



<https://LochlevenWA.org>

Member Meeting

January 25, 2022

*Meeting is being recorded*

*Please announce yourself so we can track attendance  
Non- members please provide your name and email address*



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## Agenda

- Roll Call
- Member / Organization Update / Next Door
- Neighborhood Walk
- DADU – Calibration with existing LUC and Supporting Points
- Re-Zone Application
- Community Block Party (s)
- New Business



## Association Update

- Incorporated Oct 6, 2021
  - 58 members (39 paid households)
  - 66 members of the private Lochleven Next Door Group
  - 128 members of the Lochleven Neighborhood watch
- \$2,683 in the account
- Board Status
  - Thank you to Steve McConnell for his support during the transition
  - Board member positions are open -
  - Goal to increase diversity



## Neighborhood Talk & Walk February 19, 10 AM

- Get to know your neighbors and your neighborhood
- Meet at 9621 NE 1st Street, rain or shine
- Hosted by Robin Root James RSVP [robinr@johnlscott.com](mailto:robinr@johnlscott.com)  
Coffee & donuts provided!
- Vaccination and masks encouraged





## DADU NW Bellevue Plan

<https://www.lochleavenwa.org/submissions>

### Dec 13 – City Council Meeting

- Removed from comprehensive plan and approved by Council
- Councilman Barksdale asked for a vote to request the planning department to expedite resources steps to implement DADU.

### Dec 16 – Call with JB discussing DADU

- Suggested LCA articulate what problem we are attempting to mitigate or solve.

### Jan 24 – Letter sent to City

- Referenced applicable existing codes
- Providing context to the problems we are attempting to mit
- <https://www.lochleavenwa.org/submissions>



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

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

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

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

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

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



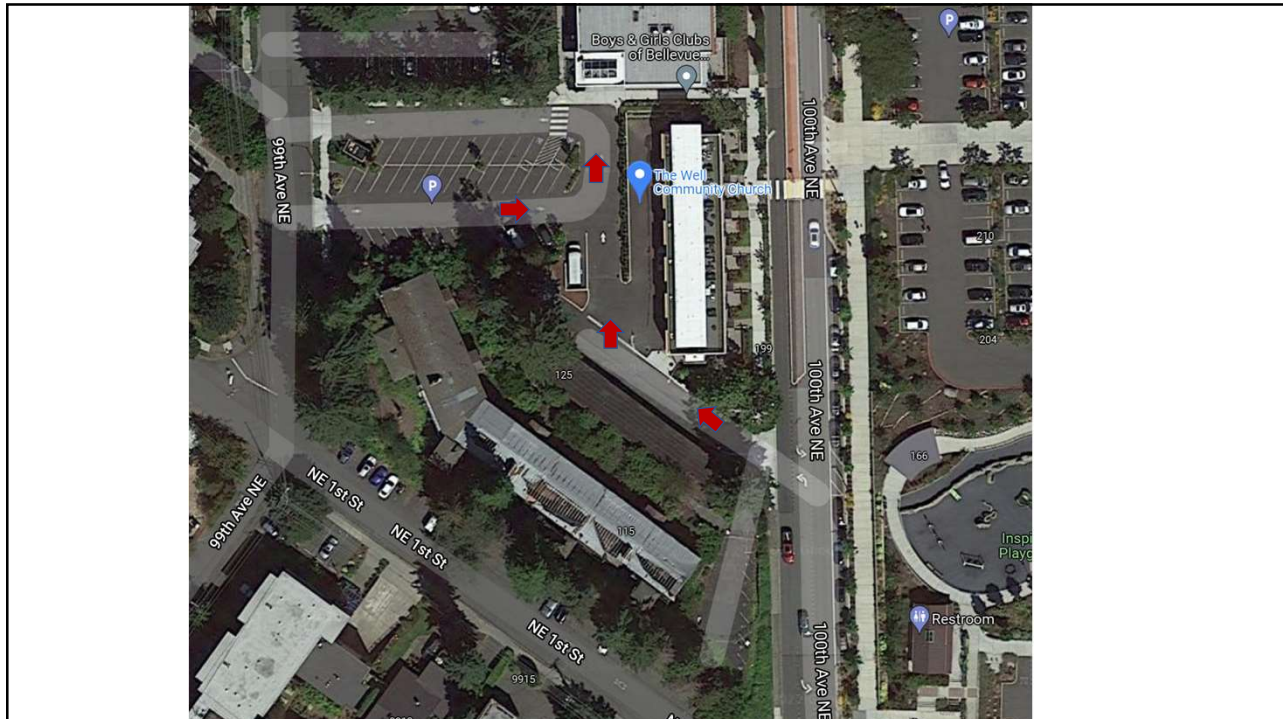
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## Chimney Rezone

- Where We Are Today
- City process for reviewing privately initiated CPAs
- LCA Rebuttal
- How You Can Help – Email & sign up to speak at meetings

<https://www.lochlevenwa.org/chimney-rezone>

<https://gismaps.kingcounty.gov/parcelviewer2/?xmin=-13605279.977119328&ymin=6041816.307093197&xmax=-13602817.2716142&ymax=6043259.056002117&>





# Chimney Condo Rezone

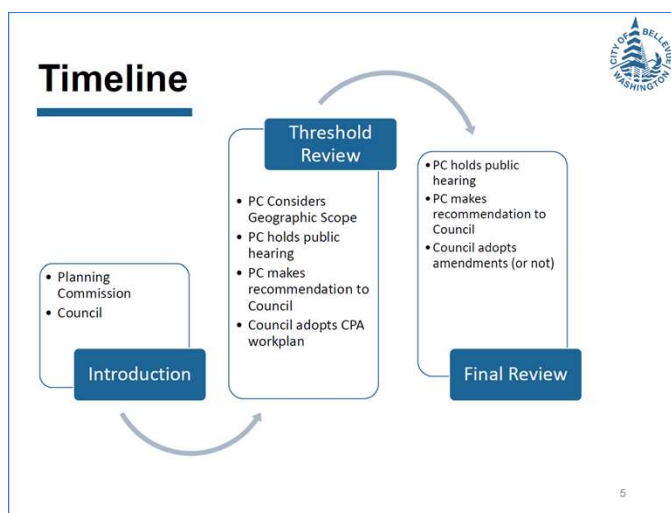
<https://www.lochleavenwa.org/chimney-rezone>

## Recap

- Paid \$15,250,000 on 12/13/21 (from \$11.3 million in 2017).
- Legal standing of Applicant is not resolved, (CPA dated 9/15/21)
- Demolition permit is on-hold, contractor’s license has been suspended since June 5, 2021. Safety fencing removed.
- Permit for modifying carport for storage was voided and an new permit is under plan review.



# Process





## Risk To Properties on 1<sup>st</sup>, NE 100<sup>th</sup> & 99<sup>th</sup>

### Geographic Scope



- Planning Commission must consider expanding the geographic scope of proposed map amendments
- The scope may be expanded under certain conditions.
  - Nearby
  - Similarly situated
  - Share characteristics of the proposed site
  - Minimum necessary to include such sites
- Determination made by Planning Commission before the threshold review

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## Review Criteria

### Final Review



- Consistent with other policies in the Comprehensive Plan
- Addresses interests and changed needs of the entire city
- Addresses significantly changed conditions
- Is suitable for development in general conformance with adjacent land uses
- Demonstrates a public benefit and enhances the public health, safety and welfare of the city.

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## Planning Department CPA Timeline

### 115 100<sup>th</sup> Ave NE



Anticipated schedule:

- Introduced to Council 2/14
- Planning Commission will consider geographic scope 2/23
- Planning Commission will hold a public hearing for the threshold review 3/23
- Council to set CPA workplan 4/4

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## LCA Letter – Key Points

- Approved by unanimous consent the Board
- Requests the Council and Commission you to consider these fundamental questions. If you answer no to any of them, we believe Council should deny this CPA.
  1. Do the benefits of the CPA override the vision and goals of the NW Bellevue Neighborhood Plan including the negative impact to the goals of “a sense of place and sense of community”?
  2. Does diminishing and moving the boundary between the Downtown and the NW Bellevue neighborhoods justify an intrusion into the long-established transition buffer of 100th Ave. NE?
  3. Does the need to add hotel rooms and or commercial space which will eliminate up to twenty-one residential units outweigh the goal of maintaining housing stock adjacent to downtown?
  4. Does the residential neighborhood need retail/commercial space when there are existing vacancies within a 5-minute walk of the subject area?
  5. Does the CPA justify creating non-residential parking and traffic issues around the Downtown Park including potential pedestrian safety issues at the Boys & Girls Club, which shares a driveway?
  6. Does expanding the CPA from a “spot re-zone” through a threshold review, justify diminishing the unique nature of Lochleven and its’ defined “sense of place” as recognized in the Comprehensive Plan for Northwest Bellevue?



## Engagement Strategy

- Engage members to email and make oral comments to 3 key audiences
- Timed for key dates in the CPA process – 1 week in advance of 2/23, 3/12, 4/4
- Leverage LCA's fact based rebuttal and template
  - **Planning Department**
    - Kat Nesse [KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov) Thara Johnson, [TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)
  - **Planning Commission** - [PlanningCommission@bellevuewa.gov](mailto:PlanningCommission@bellevuewa.gov)
  - **City Council** [Council@bellevuewa.gov](mailto:Council@bellevuewa.gov)
    - Jeremy Barksdale, [JBarksdale@bellevuewa.gov](mailto:JBarksdale@bellevuewa.gov) ;
    - Conrad Lee [CLee@bellevuewa.gov](mailto:CLee@bellevuewa.gov) ;
    - Jared Nieuwenhuis [jnieuwenhuis@bellevuewa.gov](mailto:jnieuwenhuis@bellevuewa.gov) (Deputy Mayor)
    - Lynne Robinson [LRobinson@bellevuewa.gov](mailto:LRobinson@bellevuewa.gov) (Mayor)
    - Jennifer Robertson [j.robertson@bellevuewa.gov](mailto:j.robertson@bellevuewa.gov)
    - John Stokes [JStokes@bellevuewa.gov](mailto:JStokes@bellevuewa.gov)
    - Janice Zahn [jzahn@bellevuewa.gov](mailto:jzahn@bellevuewa.gov)



## Example

email [walters.mdw@gmail.com](mailto:walters.mdw@gmail.com) or [Craigsp@lochlevenWA.org](mailto:Craigsp@lochlevenWA.org) for more examples

To: City Council / Planning Commission / Planning Department

Re: Project Name: 115 100th Ave (the "Property") File # 21-120635-AC

Cc: [Board@LochlevenWA.org](mailto:Board@LochlevenWA.org)

My name is xyz and I (or my family) live within the Lochleven neighborhood, (or NW Bellevue). As a resident of the community for over x years, I strongly oppose the privately initiated Comprehensive Plan Amendment (CPA) which I believe will erode our sense of place and sense of community.

The CPA fails to provide any public benefit. It will not enhance the public health, safety, and welfare of the Lochleven neighborhood and or advance the interests and needs of the city at-large. Based on the rezone decision criteria outlined in LUC 20.30A.140, this CPA should be denied. The City just completed the Comprehensive Plan for Northwest Bellevue and this CPA conflicts with over 30% of the policies listed. I fully support Lochleven Community Association's letter submitted on Jan 26, 2022.

Now is the time to put the interests and well-being of the residents ahead of the interests of an outside developer. I am asking you to help protect our neighborhood and deny this application and any threshold review related to it.

Your name & street address