



Lochleven Community Association

November 16, 2021



Agenda

- Attendance
- DADU – Update
- Crime Tracker
- Street Lighting
- Membership Recruitment – Mark
- Website walkthrough



<https://LochlevenWA.org>

DADU Status

• Key Issues – Submitted to Council on Nov 3rd -

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.



<https://LochlevenWA.org>

Comprehensive Plan Amendment – DADU

- Update to the NW Bellevue Neighborhood Plans - Detached Accessory Dwelling Unit
- <https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/great-neighborhoods>
- July 7th - Public Study Session
- July 14th - LCA Submitted Comments
- July 14 - Approved by the Planning Commission
- <https://bellevue.legistar.com/View.ashx?M=F&ID=9628970&GUID=E336AAA2-AC99-4A2F-86C0-7582A303CB03>
- <https://bellevue.legistar.com/View.ashx?M=F&ID=9609965&GUID=C95AB864-06F1-40CC-B098-E36762B6E5B7>
- Nov 22 – Tentative date to be brought to Council for a study session.
- Dec ? – Vote by City Council



Help Amplify Our Voice & Message

~~Draft – modify as needed~~

~~Dear (send to each council member),~~

~~-~~

~~In advance of the upcoming City Council meeting to review the proposal of allowing the addition of Detached Accessory Dwelling Units (DADU), throughout NW Bellevue. I am writing to share our concerns. As a resident of Lochleven (or replace with your community), my family and I are concerned on the process that has been undertaken by the City which has not adequately addressed community concerns. While we support the need for affordable housing, as proposed and unabated, we feel DADUs could negatively impact the community and neighborhoods.~~

~~Specifically we are concerned about (list one or more of the 11 items in the letter), and fully support the proposed conditions submitted by the Board of the Lochleven Community Association. Further to make a real impact the City needs to modify the comprehensive plan for downtown and require developers to add affordable housing to the projects.~~



DADU Next Steps

<https://bellevue.legistar.com/Calendar.aspx>

Nov 13 or sooner Each member send emails to council members by

- Lynne Robinson, Mayor, lrobinson@bellevuewa.gov
- Jared Nieuwenhuis, Deputy Mayor, jnieuwenhuis@bellevuewa.gov
- Jeremy Barksdale, Council Member, jbarksdale@bellevuewa.gov
- Conrad Lee, Council Member, clee@bellevuewa.gov
- Jennifer Robertson, Council Member, jrobertson@bellevuewa.gov
- John Stokes, Council Member, jestokes@bellevuewa.gov
- Janice Zahn, Council Member, jzahn@bellevuewa.gov

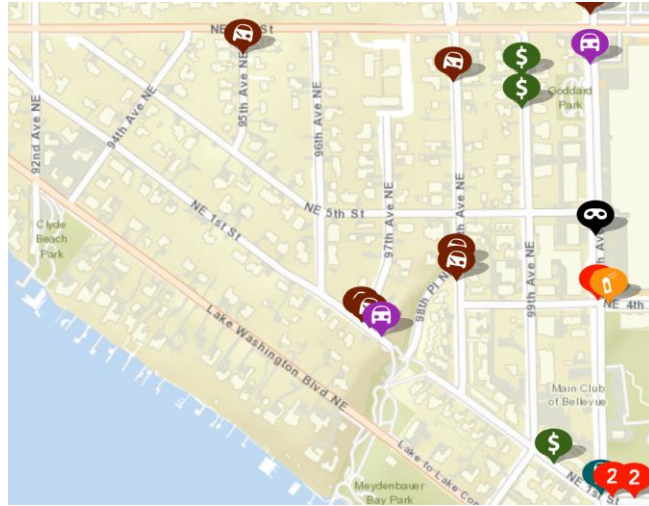
Nov 18 - Sign up to speak

Nov 22 - Attend



Crime Tracker

<https://www.crimemapping.com/map/wa/bellevue#>



Street Lighting

- We can request a new street light on a public street in your neighborhood. If the new light can be installed on an existing PSE utility pole, there is typically no cost to the resident. Installation requires the approval of all residents within 100 feet of the new street light. NOTE: New street light requests will be filled with LED street lights wherever possible.
- <https://bellevuewa.gov/city-government/departments/transportation/safety-and-maintenance/traffic-and-street-lighting-operations/street-lights>



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Example

**City of Bellevue
Traffic Engineering Division
Petition Letter (Form #1)
Additional Residential Street Lighting on Existing PSE Pole / (No New Pole Required)**

To: Jeremy Chin
Senior Transportation Engineer, Transportation Department

We, the undersigned, residing near 529 99th Ave NE, state that we have no objection to the installation of a street light located between 529 99th Ave NE and 523 99th Ave NE, as shown on the attached diagram.

We request the City of Bellevue install the street light based on its street light installation policy. Once installed, we understand that the on-going cost to maintain the light shall be the responsibility of the City of Bellevue.

Name	Address	Signature
Steve & Polly Heller	535 99th Ave NE	
Don & Jean Kirshner	536 99th Ave NE	
Mike & JL Song	704 99th Ave NE	
Coby & Cathy Seller	538 99th Ave NE	
Mike Eggenberger / Bonnie Grant	709 99th Ave NE	
Tony Henein	703 99th Ave NE	
Kristina Granath	530 99th Ave NE	
Steve & Polly Heller	529 99th Ave NE	
	528 99th Ave NE	



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Membership Recruitment

- Need 40 paying members to be sustainable
 - Web Site, licensing fees, flyers, 2 community events ...
- Building Awareness
- Assets
 - Facebook Group
 - Next Door – Challenge Members to Get Members
 - Web site
- Why Join Flyers & Pole Signs
- Sandwich Boards
- Yard Signs



Other

- **Bellevue Parks & Open Space Plan Survey Open through Nov. 30.**
 - The plan is updated every six years and contains the big ideas for acquisition, development, and management of parks facilities citywide. Data will be used to understand the interests and trends in Bellevue and to help shape the plan and key priorities for the coming years.
 - <https://bellevueparks.sawtoothsoftware.com/cgi-bin/ciwweb.pl?studyname=BellevueParksSurvey&USERID=parksSurvey2021>



Web Site

- Meetings
- Documents
- Neighborhood Links
- Members only page <https://www.lochlevenwa.org/lca-members>
 - Minutes
 - Discussion Decks
 - Private link vs password enabled