



<https://LochlevenWA.org>

January 24, 2022

Jeremy Barksdale, Council Member, jbarksdale@bellevuewa.gov
City Planning Department
City of Bellevue
450 110th Avenue NE
Bellevue, WA 98004

Re: S-NW-27 - Explore regulations to minimize the impact from any new mix of housing typologies to the existing residential character of the street.

Dear Council Member Barksdale,

Following up from our meeting on December 16th discussing adding Detached Accessory Dwelling Units (DADU) within NW Bellevue, the Lochleven Community Association (LCA) would like to provide an update. At your suggestion attached you will find added context to our recommendations. We have referenced existing code and added reasoning why we believe these considerations are balanced and serve the needs of the city at-large.

In summary, the LCA supports efforts the goal to promote affordable housing, while protecting the great neighborhoods we live in. With appropriate conditions and "guardrails" we believe DADU can be part of the solution to expand housing stock, promoting affordable housing options while supporting aging in place. We look forward to working with staff and Council toward achieving these goals.

Respectfully,

Craig Spiegle, President, Lochleven Community Association

Mark D. Walters, Secretary, Lochleven Community Association

Cc Bellevue City Council Members / Bellevue Planning Commission

**Attachment A -
DADU Considerations for Northwest Bellevue - Updated 1/24/2022**

Condition	LUC 20.20.120 Accessory Dwelling Unit ¹	LUC 20.20.125 Detached Accessory Unit ²	Other
<p>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.</p> <ul style="list-style-type: none"> a. Safety Concern – There are few if any continuous sidewalks requiring having residents to walk in street, creating a safety risk for families. b. Preserve neighborhood character c. Limited street parking currently available d. Consistent with existing code 	✓		
<p>2. Rental Period - The minimum rental period shall not be less than six-months.</p> <ul style="list-style-type: none"> a. Focus on providing long-term housing near downtown vs short-term housing for transit visitors 	? ³		
<p>3. Tree Retention & Canopy Preservation - Any tree removal shall require replacement.</p> <ul style="list-style-type: none"> a. Consistent with City, State and Federal goals to help reduce global warming and reduce carbon footprint b. Consistent with existing code c. Preserve neighborhood character and sense of community 			LUC 20.20.900. ⁴
<p>4. Owner Occupancy - Require that the owner of the property must occupy either the primary residence or the DADU.</p> <ul style="list-style-type: none"> a. Preserve neighborhood character b. Preserve sense of community c. Pride of ownership and historical experience with absentee owners d. Consistent with existing code 	✓		

¹ <https://bellevuewa.gov/city-government/departments/development/zoning-and-land-use/zoning-requirements/accessory-dwelling-units>

² Accessory Structures in Residential Districts – Detached <https://bellevue.municipal.codes/LUC/20.20.125>

³ Short Term Rentals <https://bellevuewa.gov/city-government/departments/development/zoning-and-land-use/zoning-requirements/rentals>

⁴ Tree Retention & Replacement <https://bellevue.municipal.codes/LUC/20.20.900>

Condition	LUC 20.20.120 Accessory Dwelling Unit ¹	LUC 20.20.125 Detached Accessory Unit ²	Other
5. Size – A DADU must contain at least 300 square feet, and no more than 800 square feet. <ul style="list-style-type: none"> a. Preserve neighborhood character b. Consistent with existing code c. Balance with character of neighborhood 	✓		
6. Number of DADUs - Irrespective of lot size, no more than a single DADU per parcel shall be permitted. <ul style="list-style-type: none"> a. Preserve neighborhood character b. Preserve sense of community c. Consistent with existing code d. Collective impact of traffic, parking and other impact to the neighborhood. 	✓	?	
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. <ul style="list-style-type: none"> a. Preserve neighborhood character b. Preserve sense of community c. Protect adjacent neighbors' privacy and boundaries d. Consistent with existing code and emergency access 		✓	
8. Height - Structure height limited to the lessor of 15 feet as measured from the average elevation of the primary structure, or no greater than the height of the primary structure, unless provided by a written mutual agreement of all abutting property owners with the exception of existing detached accessory structures which are "grand fathered". <ul style="list-style-type: none"> a. Preserve neighborhood character b. Preserve sense of community c. Protect adjacent neighbors' privacy and boundaries d. Consistent with existing code 		✓ ⁵	

⁵ Height Limit. The 15-foot limit applicable to detached accessory structures can be increased to the building height allowed in the underlying residential district provided a written mutual agreement of all abutting property owners is recorded with the King County.

Condition	LUC 20.20.120 Accessory Dwelling Unit ¹	LUC 20.20.125 Detached Accessory Unit ²	Other
<p>9. Limit to Dwelling Use - Consistent with ADU limitations, DADUs shall not be used as a home-based business nor rented out for any commercial or business purposes.</p> <ul style="list-style-type: none"> a. Prioritize expansion of available affordable housing and support the goal of increasing housing density in NW Bellevue. b. Preserve neighborhood character c. Preserve sense of community d. Minimize additional traffic and parking issued from a business e. Consistent with existing code 	✓		
<p>10. Sunset Clause - DADUs will be subject to a sunset clause of 5 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.</p> <ul style="list-style-type: none"> a. Encourage and incentivize the planning department, Planning Commission and City Council to consider the data, impact and benefits b. Far easier then then to having to implement a code revision including public hearings. c. Consistent with code in other Cities 			See City of Tucson ⁶
<p>11. Monitoring & Enforcement - The City shall report annually to City Council on accessory dwelling unit registration, number of units and distribution throughout the City, average size of units, and number and type of complaint- and enforcement-related actions.</p> <ul style="list-style-type: none"> a. Evaluate impact and use data to support possible changes / enhancements b. Consistent with existing code and city policy and procedures. c. Promotes transparency and open government. 	✓		

⁶ City of Tucson DADU requirements updated 12/7/21 <https://www.tucsonaz.gov/pdsd/accessory-dwelling-units-code-amendment>