3:29 PM
82		7/13/2017 1:50 PM
83		7/13/2017 1:17 PM
84		7/13/2017 12:29 PM
85		7/13/2017 12:06 PM
86		7/13/2017 11:42 AM
87		7/13/2017 11:32 AM
88		7/13/2017 11:29 AM
89		7/13/2017 11:25 AM
90		7/13/2017 11:19 AM
91		7/13/2017 11:15 AM
92		7/13/2017 11:12 AM
93		7/13/2017 11:10 AM
94		7/13/2017 9:52 AM
95		7/13/2017 9:11 AM

## Q10 Thank you for taking the time to give us your opinion. Let us know if you have other thoughts on this issue.

Answered: 54 Skipped: 111

#	RESPONSES	DATE
1	ADUs are a great tool for improving the inventory of affordable housing in our community (and for providing a little income boost to home owners, as well!) Win-Win!	8/16/2017 3:17 PM
2	Hardcopy response from 8/9 See You in the Park	8/16/2017 1:06 PM
3	Hardcopy response from 8/9 See You in the Park	8/16/2017 1:05 PM
4	Hardcopy response from 8/9 See You in the Park	8/16/2017 1:05 PM
5	Hardcopy response from 8/9 See You in the Park	8/16/2017 1:03 PM
6	Hardcopy response from 8/9 See You in the Park	8/16/2017 1:01 PM
7	Hardcopy response from 8/9 See You in the Park	8/16/2017 1:00 PM
8	I would like the changes be made in steps--I'm not totally opposed to detached ADU's but I have concerns, given the foreign environment of our citizens as to how they would be kept and what they would look like. We have a boarding house at the end of our street and it was not unusual to have 14-18 cars parked there until we complained. the owner says he lives there but we neighbors seriously doubt it. Having a nonowner occupancy allowance leaves room for the excuse of "not knowing" what is going on and depending on neighbors to police activity.	8/7/2017 1:02 PM
9	Allowing detached ADU's will certainly increase the appeal for developers and landlords to purchase properties to profit from multiple tenant properties. It is happening now. In many cases the property owners do not live at the residence. The council should not adopt unenforceable regulation. This will certainly change the character of Tukwila. Attached ADU's have already changed Tukwila's character. I believe this will increase Tukwila's problem with irresponsible landlords.	8/5/2017 9:06 AM
10	Thank you for making the survey. There are already several of these type units, have some good guidelines/boundaries is a great idea.	8/2/2017 10:34 AM
11	Hardcopy response from 7/26 See You in the Park	8/1/2017 4:13 PM
12	Hardcopy response from 7/26 See You in the Park	8/1/2017 4:12 PM
13	Hardcopy response from 7/26 See You in the Park	8/1/2017 4:10 PM
14	Hardcopy response from 7/26 See You in the Park	8/1/2017 4:09 PM
15	Hardcopy response from 7/26 See You in the Park	8/1/2017 4:07 PM
16	Hardcopy response from 7/26 See You in the Park	8/1/2017 4:06 PM
17	Hardcopy response from 7/26 See You in the Park	8/1/2017 4:04 PM
18	Hardcopy response from 7/26 See You in the Park	8/1/2017 4:01 PM
19	Vintage laws do not apply well to modern times.	8/1/2017 7:46 AM
20	It would be helpful to have more specific information on these issues in order to provide more informed responses.	7/26/2017 7:52 AM
21	I know if one of my relatives needed to stay with us, it would be great to have an ADU (well built and with curb appeal). I don't see any reason not to allow these in Tukwila, provided they are not eye sores and well maintained.	7/24/2017 11:36 PM
22	Feel strongly that increased opportunities for ADU on private properties can only increase the options for housing and the prosperity of the region!	7/23/2017 9:41 PM
23	Keep Tukwila a single family/single home community.....And NO MORE high-rises, despite the bribes	7/23/2017 4:32 PM

24	Property managers need to be involved if both units are rented, especially if owner is out of state! otherwise you can quickly lose the upkeep that comes from pride in ownership. Square foot of detachable dwelling could be larger if lot size is larger but capped at 800 square feet	7/23/2017 1:08 PM
25	More and more people moving into Tukwila and low density zoning should be changed to full fill the needs of housing.	7/22/2017 9:34 PM
26	City should also look at results of sticky dot exercise (@ Showalter MS and Tukwila CC) several years ago, prior to Comp Plan update.	7/22/2017 12:13 PM
27	Nobody likes a busybody. We do not need a "nanny state". We can make our own decisions - as long as they do not, negatively, affect others.	7/21/2017 4:11 PM
28	More parking, not less, it seems that the Asus are capable of two or more adults, most will have cars, street parking is getting scarce	7/20/2017 11:16 PM
29	Which Council persons plan to recuse themselves because they own lots 7200SF or are considering ADU on their property?	7/20/2017 6:13 PM
30	Why are the new lot sizes in Georgetown as low as 2500' LDR lots?	7/20/2017 4:41 PM
31	yes fir cottage and tiny homes!	7/20/2017 8:13 AM
32	Thank you for requesting input, and for considering this shift in policy.	7/19/2017 9:21 AM
33	These ADU's will be an increase to the population of Tukwila. I hope that the City ensures we are able to provide the necessary services to current citizens and provide for growth.	7/19/2017 12:45 AM
34	I wouldn't mind allowing a current garage on the property to be converted to an ADU if an additional parking space was required and all of the other current ADU requirements weremet.	7/18/2017 10:38 PM
35	Stop making Tukwila a slum.	7/18/2017 9:13 PM
36	While there are some valid, compelling reasons for ADUs let's not destroy the single family neighborhoods that we have....there just aren't that many of them.	7/18/2017 5:48 PM
37	Constituits get tired of their local governments trying to control every aspect of their personal decisions concerning their properties and lifestyles.	7/18/2017 5:40 PM
38	This is a positive and needed way to address the affordable housing issues we face.	7/18/2017 5:08 PM
39	Please do not sneak anymore halfway, sexoffender, rehab houses into our neighborhood	7/18/2017 4:29 PM
40	Thank you.	7/18/2017 2:07 PM
41	I see these units as a place for seniors or a disabled family member that needs help. They should not be built solely as a revenue stream for the home owner	7/18/2017 12:36 PM
42	Let's try to accommodate more affordable housing, without destroying the appearance , integrity, aesthetics and scale of our neighborhoods. If we had wanted ghetto style, appearance and culture, we would have looked elsewhere outside the city of Tukwila.	7/17/2017 4:07 PM
43	It is great that the city is moving in a positive way to create affordable housing. This will help build a stronger and secure neighborhoods.	7/17/2017 8:49 AM
44	this is one of the solution to resolve the housing crisis in urban area.	7/16/2017 8:29 PM
45	We appreciate your work on options for affordability. I am also eager to hear if and when cottage developments (with parking on the periphery of a cluster) will be allowed again on larger lots as historically.	7/14/2017 7:44 PM
46	To clarify I am a property owner in Tukwila but not a resident	7/14/2017 6:10 PM
47	Trees! City should have an official arborist on staff to promote care and preservation of mature trees, and incorporation of existing trees into new project designs. All building permits should require arborist's sign-off. Codes against cutting down mature trees should be enacted and enforced. Public needs to be educated about the value of trees and alternatives to removal.	7/14/2017 10:54 AM
48	The easiest way to increase affordable housing is with ADU's.	7/13/2017 8:38 PM
49	I own a house across from the Duawamish in Tukwila. I think increasing density is a good idea.	7/13/2017 1:17 PM
50	The ADU should not have to be of like style to the main house. Keeping this requirement will stop the building of more efficient and practical housing alternatives.	7/13/2017 12:29 PM

51	I believe that amending the code to encourage ADU's will help homeowners battle the ever increasing housing costs in our area, as well as provide affordable housing for tenants. Additionally, because many ADU's are already in existence, I would encourage the city to offer a program to grandfather in existing ADU's (I have no idea how that would work, but I have heard of other municipalities doing that very thing)	7/13/2017 12:06 PM
52	We like this idea to help with housing needs!	7/13/2017 11:42 AM
53	What would the rules be for utilities: water sewer and electricity?	7/13/2017 11:10 AM
54	Glad you are working on this.	7/13/2017 9:11 AM