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November 22 2021

Bellevue City Council Public Comments

Regarding Proposed Amendment to the Northwest Bellevue Neighborhood Plan

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Good evening, my name is Craig Spiezle, President of the Lochleven Community Association. I am speaking tonight on behalf of the Board.

We support the goal to expand affordable housing, yet have significant concerns regarding Detached Accessory Dwelling Units (DADUs) and the impact to the community. Further we believe lumping all of NW Bellevue into a single neighborhood is misguided. NW Bellevue is not homogeneous and consists of several sub-neighborhoods which differ in character, density and land use codes.

The lack of establishing conditions regarding approval of DADUs conflicts with existing goals of the NW Bellevue's comprehensive plan. While it is anticipated the absolute numbers of DADUs may be small, on the streets where they are built, the impact can be significant, diminishing homeowners value and eroding sense of community while adversely impacting traffic and parking.

Our previous submission to the Council dated November 3<sup>rd</sup> outlined 11 conditions, the majority of which are codified as they apply to detached structures and/or accessory dwelling units. In my limited time I will expand on those new requirements which we believe are necessary;

1. Rental Period - The minimum rental period shall not be less than 120 days. We need to insure DADUs do not become Airbnbs. I should note the 120 days should be considered the absolute minimum and many believe the term should be 12 months or longer.

2. Sunset Clause – If approved it is recommended the code be conditional and subject to a sunset clause. Such a clause would provide time for the City to assess compliance and effectiveness in expanding affordable housing. Such clauses have been established in other cities such as Tucson and Tampa as it applies to DADUs. While any pre-approved DADU would be “grandfathered”, the City would be required to establish objective criteria and engage the community prior to extending additional permits for approval.
3. Monitoring & Enforcement – We recommend City establish compliance monitoring. For example, it is conceivable owners may move and no longer meet residency requirements, off-street parking could be eliminated and/or the DADU repurposed for business usage. In such cases fines and remediation shall be required.

Combined the eleven existing conditions cited by the Lochleven Community Association, we believe the negative impact of DADUs can be mitigated, while increasing affordable housing options. Concurrently we encourage the Council to continue to require developers to increase 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

Joyce Doland, Treasurer  
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Mike Hatmaker, Vice President  
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