



September 4, 2014

Dear Councilmember O'Brien,

Thank you for your leadership on CB 118067. Micro-housing is an emerging housing choice and this legislation can help enhance its suitability for our city.

All of us want an equitable city with a quality of life that offers us all real choices today and the peace of mind knowing that tomorrow our kids will also find a welcoming city with affordable places to live. City government has the responsibility to guide what the city will become, acknowledging and planning for our future versus what we may have been. With the rising cost of housing, the immigration of Americans back to their cities, the increasing attraction of third places, and the emergence of a sharing economy amongst other trends, micro-housing is a relevant housing option for many current and future Seattleites.

As Forterra recognized a decade ago in the *Cascade Agenda*, accessible, welcoming cities are key to our region's sustainability and the preservation of the working and wild landscapes critical for our sense of place and adaptation to climate change. That said, our cities must also serve all our citizens—both those who may have been here a very long time and those who just moved here. Changes require an understanding and respect for perspectives old and new. Thank you for considering the following recommendations as you work to amend CB118067.

- Reducing the burden of parking requirements for micro-housing in low-rise zones when sited within transit hubs and corridors, near bicycle infrastructure and bike sharing facilities, and near car-sharing facilities. Of course this requires the council to continue its commitment to transit and active transportation. Several years following the amendment, you may consider a study to document the reduction in unit parking demand associated with micro-housing to inform future decision-making.
- Focusing design review on impacts associated with building square footage and exterior design not number of units. This approach more closely addresses what affects the neighborhood than does one based on the interior layout.
- Decreasing the current minimum unit size and allowing the inclusion of kitchen or food preparation areas to be flexible to meet market demand. Such flexibility will allow for more housing choices and options to reflect the desires of new residents and the impact of technology and lifestyle in how we live today.

Again thank you for your leadership on this issue. We are pleased to join our colleagues at Futurewise and Washington Bikes to support ways to keep a range of housing available to a range of community members, from seniors, to new residents, to our kids coming back home.

Sincerely,

Gene Duvernoy
President, Forterra