

From: [John Wu](#)
To: [PlanningCommission](#)
Subject: Comments on the Wilburton Comprehensive Plan
Date: Wednesday, March 22, 2023 7:27:35 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

My name is John Wu. I live in the Wilburton Neighborhood Area. I attended today's Planning Commission meeting. I have some comments on the Wilburton Comprehensive Plan. I know there are developers who want to make quick and big money and encourage and pressure the Commission to increase density significantly, but they don't live here. We don't want only people on the outside deciding our fate, please take into account the opinions of local Wilburton residents.

On behalf of our Wilburton residents, please consider the following when addressing intermediate housing needs in our residential zoning districts.

(1) Neighborhood sub-areas vary in character, density, landscape, and environment. A one-size-fits-all approach does not take into account the quality of life of the residents in the affected neighborhoods.

(2) Limit the type of density to ADUs and DADUs, as Wilburton will be impacted by significant growth in the BelRed corridor and light rail.

(3) Mitigate the impact of surrounding growth and traffic. Limit the number of housing units to a maximum of 1-2 single units.

(4) Understand the significant impact of unintended consequences on the community and work with community members as partners.

(5) ADUs and DADUs must be sensitively designed to fit with existing surrounding development so as not to destabilize a neighborhood. Add gentle density with any Detached Accessory Dwelling Units (DADU).

It is important to consider the residents of Wilburton and other residents affected by growth, those who have invested in their homes, neighborhoods, communities, and the city for many years. These changes will affect our quality of life and our environment. Those who do not live in our zoning district do not know our history and the unique qualities of our community that we so enjoy.

Thank you!

John Wu

From: phyllisjwhite@comcast.net
To: [PlanningCommission](#)
Cc: [Robertson, Jennifer S.](#)
Subject: Fwd: Public Comments for March 22, 2023, Wilburton Residents Housing Poll Survey and Results, Wilburton Residents Subarea Letter and Signature List
Date: Thursday, March 23, 2023 6:18:20 PM
Attachments: [Wilburton Housing Poll Survey Results.pdf](#)
[Wilburton Housing Poll Survey.docx](#)
[Wilburton Subarea Letter to Council and Planning Commission Signatures.xlsx](#)
[Wilburton Subarea Letter to Council and Planning Commission.docx](#)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Please forward to the Planning Commissioners:

Dear Planning Commissioners ChairCarolynn Ferris, Vice Chair Vishal Bhargava, Karol Brown, Luisa Cuellar-Calad, Craighton Goeppele, Mohammad Malakoutian, Anne Morisseau, and Councilmember Jennifer Robertson,

I am reaching out to inquire about the public process at last night's Planning Commission meetings.

I sent an email at 5:30am yesterday morning to the Planning Commission, using the only email address I could find, planningcommission@bellevuewa.gov, on its website. My email contained an introduction and four attachments: the Wilburton Housing Poll, the poll results based on 63 responses out of 79 door-to-door surveys, a separate Wilburton Subarea Letter, and 83 signatures from Wilburton residents. The poll also reflected similar comments from residents who attended the City's Wilburton neighborhood walk and described the Wilburton neighborhood as a "city in a park".

Our Wilburton polls and letters were designed to gather feedback directly from Wilburton residents. Although public participation is appreciated, our Wilburton survey and letter have not been influenced by activist groups banding together with agendas to alter the Eastside, or from those who have had no stake in the community, or those answering surveys about affordability without proper context. Similarly, it's possible that people who merely drive through Wilburton and believe that change is necessary may not have a complete understanding of the situation. We canvassed the entire area of 130th, 132nd, and 134th and beyond these streets in Wilburton to the best of our abilities at that time.

Did you have the opportunity to review public written comments received the same day prior to last night's meeting? I noticed that there were many suggestions supporting increasing Accessory Dwelling Units (ADUs) by decreasing barriers and also suggesting unlimited numbers of ADUs, and there weren't as many discussions or questions raised about the potential impact of increasing density on the single-family neighborhoods, especially considering as in Wilburton's case, the expected growth of over 10,000 housing units not to mention, additional retail and businesses, in the surrounding areas. These considerations would also encompass policies related to ADUs and future plans for middle housing, such as Detached Accessory

Dwelling Units (DADUs). Wilburton is unique because it is projected to be the second largest city in Bellevue.

Given our busy lives, a collaborative, straightforward approach can be adopted to tackle the issue of affordable housing. Buying a home is among the most significant decisions we make in our lifetimes. The open spaces and neighborhood surroundings are some of the greatest assets that attract residents to buy a home in Wilburton. Therefore, changes that could impact the quality of our neighborhoods should be made through a thoughtful process, especially since the outcomes of these policy changes are uncertain and permanent.

Thank you for taking the time to listen and consider different perspectives. I would greatly appreciate a response from any of you. In turn, I will ensure that this feedback is shared with those who participated in the surveys and letters to the best of my ability.

Respectfully,

Phyllis White
A Wilburton Resident

----- Original Message -----

From: phyllisjwhite <phyllisjwhite@comcast.net>

To: "PlanningCommission@bellevuewa.gov"
<PlanningCommission@bellevuewa.gov>

Cc: "j.robertson@bellevuewa.gov" <j.robertson@bellevuewa.gov>

Date: 03/22/2023 5:16 AM

Subject: Public Comments for March 22, 2023, Wilburton Residents Housing Poll Survey and Results, Wilburton Residents Subarea Letter and Signature List

VIA EMAIL on record for Written Communication for Public Hearing

Wilburton Background Information (Bellevuewa.gov)

Population: 4,566

Percentage of City: 3 percent

Under 18: 934 (20 percent of the area)

Housing Units: 1,948

“Bellevue’s historic Wilburton neighborhood is an enclave of single-family and multifamily housing known for its rich history and its parks and wooded areas with close proximity to downtown Bellevue. Wilburton is also surrounded by major parks, including the acclaimed Bellevue Botanical Gardens and the 160-acre Kelsey Creek Park. Wilburton provides a strong community and a place to call home near the heart of

Bellevue, but with the quiet of a residential neighborhood.

The Wilburton neighborhood area reflects Bellevue's past and its future. With the historic Wilburton Trestle on the south, it promises to be a key landmark for the development of the north-south East rail walking and biking corridor. Wilburton's business district will provide the destination for the Grand Connection linking to the pedestrian corridor across I-405, through downtown to Meydenbauer Bay. The Wilburton light rail station on NE 8th will provide easy access around the region."

Dear Planning Commissioners ChairCarolynn Ferris, Vice Chair Vishal Bhargava, Karol Brown, Luisa Cuellar-Calad, Craighton Goeppel, Mohammad Malakoutian, Anne Morisseau, and Councilmember Jennifer Robertson,

My name is Phyllis White, and I live at 1057 134th Ave NE, Bellevue. I am speaking today on behalf of the residents in our Wilburton subarea, the area in between Bel-Red Road and NE 8th Street, other areas of Wilburton, and Bellevue residents who share similar thoughts and feelings.

Bellevue is a community of unique and diverse neighborhoods, each with its characters and differing qualities, including Wilburton and its differing subareas. The Wilburton subarea between Bel-Red and NE 8th Street has streams with fish, beavers, and wildlife receiving shelter and protection in the foliage and trees. Wilburton's wildlife includes beavers, blue herons, hawks, bald eagles, deer, opossums, coyotes, owls, bats, raccoons, amphibians, salmon, many different species of birds, and other types of animals. The trees provide shade, cooling, shelter, protection, housing, and fresh air for our neighborhood and animals. Many trees are very old, some over 100 years.

By 2030, the 900-acre Bel-Red corridor development is expected to generate 10,000 new jobs and 5,000 housing units. Currently, the number of housing units for construction is 2,514, and 6,433 office and business parking. The Bel-Red corridor already has some recent development of condominiums and apartments along the Wilburton side of Bel-Red Road. Sound Transit light-rail line is being built to run through Bel-Red's urban centers of 12- to 15-story office buildings and apartments.

The Spring District is next to the Bel-Red corridor and would include another 800 multifamily housing units. To the south is another development, the Wilburton West Edge, expected to develop thousands of housing units.

As you can see, our Wilburton subarea is experiencing tremendous growth. While we are not opposed to growth and affordable housing, we

hope the growth is buffered to protect our neighborhood's safety and preserves its character and environment that makes it so unique and a quality we love.

Also, the specific guiding principles of the Wilburton Vision Implementation Plan include the following:

- Protecting residential neighborhoods from increased commercial development and traffic
- Enhancing existing retail areas
- Establishing clear boundaries between differing land uses

And

- Protecting open spaces.

These guiding principles are in line with the Wilburton CAC's recommendations for transitional buffering and protection of the single-family zones east of the Wilburton West Edge and South of Bel-Red.

In order to gauge how our neighborhood feels about the future growth affecting our neighborhood, a group of us created a survey and distributed it to single residential homes on 130th, 132nd, and 134th St. We went door to door and handed out a total of 79 surveys. Within one week, we received 63 responses. The majority responded within three days.

Some of our Wilburton Housing Poll survey results are listed below:

- Over 97% feel that increasing density with a variety of middle housing options would have a negative impact on the quality of life in our neighborhood.
- 92% feel preserving the environment outweighs the benefits of increasing housing density in light of the surrounding housing and business growth.
- When single-family housing was not an option, 73% favored one ADUs or DADUs, 13% favored 2 maximum housing units, 12% favored only single-family homes, 1% favored a maximum of 3-4 housing units, and (80%) also voted for owner occupancy when renting ADUs and DADUs. Safety was a major concern.
- 86% voted to have Council maintain authority for the decision-making for our city.
- About 75% feel Council Members need to vote in a manner reflective of the community when addressing affordable housing needs and public safety. Only 15% feel Council Members are listening to residents.
- Public comments included public safety issues and crime

The entire Wilburton Housing Poll survey results are attached. Residents included renters and homeowners. Note that on one question, residents

were asked if they preferred one or two total ADUs / DADUs. The majority preferred one unit. 12% wrote in "Single-Family". If Single-Family was an option and not an option as a "write-in", it may have received a greater preference. Residents gave no other "write-in" suggestions than Single-Family.

In order to receive responses from other areas of Wilburton, an email with the attached letter, Wilburton Subarea Letter, was emailed by word of mouth to residents living in other areas of Wilburton. A total of 83 Wilburton residents signed the letter. The recorded signatures and names of Wilburton residents are also attached.

The Wilburton Housing Poll and the Wilburton Subarea Letter were each given about one week to respond.

On behalf of our Wilburton residents, please consider the following when addressing middle housing needs for our residential subarea:

- Neighborhoods have subareas that differ in character, density, landscape, and environment. A one-size-fits-all approach does not consider the residents' quality of life in the affected neighborhoods.
- Limit the typology of densities to ADUs and DADUs, as Wilburton will be affected by the substantial growth of the BelRed corridor and the light rail.
- Mitigate the impact of the surrounding growth and traffic. Limit the number of housing units to 1-2 single units maximum.
- Understand that the unintended consequences have major impact in communities and work with community members as partners.
- ADUs and DADUs must be sensitively designed to fit with existing surrounding development so as not to destabilize a neighborhood. Add gently density with any Detached Accessory Dwelling Units (DADU).

It is important to consider Wilburton residents and other residents who are impacted by the growth, those who vested years in their homes, community, neighborhoods, and the City. These changes will affect our quality of life and our environment. Those who do not live in our subarea do not know our history and the unique qualities in our neighborhood we so enjoy.

Unfortunately, we couldn't distribute the survey to other parts of Wilburton; however, we believe it's crucial to gather insights from residents who have invested in their community, purchased homes, devoted their energy and time, and made Wilburton their home. Wilburton is a friendly community with diverse cultures and age groups. We hope to preserve the character, quality, and environment we cherish as we face the growth surrounding our neighborhood.

Thank you for all of your efforts, time, and attention. We appreciate all of your hard work and what you do for our city.

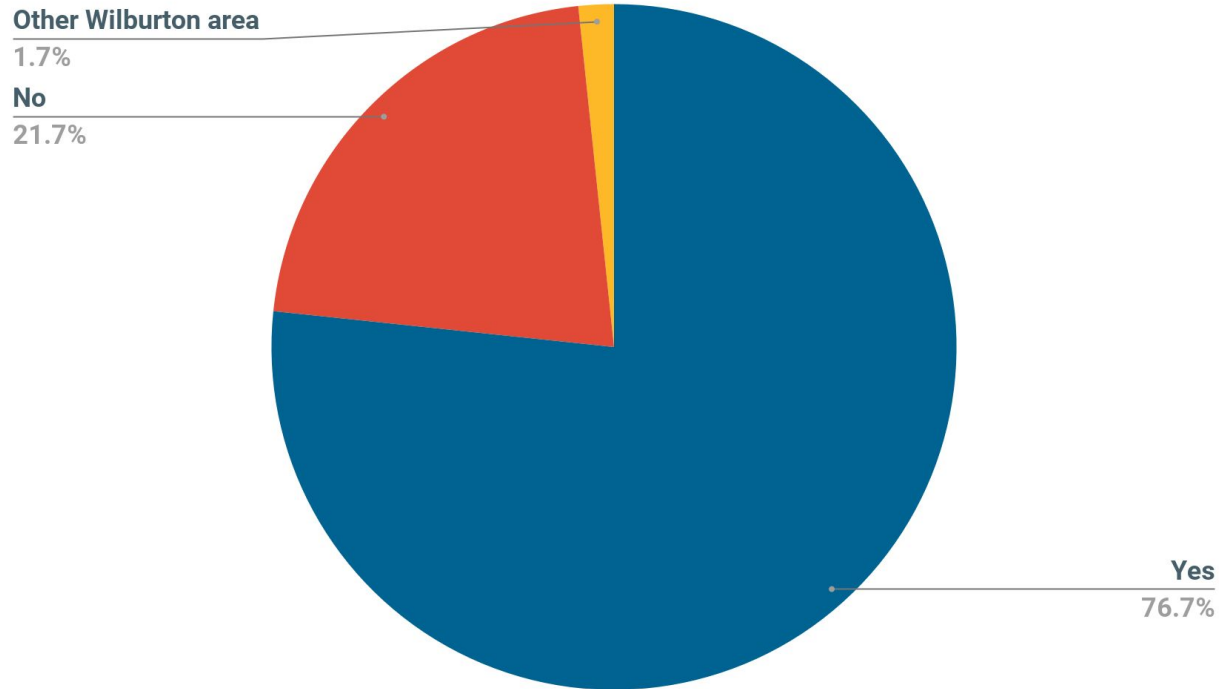
Respectfully,

Phyllis White

Wilburton Housing Poll

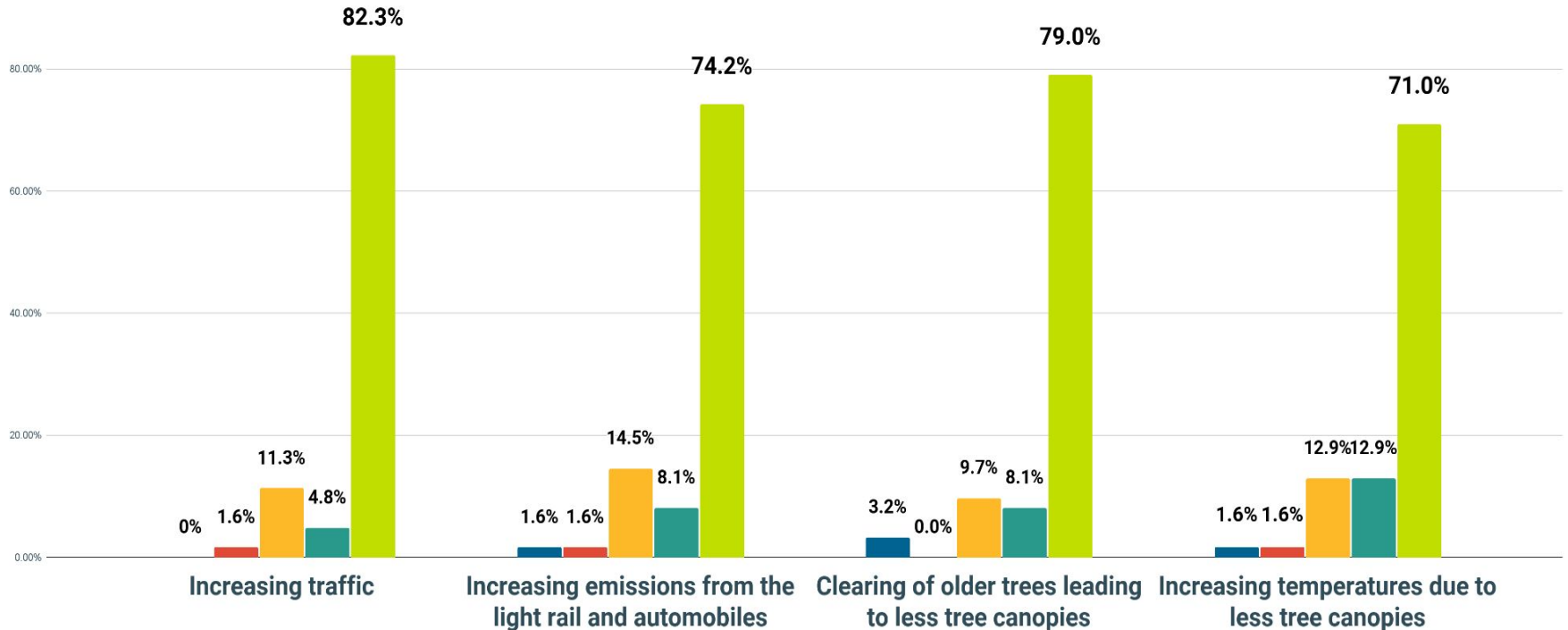
Survey on Increasing Housing Density
and its Impacts

Question: Do you currently reside in the Wilburton Subarea in a single-family residential home between BelRed and NE 8th Street?



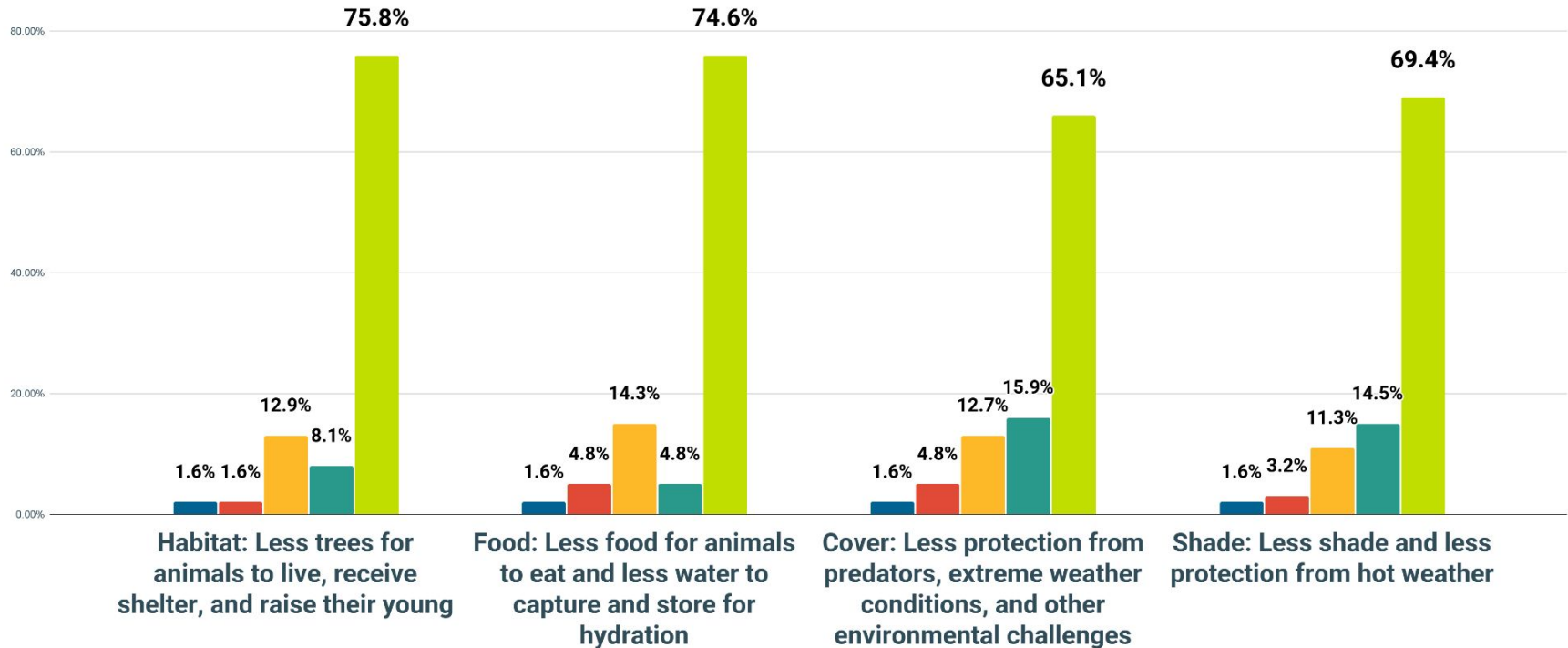
Please rate on a scale of one to five, where 5 means very concerned and 1 means not at all concerned, how concerned are you about **increasing housing density and the impact it will have on the following:**

■ 1 (Not at all concerned) ■ 2 ■ 3 ■ 4 ■ 5 (Very concerned)



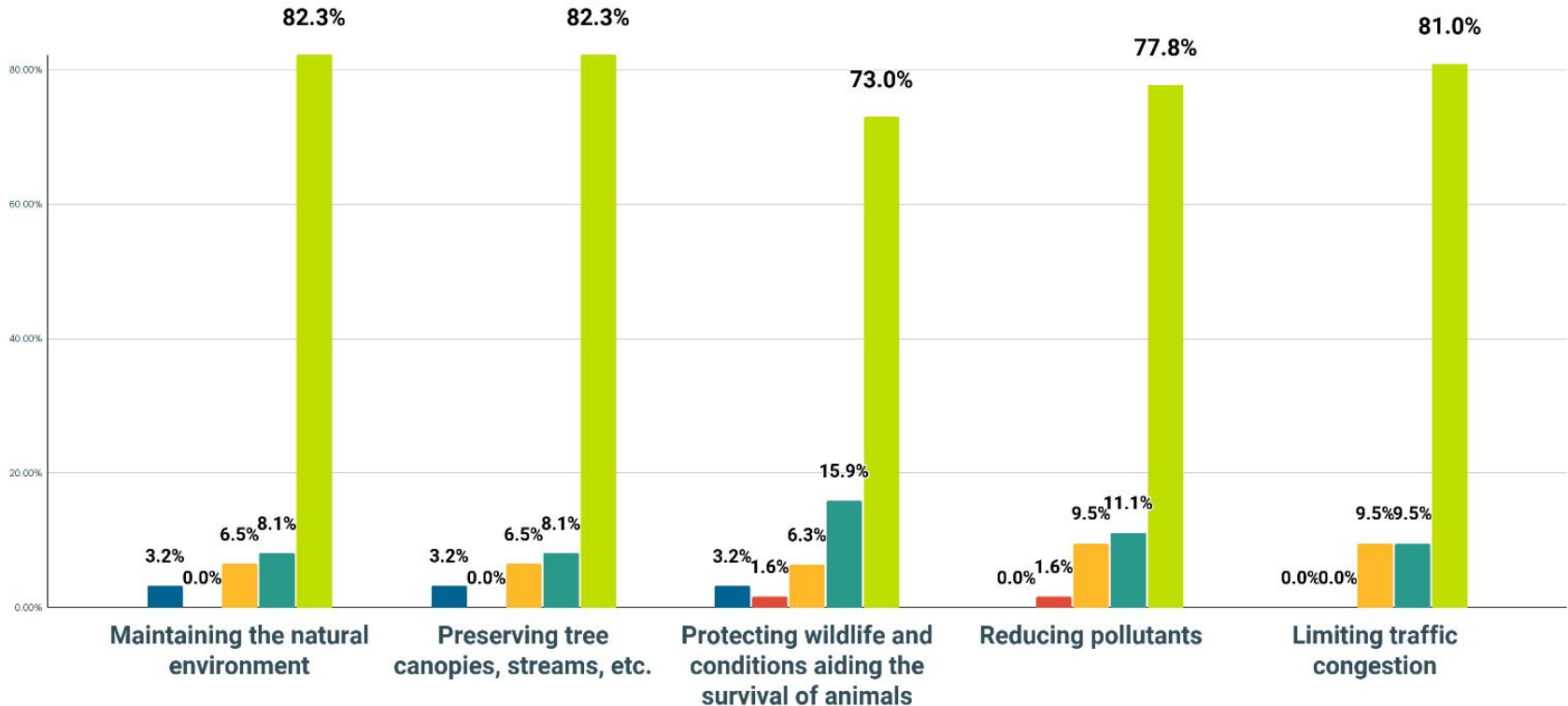
Please rate on a scale of one to five, where 5 means very concerned and 1 means not at all concerned, how concerned are you about **increasing housing density and the impact it will have on the following *wildlife survival challenges***:

■ 1 (Not at all concerned) ■ 2 ■ 3 ■ 4 ■ 5 (Very concerned)

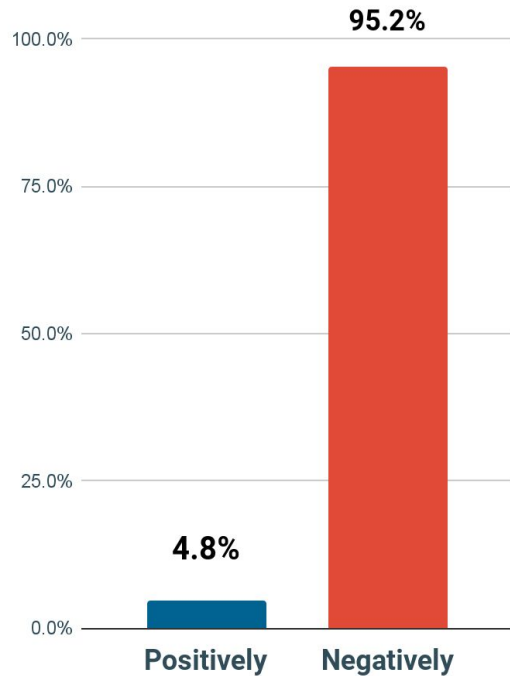


Please rate on a scale of one to five, where 5 means very concerned and 1 means not at all concerned, how concerned are you about **increasing housing density and the impact it will have on the following:**

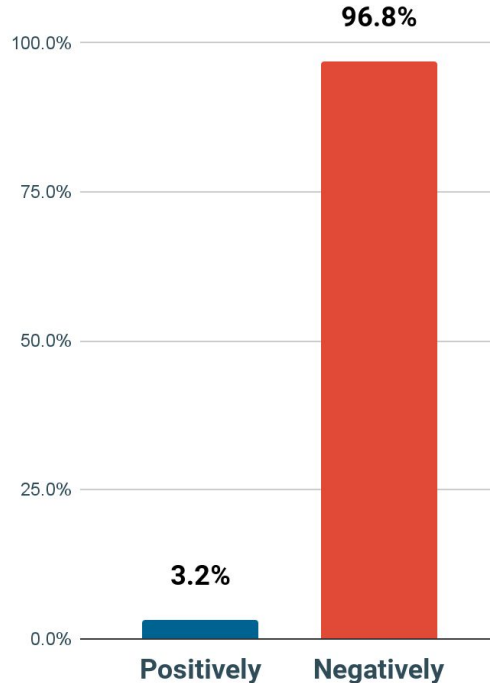
■ 1 (Not at all important) ■ 2 ■ 3 ■ 4 ■ 5 (Very important)



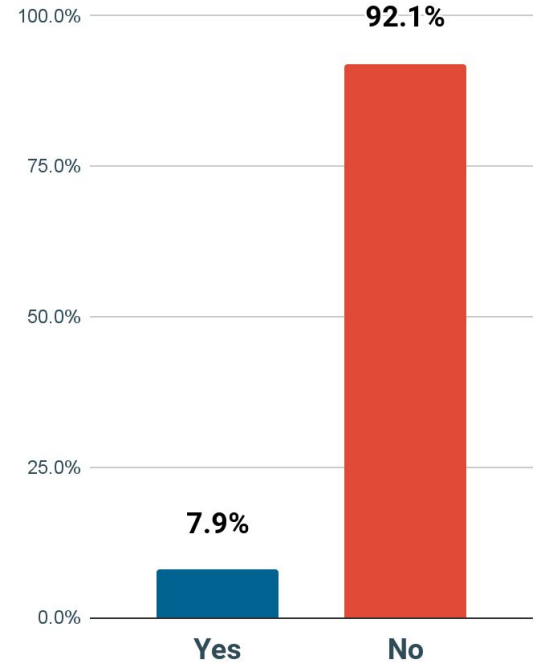
Question: Do you think increasing housing density and middle housing options would positively or negatively impact the *animal habitat, streams, and trees in our neighborhood?*



Question: Do you think increasing housing density and middle housing options would positively or negatively impact the *quality of life that you enjoy in your neighborhood?*

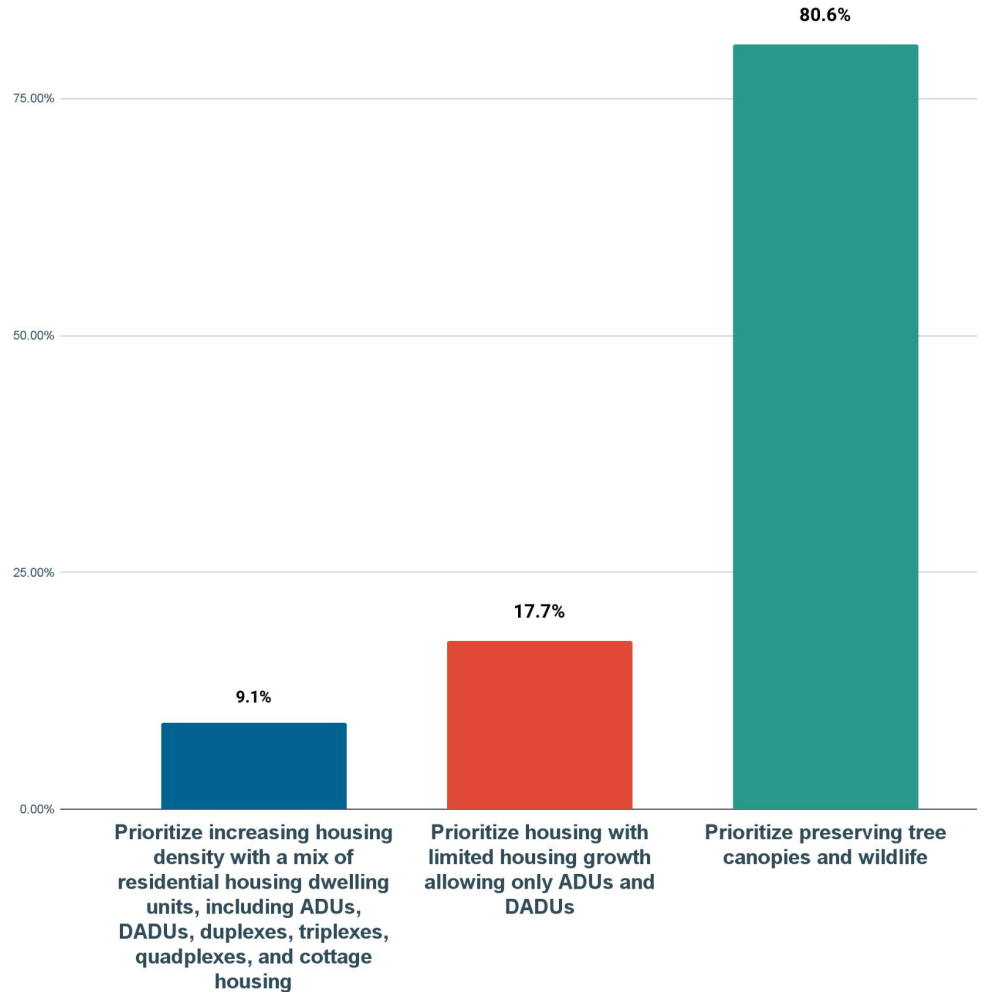


Question: Do you think the benefits of increasing housing density and middle housing options *outweigh the potential impacts on the environment?*

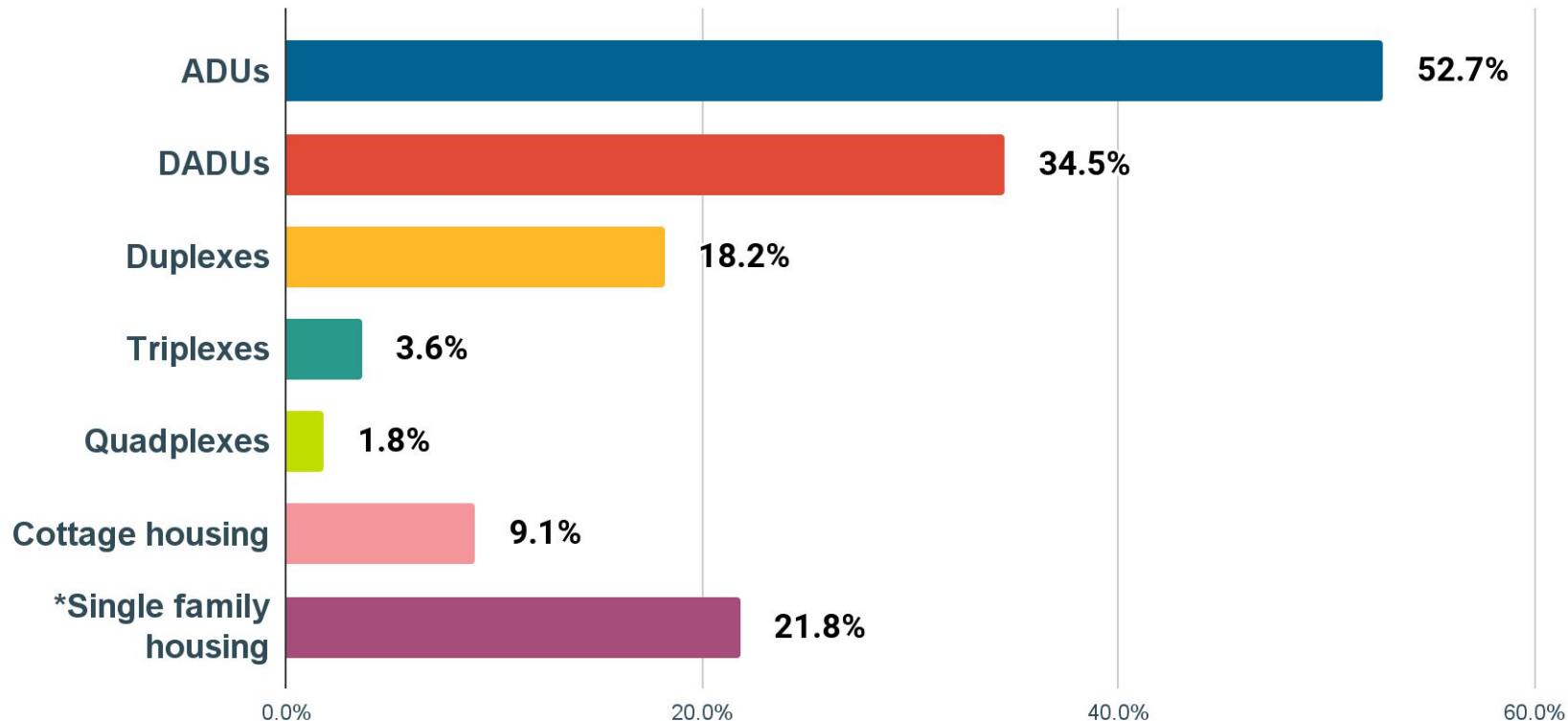


Question:

If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**



Question: Which of the following middle housing options do you think would be most appropriate for the Wilburton Subarea? Please check all that apply.

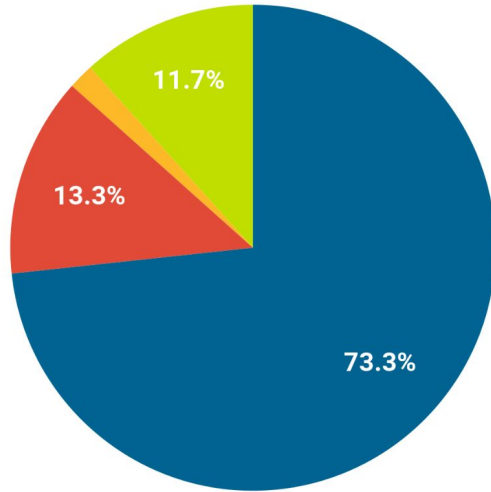


*Write-in answer

Question: What should the maximum number of units be for ADUs and DADUs?

- A maximum of 1 housing unit
- A maximum of 2 housing units
- A maximum of 3-4 housing units
- *No ADUS or DADUS

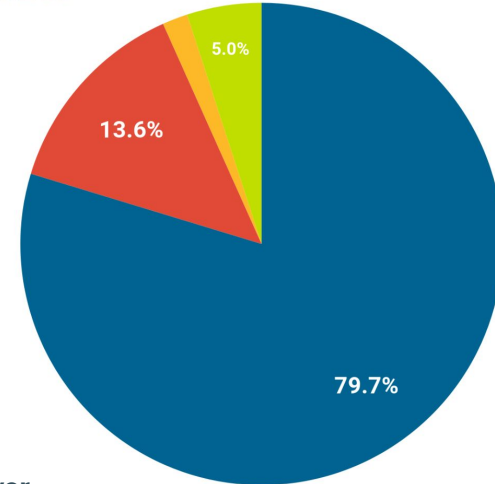
Note: "A maximum of 6 housing units" received 0 votes.



*Write-in answer

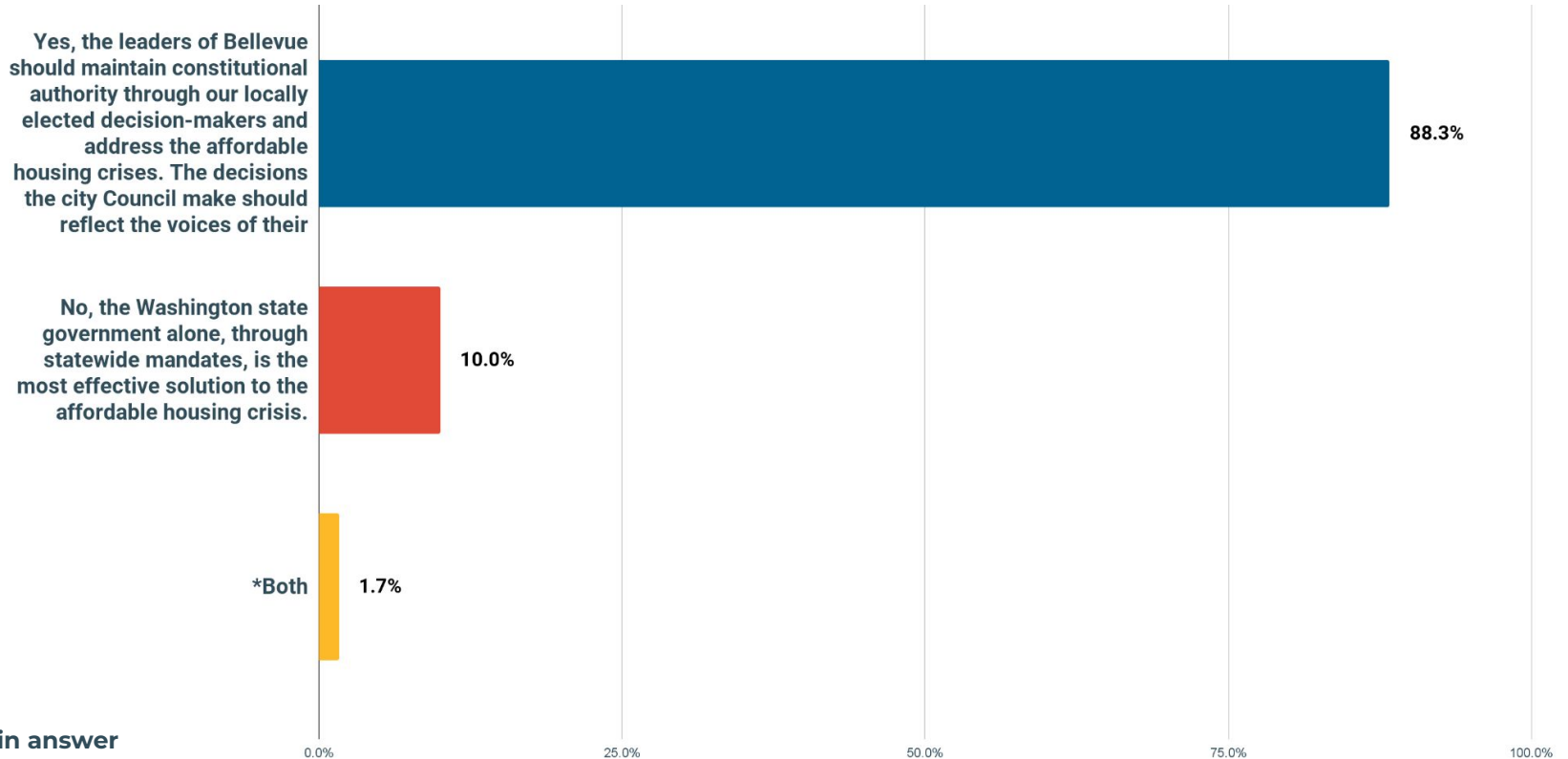
Question: Should the owner of the ADU or DADU occupy the main home?

- Yes
- No
- *Optional
- *No ADUs or DADUs



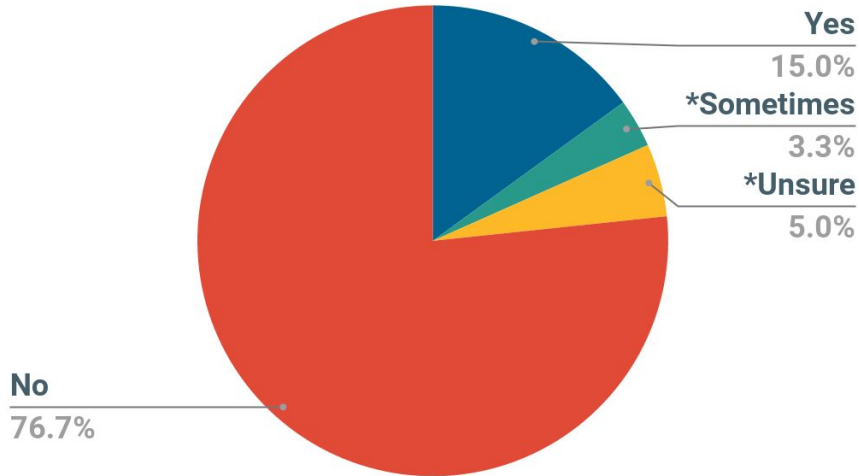
*Write-in answer

Question: Do you believe the city of Bellevue should maintain constitutional authority through our locally elected decision-makers, our City Council?



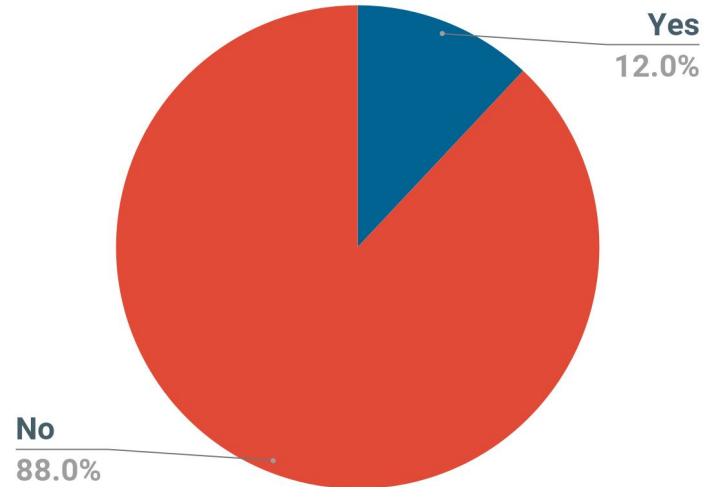
*Write-in answer

Question: Do you feel our elected City Council Members are reflecting the voices of the community to address affordable housing needs?



*Write-in answer

Question: Do you believe increasing new taxes and bigger statewide government mandates alone will improve the community and resolve the affordable housing crises?



Additional comments from participants:

- “There will be enormous future development surrounding Wilburton on two sides, the BelRed development and the Wilburton Commercial development, which will bring at least 5,000 housing units in the BelRed alone. This is more than the total number of housing units in the Wilburton subarea.

The GUIDING PRINCIPLES Bellevue City Council included ensuring the sensitivity to potential adverse impacts of change on nearby residential neighborhoods and providing for a graceful transition between new development and established neighborhoods.

Moreover, the economic outlook is changing. Employers are downsizing, schools have decreased enrollment, and there is increasing remote employment.

Lastly, there is no data supporting that increasing the density of single-family lots will bring affordable housing.

Residents have worked so hard to create a residential area they enjoy”

- “Listen to the voice of community”

- “Very concern about Bellevue leaders only focus on one thing of affordable housing but ignore more issues it will bring along. Like natural habitat, tragic, safety, school teacher and student ratio”

- “This really negativity impact us, I strongly disagree with this. Our voice need and should be heard”

Additional comments from participants:

- “The city will be over built and congested. What we have enjoyed as residence of this area will be lost and disappear forever. They have already cut down so many trees to build the light rail. No more. There are plenty of land outside of Bellevue that can be used to build affordable housing. Why do we need to subject our children and our family to all of this unnecessary negative changes. It does not make the area more desirable. We don't have the infrastructure to support the additional traffic and people.

The city council is making Bellevue one ugly city with skyscrapers and concrete jungle. The residence will be subsidizing this and we didn't ask for it. Please reconsider the expansion and rezoning. Thank you for your consideration”

- “Please keep what it is alike today -- there are a lot of traffic already in this area with more house and apartments developed on bel-red in the recent years. Every year, new buildings are coming out, more trees are removed and more animals [sic] loose their home.”

- “This is ludacris that it's even suggested to bring housing plans in next to real estate worth a million- the cost of wealth inequality and externalities would be footed by us residents.”

- “We need to protect the community and the [sic] natur, we need to keep the safety of the community as top priority”

- “Wilburton is a great place to live. Please keep it that way. No [sic] rezonong”

- “Concerns and questions about potential safety impact, crime rate increases esp. for families with young children”

Additional comments from participants:

- “While there always has been a need to be a team player with King County, the Bellevue City Council used to prioritize Bellevue residents until the last few years. Bellevue seems to be funding the lion's share of KC projects on the eastside. Bellevue is set to house the most challenging group of KC (Seattle) homeless population, single men, most of whom are NOT Bellevue or even KC residents. Eighty percent of these men are addicted to hard drugs and/or are unmedicated mentally ill and NONE are required to maintain treatment. Light rail will not be fully functional for a few years. Bellevue has one of the highest sales, property and other taxes which fund KC. Yet, we are always pressed to do MORE when we have already committed to many projects which will cause predictable increases in crime and traffic before we know the full consequences of such projects. I believe that we should wait higher density projects in residential areas until the aforementioned consequences become known and addressed. Downtown Wilburton should have increased density, not the residential neighborhoods. Whatever is decided in Wilburton will become a template for all of Bellevue residents. Councilmembers are elected to advocate for and represent our well being and quality of life, which should be their main concern if they truly represent us as they promised when campaigning.”
- “Crime rate and homeless camps”
- “Bad people. Roaming folks need to be kept from kids in the neighborhood. Seriously.”
- “Again, there are many areas outside of the Wilburton area that currently supports a great number of wildlife species. Cottage housing and multiple housing units should be built where it is reasonable to assume the wildlife habitat will not be erased.”
- “Bel Red should be mixed use”

SURVEY DEADLINE: MONDAY, JANUARY 9TH

QR
CODE

Wilburton Middle Housing Poll

To access the survey, please scan the QR code in the top right corner or type the following link in your browser:

(Browser Link)

We are a group of residents living between BelRed Road and NE 8th Street, a residential area of the Wilburton Subarea, conducting a survey to gauge residents' opinions on the issue of increasing housing density for affordability and protecting the neighborhood character, the environment and wildlife, and quality of life for our residents.

Affordable housing is an important issue in Washington state, King County, and the city of Bellevue. There are many factors contributing to the shortage of affordable housing including:

- household incomes that cannot keep up with increasing costs,
- increasing land and construction costs,
- limited availability of funding for affordable housing developments,
- the limited amount of residential land available for increasing density,
- rising interest rates that make it more expensive to finance construction costs,
- increasing demand for housing due to population growth.

To address this issue, the state of Washington, King County, and the city of Bellevue, are reviewing a variety of strategies to increase the availability of housing by building smaller houses and requiring zone changes in single residential areas for increasing housing density. Zone changes are changes in the regulations that govern land uses and can be used in residential areas allowing for smaller houses and potentially greater housing density. These alternative types of housing in areas within a half a mile radius from a major transit stop, such as the light rail or metro bus, may support the potential for greater density and housing affordability.

While growth and development can bring resources and opportunities to communities, with these benefits come challenges.

Increasing density challenges:

- increasing traffic
- increasing emissions from the light rail and automobiles
- clearing of older trees leading to less tree canopies due to additional housing developments
- increasing temperatures during the warmer seasons

Wildlife survival challenges:

- Habitat: Trees provide a place for animals to live, receive shelter, and raise their young
- Food: Trees produce food for animals to eat and capture and store water for hydration
- Cover: Trees provide a place to hide from predators, extreme weather conditions, and other environmental changes
- Shade: Trees offer shade and a place to stay cool during hot weather

The Wilburton Subarea nearest to transit may allow for a variety of different types of housing, such as Accessory Dwelling Units (ADUs), Detached Accessory Dwelling Units (DADUs) with a maximum of up to six units, and/or smaller homes, such as cottage housing, duplexes, triplexes, and quadplexes.

We are interested in hearing your thoughts on this issue and whether you support or oppose increasing housing density in your area in light of the BelRed development with 5,000 new housing units.*

Thank you for taking the time to participate in this short survey. Your feedback is important and may help to shape the future of our community.

***Background Information:**

The 900-acre BelRed development

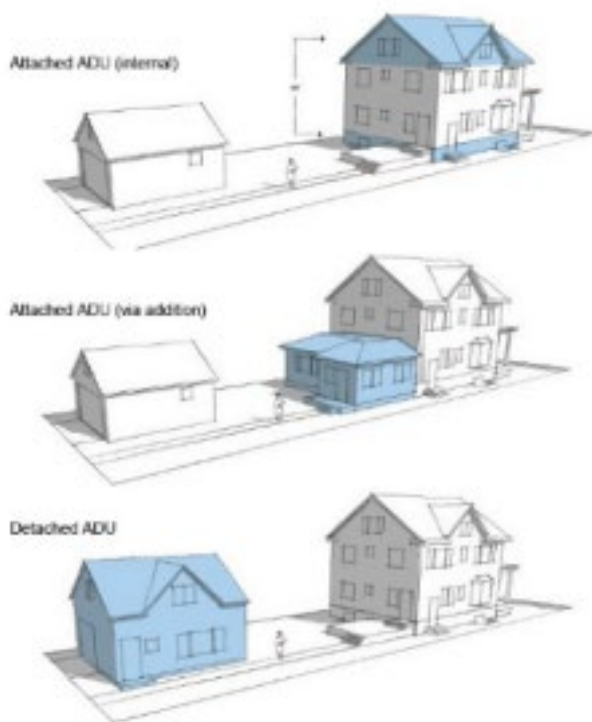
- by 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs and 5,000 housing units
- current housing units being reviewed for construction - 2,514
- current housing, office and business parking – 6,433
- goal: to encourage Bel-Red redevelopment to result in a diversity of housing types and prices, including a significant share of “workforce housing.”

For this survey, “Wilburton Subarea” is defined as the “Wilburton single-family residential area between BelRed and NE 8th Street.” (The commercial residential housing areas alongside BelRed is part of the BelRed development.)

Middle Housing: ADUs and DADUs

Accessory dwelling units (ADUs) are small, separate living units that are built on the same property as a single-family home and are attached to the main dwelling.

Detached accessory dwelling units (DADU's) are like ADUs but are separate from the single-family home. These units usually range from 500 to 1,000 square feet and are often used as housing for multigenerational families or as rentals for temporary housing.



Middle Housing: Duplexes, Triplexes, Quadplexes, and Cottage Housing

Duplexes, triplexes, and quadplexes are separate single households living independently of each other and within the same building.

Cottage housing are groups of smaller detached housing units, typically 800-1,200 square feet, oriented around a common open space.

[Type here]

Duplex:



Fourplex or Quadplex:



Cottage Housing:



Submission ID	First Name	Last Name	Zip Code	Date	With the "Wilburton Su
'5125908252983296	Kelly	An	98005	1/29/2023	Agree
'4546906295500800	Rachel	Bai	98005	2/1/2023	Agree
'5440249493848064	Amitava	Bhattacharya	98005	1/31/2023	Agree
'5455201625571328	Linda	Caputo	98005	1/30/2023	Agree
'6253619293847552	Tao	Chen	98005	1/28/2023	Agree
'5128383999639552	Brianna	Daniels	98005	1/31/2023	Agree
'6040957972774912	Yuhua	Ding	98005	1/28/2023	Agree
'4808186881245184	Ligeng	Dong	98005	1/28/2023	Agree
'5999417393020928	Yu	E	98005	1/30/2023	Agree
'5422381389709312	Steve	Engen	98005	1/30/2023	Agree
'6041036766969856	Frankie	Fang	98005	1/31/2023	Agree
'5169878114893824	Lijuan	Fang	98005	1/28/2023	Agree
'6569764211261440	Chuyong	Fu	98005	1/29/2023	Agree
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'4730030279229440	Elizabeth	Hood	98005-3624	1/13/2023	Agree
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'5137641197666304	David	Lai	98005	1/31/2023	Agree
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Dear Bellevue City Council and Planning Commission,

As residents of Wilburton, we support the city's efforts to increase housing density for affordability. We acknowledge that the surveys and Deep Dives conducted by the city have been focused on gathering input from specific groups and that the recommendations provided by the Citizen Advisory Committee (CAC) for the Wilburton Commercial Area Land Use and Transportation Project have been guided by the needs of the low income and aging-in-place populations, and that it is important to create a more inclusive housing environment in our city.

We are particularly interested in the plans for the Wilburton Subarea, where there are plans to build affordable housing near the major transit systems. The CAC for the Wilburton Commercial Area Land Use and Transportation Project presented a vision to guide development through 2035, including recommendations on how to best implement the Wilburton Commercial Area. The Bellevue City Council established guiding principles over the project to ensure sensitivity to potential adverse impacts of change on nearby residential neighborhoods and a graceful transition between new development.

We appreciate the efforts made to ensure that the growth along the transit system is aligned with the goals to provide more types of housing while protecting the quality and character of our neighborhoods. We respectfully request Council to take into account the impacts of the light rail, the tremendous future housing growth, business growth, increase in traffic, the anticipated potential increase in crime, and their effects on the quality of life, the character and aesthetic effects on our neighborhood, and the well-being of Wilburton residents. We request to keep the housing density growth in our established single-family neighborhood subarea to no more than one or two housing units per single-family lot to preserve current housing, protect our housing rights and privacy, and protect open spaces and tree canopies that are so much a part of our neighborhood.

We request Council to consider the following when addressing middle housing needs for our Wilburton residential subarea:

- Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents. Some neighborhoods, for example, near major transit systems will not experience the growth of additional 10,000 plus housing units, businesses, and office spaces each, on two sides of their neighborhood subareas.

- Limit the typology of densities to ADUs and DADUs, as we are already affected by the substantial growth of the Bel-Red corridor, the Spring District, and the light rail.
- Mitigate the impact of the growth and traffic. Limit the number of housing units to a maximum limit of one or two accessory dwelling units (ADUs), or one or two detached accessory dwelling units (DADUs), or a mixture of both, with a maximum total of two additional housing units per single-family home and maintaining the single-family status.
- The close proximity of the light rail, combined with the potential for housing developments that do not align with the aesthetic qualities of our neighborhood, such as the loss of tree canopies and natural foliage, loss of animal habitat, increased traffic, increased emissions, unmitigated street parking, increased noise levels, privacy concerns, and the anticipated crimes increase, could negatively impact the safety, security and well-being of our neighborhood. More than one or two additional housing units per lot would drastically alter the neighborhood character and qualities we work hard to preserve.
- Reasonable growth within our neighborhood would help balance the tremendous growth along the light rail. This approach would ensure the preservation of the character and quality of our neighborhood while still providing opportunities for affordable housing.
- Require owner occupancy for ADUs and DADUs rentals.

Also, there are other ways to create affordable housing while limiting the impact of growth surrounding our neighborhoods within our Wilburton Subarea:

- Create a "density bonus" program that allows developers to build more units in exchange for providing a certain percentage of affordable units in the commercial multifamily areas.
- Explore alternative forms of housing, such as co-housing, which can provide more affordable housing options for residents.
- Spread out the inclusionary housing options. Create opportunities for work programs requiring remote work, allow more housing with parking for those seeking employment in the growing delivery service market, and consider additional services to help people receive gainful employment.
- Incentivize employers to create an employer training program that would allow lower level types of positions to potentially move to higher paid positions.

We recognize that addressing the housing crisis is complex, and we commend our Council, Planning Commission, and City for their efforts to find solutions. We encourage Council to continue to involve affected communities in the process and take their concerns into consideration. In short, limiting the number of additional housing units per single-family home to a maximum total of one or two for the Wilburton Subarea will align with the Council's guiding principles, preserve the character and quality of our beloved community, and minimize potential negative impacts.

We commend our Council's efforts in making Bellevue a desirable place to live. We support our Council as our city's leaders, and also support a balanced, collaborative approach to shape the future of our city and our community.

Thank you again for your attention to this important issue.

Sincerely,

83 Wilburton Subarea Residents

(Resident Names and Proof of Signatures are listed on the attached excel spreadsheet.)

From: [p johnston](#)
To: [Miller, Caleb](#); [Robinson, Lynne](#)
Cc: [PlanningCommission](#); [Nieuwenhuis, Jared](#)
Subject: ADU REFORM | Bake in ADU Financing
Date: Sunday, March 26, 2023 5:57:31 AM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I just ran across another study that says building ADUs for rental income is an unsustainable model for low- and moderate-income homeowners. Another hurdle is meeting the financing requirements.

Can we lower that hurdle? I request Bellevue uses Freddy Mac and Fanny Mae requirements for ADUs as a foundation for our code. As a result, first time homeowners and others will be empowered to purchase a home with an ADU without being disqualified over homes with ADUs that are not able to be financed.

Cordially,

-pamela johnston
425-881-3301

From: [Tracey Cook-Lee](#)
To: [PlanningCommission](#)
Subject: Interest in Planning Commission
Date: Wednesday, March 29, 2023 9:07:43 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Greetings Ms. Johnson,

I had the pleasure of attending this evening's Bellevue Environmental Stewardship Initiative Townhall. Thank you for your presentation and for answering questions.

I am interested in exploring the possibility of serving on the Planning Commission. As an attorney interested in the environment and land use, as well as a resident of the Eastgate community for over 15 years, I am hopeful that my skills and perspective could be of service to the Committee.

Might there be a way to learn more about the commitment and possibility of serving? I appreciate your time and any information you may be inclined to share with me, inclusive of any steps that I can take to forward this goal of becoming a member of the Planning Commission.

Thank you.
Tracey Cook-Lee
425.229.1650

Sent from my iPhone

From: nareletsplayfair@aol.com
To: nareletsplayfair@aol.com
Subject: women marginalized in our parks, shared spaces and recreation
Date: Friday, March 31, 2023 11:16:02 AM

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WOMEN MARGINALIZED IN OUR PARKS







Hello Community Leaders, Park & Rec Professionals, ADA Coordinators

Subject: women marginalized in our parks, shared spaces and recreation

Women Marginalized in our Parks

I am an attorney and a practicing social worker. I am also a member of an all women extended family. One of three sisters; myself the mother of three sisters; my grandmother, one of five sisters. When we visit a park with our boyfriends, husbands and fathers, what a disappointment. We watch the boys play. We all would like to participate but they only have drop-in walk-on playfields, a variety of sports and recreation facilities. The non-males – and the disabled - are excluded. There is nothing there for them designed for their participation.

The amenities provided in our parks are all unsuitable for a mixed

family or for all-girls play or for boys and girls of a family playing together. They all require rivalry *against others* – recreation to defeat or “beat” others. Where are the ballplaying facilities in our parks where we play *alongside* each other like at golf and bowling - and now Bankshot - w/o offense and defense, without body contact, aggression or banging into one another as in all the sports and features in our parks such as basketball, soccer, football and to fast-moving defeat-others ball play? They are so exclusionary and marginalizing. Invariably they conduce to aggression, to bullying, to the sidelining of members of my family. There is nothing, not a single sports facility for a family to drop-in to play ball together w/o running fast and banging bodies. Non-aggressive ball playing like Bankshot are recreation assets that belong in our parks. The social worker instinct in me makes me alert to exclusion of the elderly, the disabled and of women who are all excluded from our shared commons. The attorney in me seeks equality and fair play.

Where are the sports designed for the feminine side of park attendees, sports that are not aggressive or fast moving, play facilities that are non-competitive or self-competitive; ball-playing designed for the participation of all visitors, male and female alike, essentially all our neighbors, not only for the men and boys, athletes and jocks, participating in bang-one-another recreation and sports. My girls want none of that. They invariably face discrimination in our parks having been provided so little share of our shared spaces. Drop-in walk-on participation is what they’re looking for in recreation not organized teams whose purpose is to defeat others.

Women are so far left out and so acclimated to marginalization that they are not even conscious of their being left out, sidelined and discriminated in our so-called shared commons. The same for people with disabilities. When was the last time you saw a teenager using a wheelchair or a young girl or a grandparent with mixed-age grandchildren waiting for next at a basketball court? Never.

There is an exception that not only proves the rule but highlights what could be a model for our parks. At King Farm in Rockville – and hundreds of recent communities across the states - look at the Bankshot Playcourt intentionally designed for non-aggressive, non-competitive ball playing, or “self-competitive play.” Think of

integrating age and gender like at a community swimming pool. The participation at Bankshot is not against others but alongside others. Players of all ages and genders participate much like at bowling and golf. No opponents necessary except yourself. That concept embraces everyone at play. Bankshot, as a tangible example, reveals what can be derived from drop-in individualized play that is designed for including the differently able as well as my full female family. When there are so many full contact combat-like sports facilities and recreation communities provide whose purpose is to defeat others, park designers should get to work creating many other non-aggressive, non-competitive playcourts and fields that include us all.

Ariella Klein, JD, MSW

Board Member, The National Association for Recreational Equality

From: [Michael, Garrett](#)
To: [PlanningCommission](#)
Subject: Application Inquiry for Planning Commission
Date: Monday, April 3, 2023 3:59:03 PM

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Hello,

As a lifelong Bellevue resident, I would like to apply to be a part of the Planning Commission for the City of Bellevue.

Is this City still taking applications?

If yes, may you please direct me where to find the application?

Thank you in advance.

Garrett Michael | Development Associate | Wood Partners
2134 Westlake Ave N | Seattle, WA 98109
O: 425.765.9268 | C: 425.765.9268 | garrett.michael@woodpartners.com
woodpartners.com | woodresidential.com

Improving People's Lives by Creating Better Communities