



NW Universal Design Council  
Thursday, July 16 2009  
Meeting Agenda, 9:30 – 11:30

Weber Thompson Offices (South Lake Union Neighborhood)

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Directions: <http://www.weberthompson.com/contact.html>  
225 TERRY AVE N | SUITE 200  
SEATTLE, WA 98109  
T. 206.344.5700

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**IMPORTANT DEADLINE:**

If you need to participate by phone in this meeting  
please notify  
[Rosemary.cunningham@seattle.gov](mailto:Rosemary.cunningham@seattle.gov)  
no later than Monday, July 13.

- 9:30 Welcome and Introductions (please sign in) and brief announcements (please bring handouts.)
- 9:45 A word from our host, Wolf Saar of Weber Thompson:
- Welcome to the summer interns from Washington State University
  - Wolf will lead a short discussion re potential universal design research ideas that could be pursued at WSU's School of Architecture and Construction Management
- 10:00 Northwest Universal Design Council's **WEB SITE** update and discussion:
- Led by Jess Chow and Maria Langlais
- 10:20 Review and Discussion:
- ***Design Features and Product Characteristics for Specific Room and Spaces in New, Single Family Housing,***
  - led by Sandra Hartje, Ph.D. Professor of Interior Design and Housing, Seattle Pacific University
- 10:30 LEED for Homes:**
- Approved Innovative Design Request (IDR): ***Visitability and Universal Design***
  - Other UD rating systems
  - led by Scott Starr, SMR Architects
- 11:00 BACKYARD COTTAGES:**
- The City of Seattle is proposing legislation to allow more homeowners the option to build backyard cottages
  - Presenter: Andrea Petzel, Planner, Department of Planning and Development
- 11:30 Adjourn

**Presenters:** Please bring materials on a flash drive. Computer and Projector provided by Weber Thompson

**Please RSVP** your meeting attendance: [Margaret.casey@seattle.gov](mailto:Margaret.casey@seattle.gov)

## Northwest Universal Design Council

### *Environments For All*

July 16, 2009 Meeting Notes

#### **Attending**

<b>Host:</b> Wolf Saar	Amy Crawford
Sandra Hartje	Maria Langlais
Rosemary Cunningham	Jeannette Franks
Caleb Froelich	Patty Koskovich
Valerie Thiel	Jocelyn Feilinger
Timothy Sagosz	Randi Freidig
Karen Brawley	Reidun Crowley
Dana Marek	Art Mussman
Don Willott	Cheryl Kakalia
Jessica Chow	Margaret Casey
Scott Starr	Andrea Petzel

#### **Welcome and Introductions**

Our Host, Wolf Saar, welcomed the Council once again to the Weber Thompson Offices. Wolf described his new affiliation with the School of Architecture and Construction Management at Washington State University. The School will be pursuing opportunities for research in these fields. A group of interns from this School is also working at Weber Thompson for the summer.

Some suggestions for research projects were offered: deep kitchen design; bathroom design for adult family homes; "aging in place" designs for assisted living facilities; portable licenses for assisted living; how to educate contractors for universal design; connection between architects and contractors.

- Be thinking about important and needed research in the field of Universal Design. We will ask at the next NWUDC meeting for further suggestions.

Margaret Casey also thanked Maria Langlais for staffing the NWUDC during January through May.

In Mike Vowels' absence, Margaret reported that Mike had worked with the Master Builders' Awards program. They have instituted a new category: "universal design". In June, he received the first award in this category.

An important event related to Affordable Housing is the annual ***Housing Washington 2009***. This year it is being held in Spokane, WA, Sept. 28-30: <http://www.wshfc.org/conf>  
This is always a worthwhile event.

#### **Update from the Housing Task Force and the study:**

##### ***Design Features and Product Characteristics for Specific Room and Spaces in New, Single Family Housing.***

Dr. Hartje reported on Draft 8. There is one more meeting of the Task Force to finalize this project.

## **NWUDC Web site Design Review and Update**

**ALERT: Maria Langlais opened this discussion by reminding us all of the web etiquette necessary when using the listserv e-mails. If you wish to "reply" to just one sender after some message has come via the listserv ([NWUDS@talk2.seattle.gov](mailto:NWUDS@talk2.seattle.gov)), ALWAYS be sure to double check the "TO" line before Replying. Otherwise, your reply gets sent to the entire list.**

Maria Langlais and Jessica Chow showed the opening web page design and presented the general flow of the web site. Comments and discussion ensued. Jessica and Maria are continuing to work with *Illuminage*, the company doing the web design.

We expect the web site to go live sometime next month. The money to cover this initial web design expense is the NWUDC receipts that have been held in reserve for about 2-3 years as a result of leftover resources from our previous *Aging in Place Resource Fairs*. The Council will have to address on-going funding of the web pages.

## **LEED for Homes and Other Rating Systems**

Scott Starr, SMR Architects, presented a variety of useful information, similarities and differences as well as any inclusion of universal design components in various rating scales available. For example, the U S Green Building Council has approved an Innovative Design Request (IDR) in LEED for Homes, Visitability and Universal Design. It is not considered part of the standard LEED for Homes Rating System. Points are counted under the IDR, ID 3 in the LEED for Homes Rating Project Checklist.

Discussion with Scott revealed a lot of interest in promoting universal design within rating scales for single-family homes but also with respect to the State's Evergreen Standards required for multi-family developments.

Karen Brawley identified that she and Patti Southard, both with King County government, could share the County's comparison between the Evergreen Standards and LEED as well as King county's universal design features for new construction.

The City Office on Housing has done something similar, comparing the Evergreen Standards, LEED and the City's SeaGreen document.

- [This scribe's relating of this discussion may fall far short of accuracy of the discussion. It does indicate the need for the NWUDC to pursue this discussion in more depth at a future meeting.]

## **Backyard Cottage Discussion**

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Andrea Petzel, a Planning and Development Specialist from the City of Seattle's Department of Planning and Development (DPD), in the Land Use Codes and Policy Development Division, presented the Mayor's proposed legislation allowing more homeowners the option to build backyard cottages, a.k.a., "detached accessory dwelling units" under certain conditions. The owner must live on the premises and there would be an annual limit of 50 new cottages.

To ensure the cottages fit within the neighborhood, the lot must be at least 4,000 square feet in area, with minimum width and depth requirements. The principal house and backyard cottage combined must not exceed the current 35% lot coverage limit for single family zones. The cottages can be no more than 800 square feet in area, with a height limit of 15 - 23 foot height depending on lot width, and parking is required.

Currently these backyard cottages are only allowed in Southeast Seattle. The proposed City Ordinance can be accessed here:

[http://www.seattle.gov/dpd/cms/groups/pan/@pan/@plan/@bycottages/documents/web\\_informational/dpdp016441.pdf](http://www.seattle.gov/dpd/cms/groups/pan/@pan/@plan/@bycottages/documents/web_informational/dpdp016441.pdf)

Another excellent resource, the March 2009 Director's Report on Backyard Cottages, can be found here:

[http://www.seattle.gov/dpd/static/Final%20BYC%20Directors%20Report%20Web\\_Latest\\_Released\\_DPDS015874.pdf](http://www.seattle.gov/dpd/static/Final%20BYC%20Directors%20Report%20Web_Latest_Released_DPDS015874.pdf)

Andrea indicated that there will be a public hearing for backyard cottages at **5:30 pm on September 15, 2009** in Council Chambers at City Hall. Public comments are welcome and encouraged.

Prior to the hearing, at **9:30 am on August 12th**, there will be a briefing to the Planning, Land Use and Neighborhoods Committee, chaired by Council Member Sally Clark, which will serve to open the discussion on backyard cottages. While there will be no public comment period specific to backyard cottages at the briefing on the 12th, there will be a general public comment period at the beginning the meeting.

Contact Andrea to sign up for the listserve on this issue: [andrea.petzel@seattle.gov](mailto:andrea.petzel@seattle.gov)

Margaret indicated that the Senior Housing Study had made a recommendation regarding detached accessory units: ***Quiet Crisis: Age Wave Maxes Out Affordable Housing, King County 2008-2025, Feb. 2009***

<http://www.agingkingcounty.org/docs/SeniorHousingStudy.pdf>

#### ***"B. Encourage the development of detached accessory dwelling units.***

The creation of detached accessory dwelling units in more areas could increase the supply of affordable housing for seniors without dramatically altering the scale or character of existing residential neighborhoods."

#### **Next Meeting:**

**Northwest Universal Design Council**

***Environments For All***

July 16, 2009 Meeting Notes

**Thursday, Oct. 15, 2009, 9:30–11:30 @ Weber Thompson, 225 Terry Ave. N.**

\*\*\*I recommend that we continue on with the quarterly schedule of meetings on the second Thursday of the month for the year 2010:

January 14, 2010

April 8, 2010

July 8, 2010

October 14, 2010

Please put these dates on your calendar. We shall determine the meeting place at the October meeting.

**Additional update:**

Emory Baldwin and Mike Vowels will present at the August 14, 2009, Advisory Council Meeting:

**Location: Seattle Municipal Tower, 5<sup>th</sup> & Columbia, Seattle, 40th Floor**

**Time: 12:00 PM - 1:00 PM**

**For more information, contact [Gigi Meinig](mailto:Gigi.Meinig@seattle.gov) @ (206) 684-0652.**

Their program will give a primer on Universal Design and give concrete examples of simple ideas to make any home more comfortable for a wide range of people. The presenters will showcase designs for homes that go beyond the traditional scope of Universal Design and embrace the full spectrum of the human life cycle in order to:

- \* Better support their occupants over a lifespan
- \* Reduce an occupant\*s need to move
- \* Contribute to stronger and more stable neighborhoods
- \* Provide environmentally stable alternative to wasteful remodeling
- \* Allow more affordable options for people to retain their homes when their needs change

Please feel free to attend.

The Scribe for this e-mail's contact information: [Margaret.casey@seattle.gov](mailto:Margaret.casey@seattle.gov)