



<https://LochlevenWA.org>

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City of Bellevue
450 110th Avenue NE
Bellevue, WA 98004

To Bellevue City Council Members,

On behalf of the Board of the Lochleven Community Association (LCA), I am writing to provide input regarding the proposed revision to the Comprehensive Plan for NW Bellevue to include Detached Accessory Dwelling Units (DADU).

The Lochleven neighborhood includes over five hundred households representing over 1,200 residents. Our community is facing several potential issues which risk diminishing the sense of community and neighborhood character, including but not limited to, the massive downtown development projects in the pipeline, ongoing efforts of up zoning, loss of tree canopy, and the increasing spill over impact of traffic and parking from downtown Bellevue.

Overall, the LCA Board and membership supports the goal to expand affordable housing in downtown Bellevue and we recognize DADUs have the potential of providing benefits for homeowners and the community at large. With limitations as outlined in this letter, DADUs could allow homeowners to add space for adult children, extended family members, childcare providers, or caregivers. Additionally, rent from long-term tenants could help offset rising property taxes and other financial constraints, allowing our aging residents to age in place and remain as a vibrant part of our community.

We believe it is equally as important that if DADUs are approved, they do not conflict with existing goals of the NW Bellevue Comprehensive Plan and do not negatively affect the character of the neighborhood.

As a condition of approving inclusion of DADUs, we are requesting approval be contingent on but not limited to (1) applying relevant existing ADU regulations, (2) requirements as specified in City of Bellevue Land Use Code 20.20.125, other applicable City codes, and (3) the following additional requirements:

1. Off Street Parking - Require off street vehicle parking for all DADUs, in addition to the parking for residents of the primary residence. DADUs will not be eligible for additional Restricted Parking Zone (RPZ) parking permits issued to the primary parcel.
2. Rental Period - The minimum rental period shall not be less than 120 days.
3. Tree Retention & Canopy Preservation - Any tree removal shall require replacement as required per COB LUC 20.20.900.
4. Owner Occupancy Requirement - Require that the owner of the property must occupy either the primary residence or the DADU.
5. Size – A DADU must contain at least 300 square feet, and no more than 800 square feet.
6. Number of DADUs - Irrespective of lot size, no more than a single DADU per parcel shall be permitted.
7. Setbacks - DADU structures shall comply with the front, side and rear setbacks required for the primary structure and the City shall not approve reductions or variances to existing setbacks.
8. Height - Structure height limited to the lesser of 15 feet as measured from the average elevation of the primary structure, or no greater than the height of the primary structure.
9. Limit to Dwelling Use - Consistent with ADU limitations, DADUs shall not be used as a home-based business or rented out for any commercial or business purposes.
10. Sunset Clause - DADUs inclusion in the comprehensive plan will be subject to a sunset clause of 4 years, providing time for the city to reassess the impact to neighborhoods, code compliance, and effectiveness in meeting the primary objective of expanding affordable housing.
11. Monitoring & Enforcement - The City shall commit to annual compliance monitoring of approved DADUs and publish annual reports.

In summary, the LCA Board supports efforts to promote affordable housing with the conditions as outlined. While outside the scope of the NW Comprehensive plan, we strongly encourage the Council to implement incentives and code changes to encourage developers to increase the number of affordable housing units in the downtown core. Having affordable housing convenient to where people work reduces traffic and increases employment opportunities.

We look forward to working with staff and Council toward achieving these goals.

Respectfully,



Craig Spiezle, On Behalf of the Board of the Lochleven Community Association

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Paresh Rajwat, Director

Mike Hatmaker, Vice President
Craig Spiezle, President

Steve McConnell, Director
Mark D. Walters, Secretary