



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425-587-3600

MEMORANDUM

To: Planning Commission

From: Allison Zike, AICP, Planning & Building Deputy Director
Scott Guter, AICP, Senior Planner

Date: April 19, 2023

Subject: Kirkland's Pre-Approved Accessory Dwelling Unit Program

Recommendation

Receive a briefing from staff on Kirkland's new Pre-Approved Accessory Dwelling Unit (DADU) program.

Background

On March 1, 2023, the City launched its [Pre-Approved DADU program](#), which offers Kirkland residents low-cost, registered DADU designs to build on their properties. The program also offers expedited permit review for these DADUs. Residents interested in using these designs can contact the designer for the use of the plans, and have the option of working with the designer or another professional in permitting and constructing the DADU on their property. This program is a result of staff's work on the "ADU Implementation Initiatives" item identified in the [2022 – 2024 Planning Work Plan](#).

The program is modeled from Seattle's Pre-Approved DADU program which has permitted 130 pre-approved DADUs since its program launch in September 2020 according to an [annual ADU report](#) published in March 2023. To date, Kirkland's program has one registered DADU design with two other designs in queue for registration. Staff expects to register these and additional DADU designs after July 1, 2023, when 2021 Washington State codes are adopted. Note, one DADU of the designs queued for registration has been permitted (outside of the pre-approved DADU program) and is being built. The designer is holding off registration of the DADU as a pre-approved program participant until July. Both staff and the registered DADU designer have received inquiries regarding interest in the use of the design. Staff predicts with more promotion and registered designs this program will help with adding more ADU housing in Kirkland in the coming years by making the design process more cost-efficient for property owners and streamlining the permitting process for these units.

Next Steps

Staff will continue promoting the Pre-Approved DADU program both to the public and to potential designers interested in participating in the program. Staff will follow up with

the Planning Commission in 2024 on the status of the program and the number of registered DADUs being permitted.