

Introduction

One of the requirements of the Periodic Update to the Comprehensive Plan is for cities to plan for "a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region." People have different housing needs throughout their lives. A young family might be looking for a starter home in a neighborhood with a school they like, while an older couple might be looking to downsize and find a more walkable neighborhood with nearby amenities. Providing a variety of housing options allows people to find housing in their neighborhood of choice throughout their lives.





In the past couple of decades most of the housing units built have been large single family rebuilds or smaller apartment or condo units in large buildings, leaving a gap in mid-sized housing.

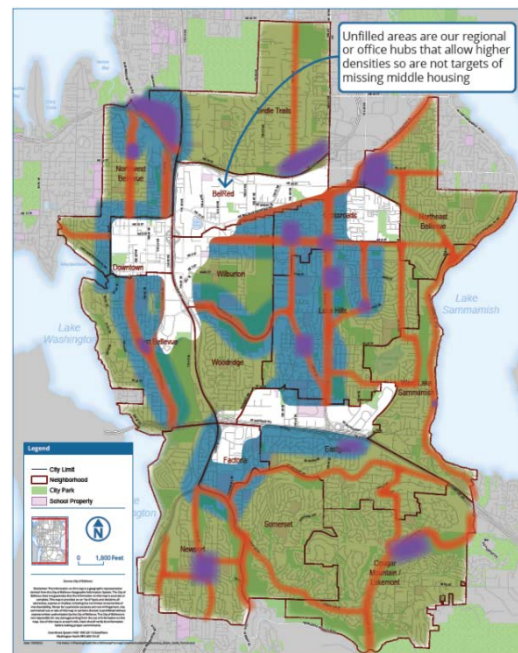
Missing Middle Housing is a term often used to describe this kind of smaller scale housing which can range from a duplex to a small 2-3 story apartment building. Because of their smaller scale this type of housing is often more affordable than a typical single-family home and can provide more options in residential neighborhoods. This type of housing used to be built more, but today, because of zoning that encourages only single-family homes or larger apartment buildings, it is often "missing" from Bellevue neighborhoods.

This questionnaire invited people to share their thoughts on what types of new and less available housing options people would like to see in which parts of Bellevue's less dense areas.

Overview of Questionnaire

The questionnaire asked people to consider broad areas of the city:

-  In and around Neighborhood Centers where there are small to medium commercial areas that appeal to residents.
-  Along and near Arterials that are near major roads and roads with transit.
-  In areas across the city with good Access to Transit and Jobs, where there is high demand for housing, but limited supply
-  Everywhere Else across the city, in our mostly residential areas.



And then consider which types of missing middle housing would be a good fit in each area:

- **DADUs or Backyard Cottages** – smaller sized, single untie that share a lot with a larger single-family home.
- **Duplexes** – two units on one lot that often share walls, roof, and/or a porch.
- **Triplexes** – three units on one lot that often share walls, roof and/or a porch.

- **Cottage Homes** – four or more detached smaller homes or bungalows share common open space.
- **Townhomes** – clusters of three or more multi-story home that are attached and share walls.
- **Courtyard Apartments** – 2-3 story apartments that are built around a shared courtyard and common space.
- **Small Apartments** – 2-4 story apartments that are stacked and have a shared entrance.

Photo examples for each housing type gave people an idea of what it looks like and how it might fit into existing neighborhoods.

Finally, people were invited to share any open-ended comments about missing-middle housing

Overview of Participation

Community interest in the issue of housing is high, and that is reflected in the number of people who responded to the questionnaire. Respondents to the questionnaire were also more representative of Bellevue’s diversity than in previous questionnaires, which reflects the continued efforts of the planning team to outreach to all members of the community.

Participant Snapshot

- 567 individuals responded to the questionnaire
- 90% of respondents live in Bellevue
- 10% of respondents work in Bellevue, but live elsewhere
- 7% of respondents own or operate a business in Bellevue
- 6% of respondents come to Bellevue to shop or for recreation, but live elsewhere

Demographic Snapshot

- 31% of respondents were people of color (about half of the city's population are people of color).
- 26% of respondents were renters (about half of households rent in the city).
- 28% of respondents live in multifamily housing (about half of units in the city are multifamily).
- 51% of respondents were between the ages of 19-44 (around 49% of adults in Bellevue are between 18 and 44.).
- percent of the city's population To see more details on the demographics of questionnaire respondents, see Appendix A.

Key Findings

Planning for additional housing units is a key goal for the Periodic Update to the Comprehensive Plan. Regional and Countywide Planning Policies direct cities provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region. In considering how to meet the city’s housing goals there are several lenses the planning team is using:

What **Amount** of growth do we need to plan for to meet various goals

Where do we need additional housing options

What type of housing we encourage

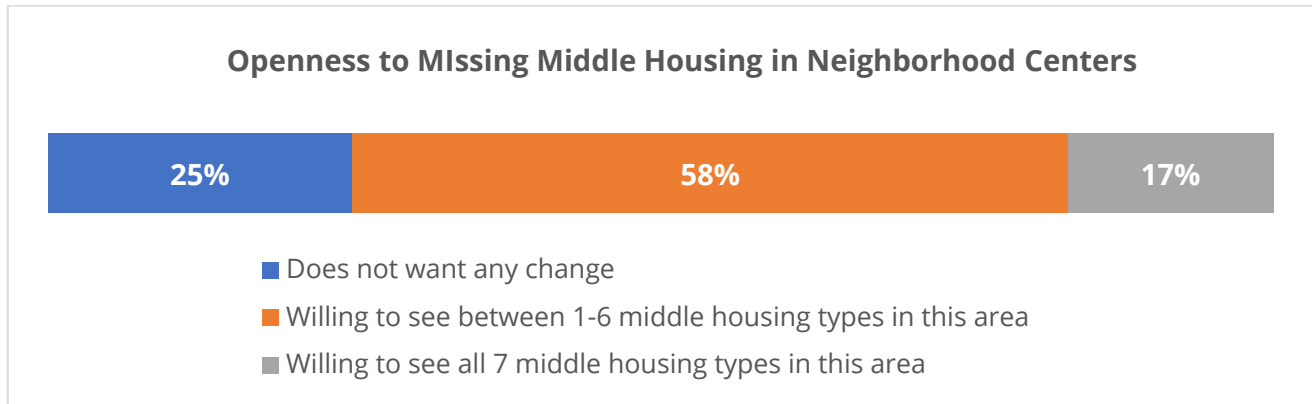
How do people gather and access what they need close to home

This questionnaire specifically focused the second and third lenses – what additional housing options would people like to see in Bellevue and what areas of the city would be most appropriate for different types of housing.

Responses to the questionnaire showed a strong overall interest in expanding housing options throughout Bellevue with **92% of respondents expressing interest in at least one type of missing middle housing in at least one area of the city**. A closer look at the responses shows nuance when it comes to the specific types of housing people are interested in seeing in different areas of the city.

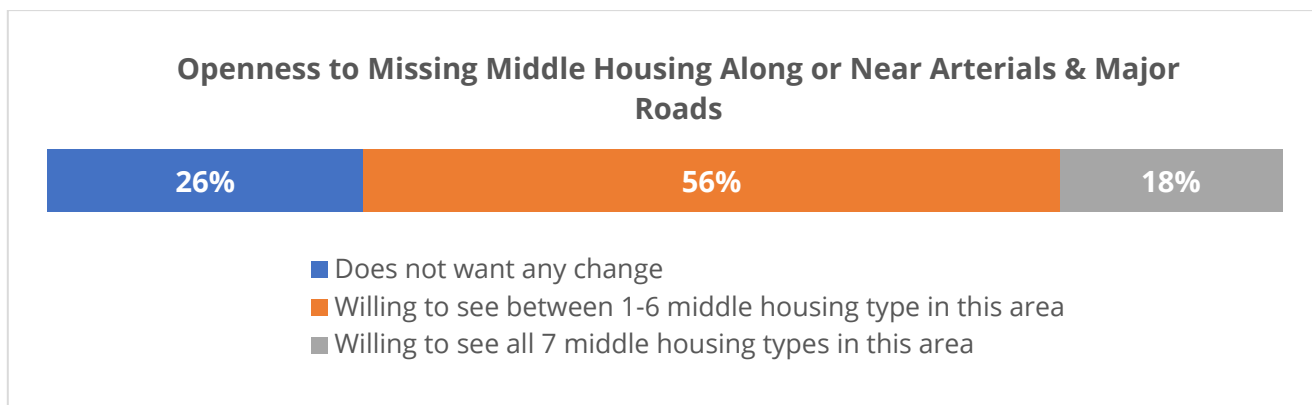
In areas of the city that are near neighborhood centers with access to retail and other amenities (purple on the map) there is the most interest in lower- to mid-scale, density options and openness to all options more broadly.

- Respondents showed the most interest in Duplexes, Cottage Homes, and Townhomes
- 25% of respondents do not want to see any change in allowed housing types.
- 17% of respondents would be willing to see all types allowed.



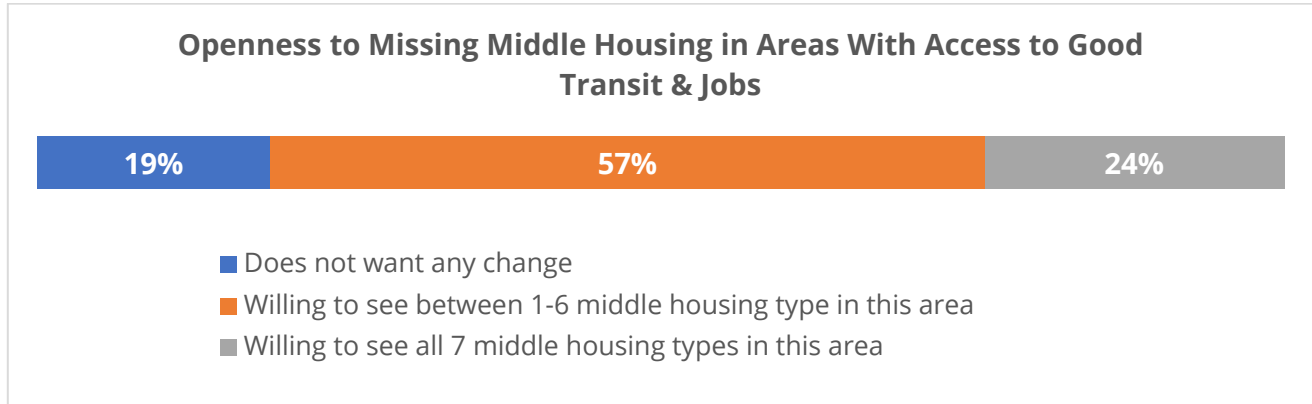
In areas near major roads or arterials (red on the map) respondents showed more interest in mid-scale, multi-story density.

- Respondents showed the most interest in Townhomes, Duplexes, Courtyard Apartments, and Small Apartment Buildings.
- 26% of respondents do not want to see any change in allowed housing types.
- 18% of respondents would be willing to see all types of housing allowed.



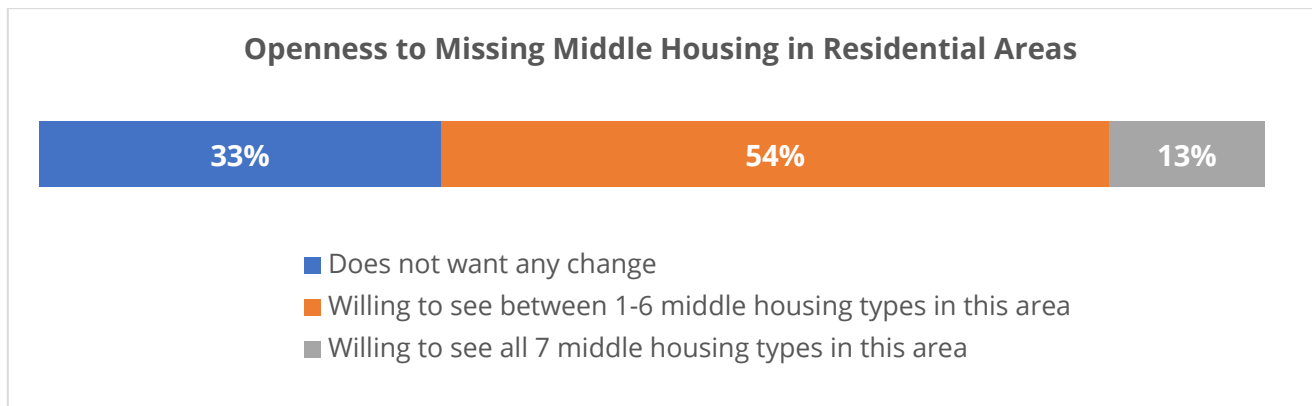
There is the most interest in adding options and density to areas of the city that have good access to jobs and transit (blue on the map).

- There is broad interest in a variety of housing types being allowed in this area. These areas have the most support for mid-scale, multi-story density like courtyard apartments or small apartment buildings
- 19% of respondents do not want to see any change in allowed housing types.
- 24% of respondents would be willing to see all types of housing allowed.



In primarily residential, low-density areas of the city (green on the map), people are more cautious about change and are most interested in low-scale, options.

- Respondents are most interested in cottage homes, duplexes, or DADUs/backyard cottages.
- 33% of respondents do not want to see any additional housing types allowed.
- 13% of respondents would be willing to see all types allowed.



247 respondents also provided additional comments related to missing middle housing. These comments touched on a range of issues, many of which have come up earlier questionnaires and in the Community Deep Dives.

Affordability was the top concern raised by commenters with a variety of views expressed. Some commenters see increasing overall housing supply as a way to address affordability, while others want to see the city continue to make investments in low-income housing and explore other options for mandating affordability.

Support for increasing density was the second most issue raised by commenters. Commenters spoke about increased density in many ways. Some wanted to see broad zoning changes across the board. Others wanted to go even further increasing density near places served by frequent transit.

It should also be noted that many commenters do not want to see any changes made to the suburban, low-density scale of neighborhoods.

Mega-houses or “mcmansions” continue to be a hot topic as well. Many commenters want to see greater regulation around this type of housing or would prefer to see small-scale, low-density options like duplexes or cottage homes built instead of these much larger scale single-family homes.

The rest of the comments touched on issues like creating more home ownership opportunities, consider affordable senior housing, family sized housing with 2 or more bedrooms, and concerns about having enough infrastructure to support additional growth.

Build all of it. Please. The city, state, and country NEED it. We need as much housing as possible. It should be cheap, not a luxury to live anywhere.

Any affordable middle housing **would be an improvement for even just one McMansion** in Bellevue.

Keep Bellevue upscale, clean and with lower crime rates. The surrounding areas of King County are the perfect example of what happens when we allow for this type of garbage. Don't turn Bellevue into Seattle.

I support more affordable and dense housing **to make this beautiful area accessible to people of all incomes.**

We need apartments that have 3 bedrooms to accommodate families. There are too many studios and single bedrooms. Fewer two bedrooms and almost no 3 bedrooms.

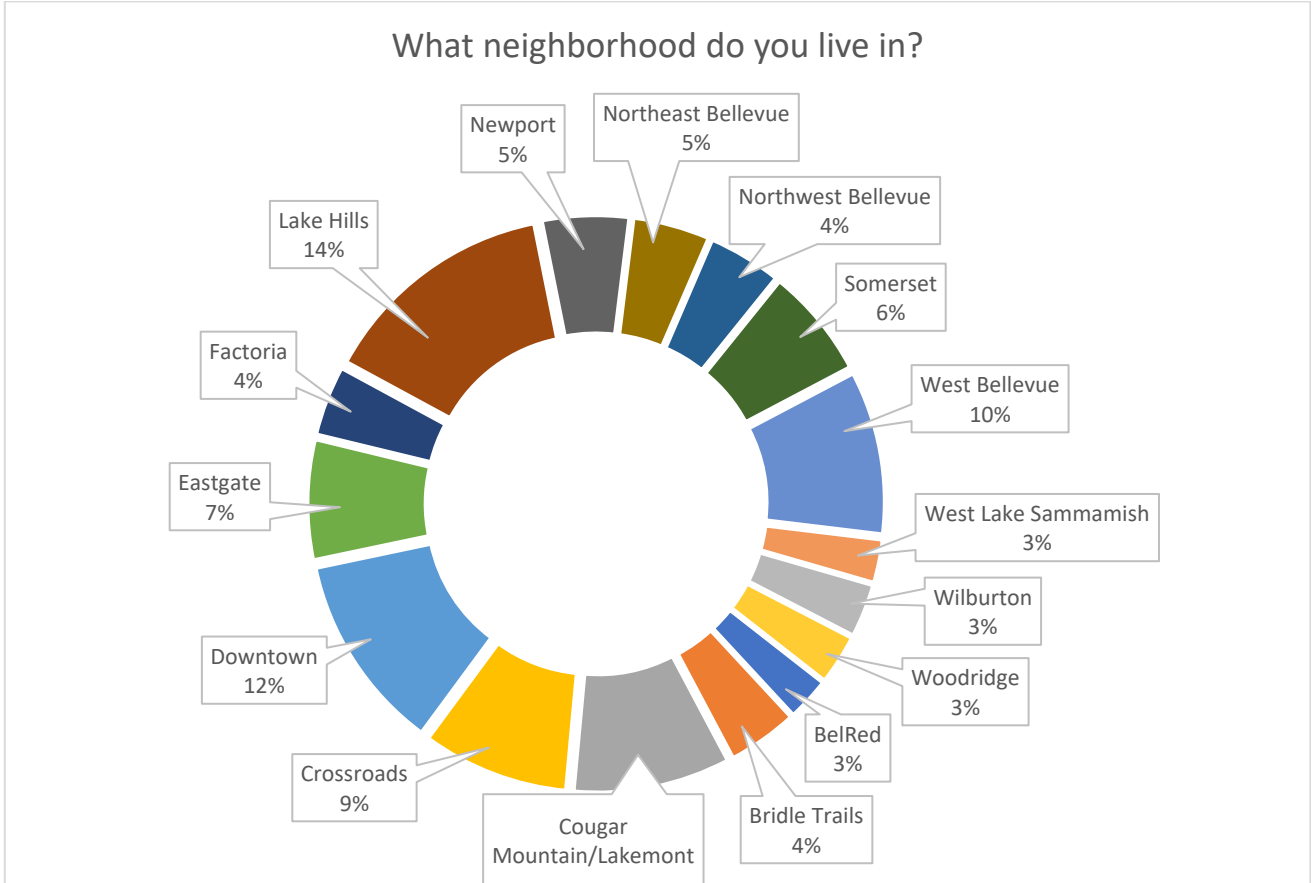
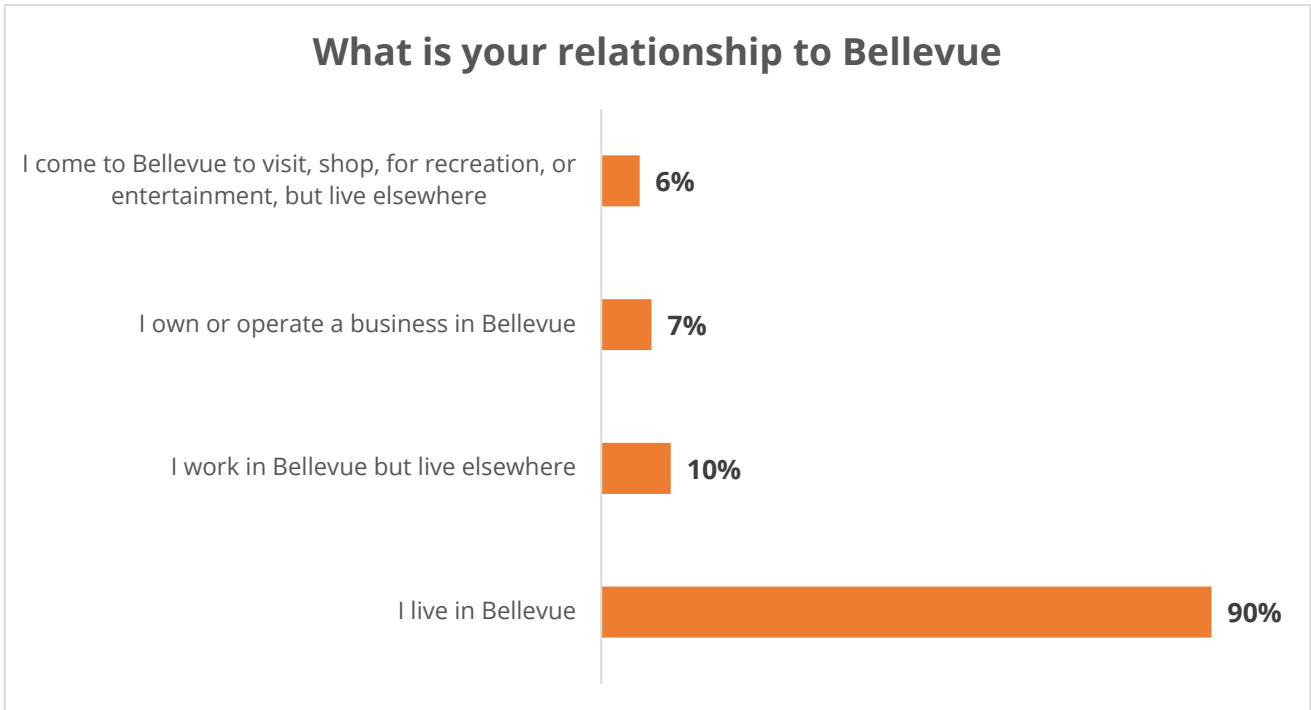
Please **don't force density into SFR.**

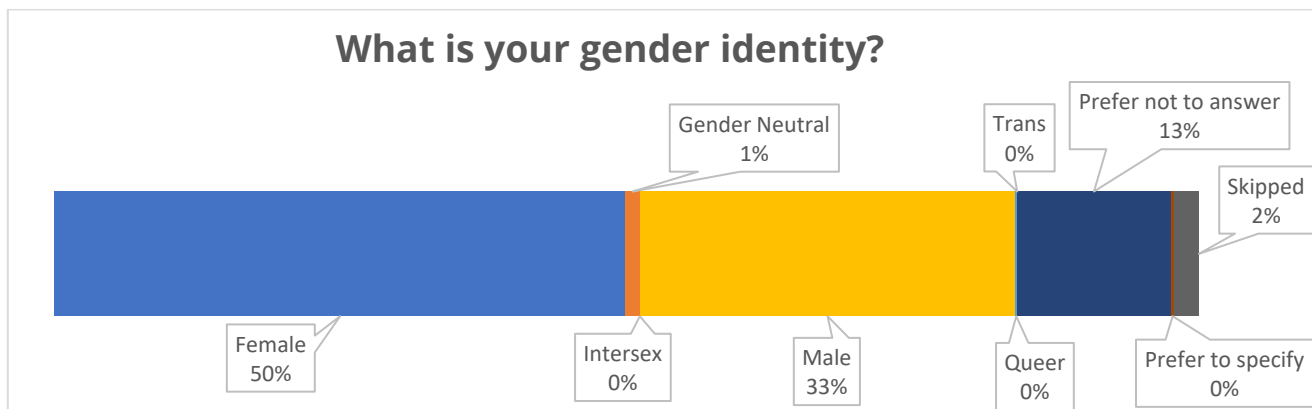
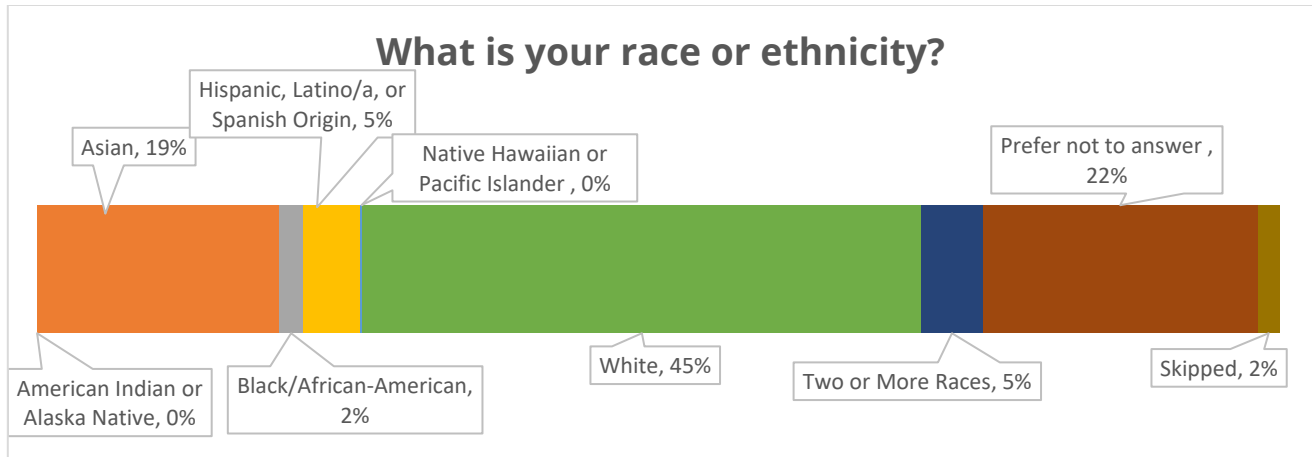
For a more detailed look at the questionnaire results and comments see Appendix C

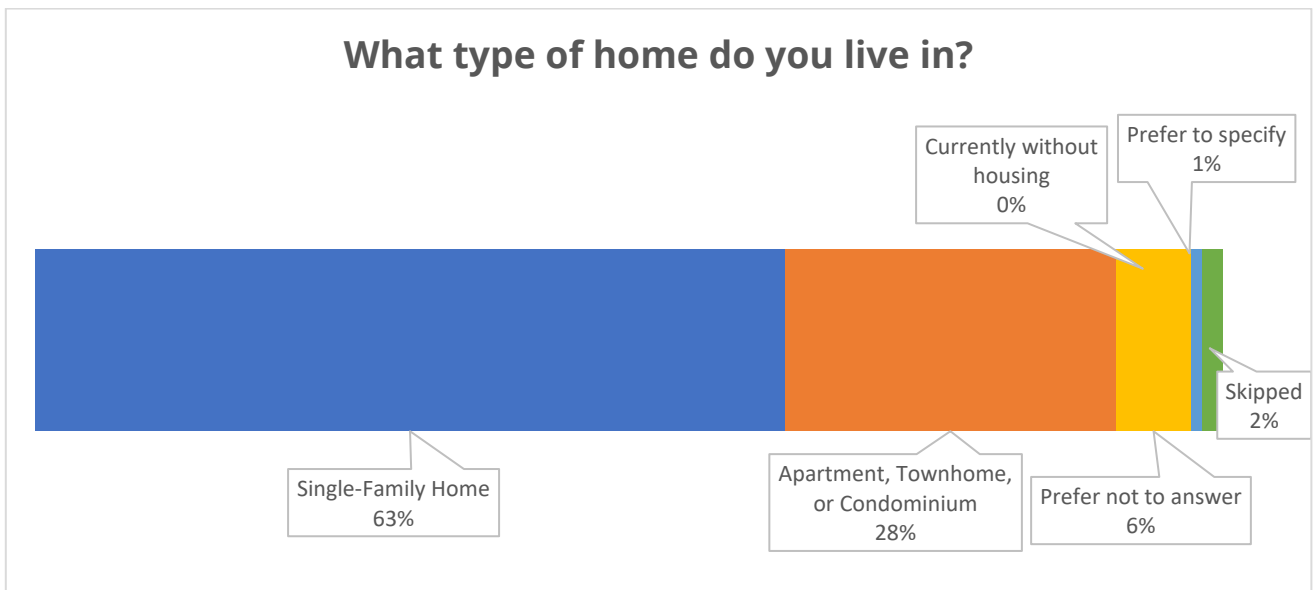
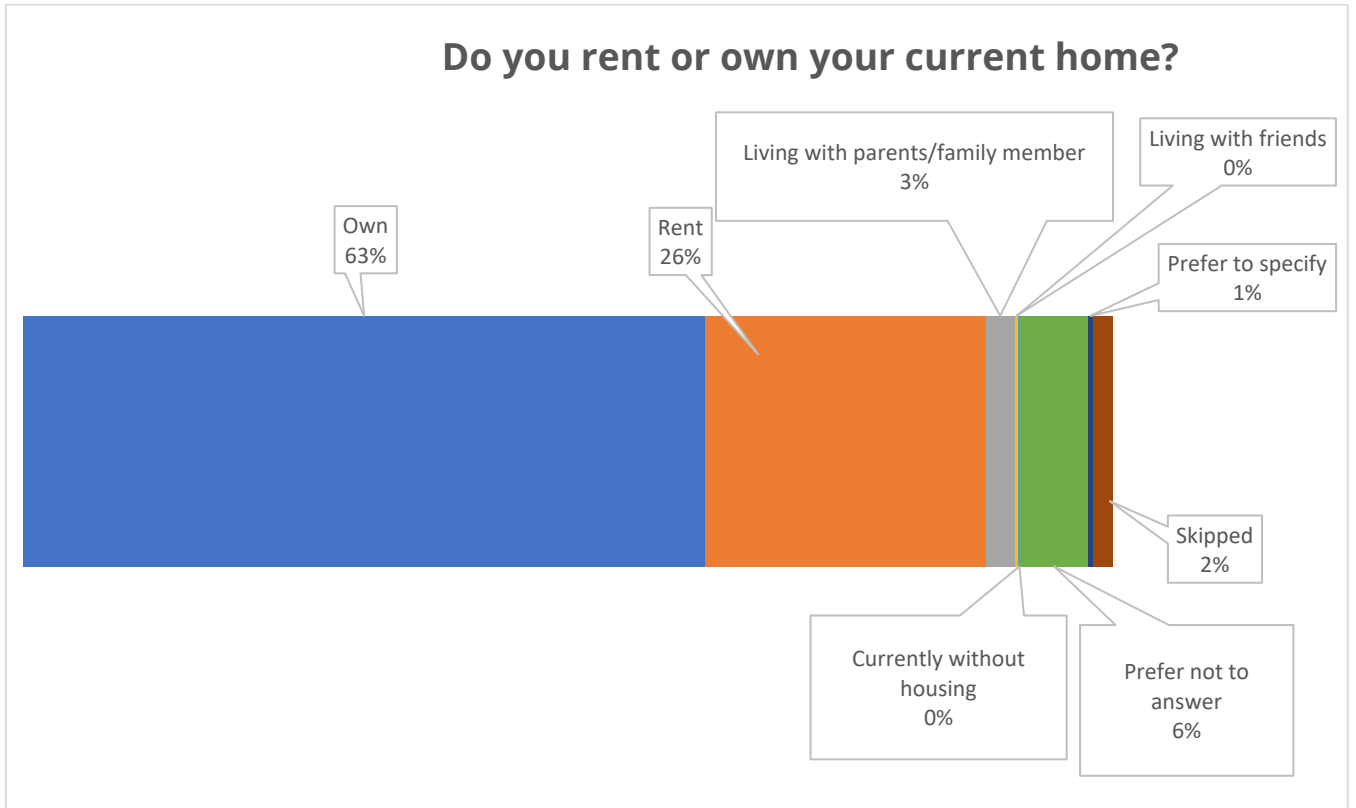
How the Planning Team is Using This Input

The responses to this questionnaire will be used by the planners in a number of ways. They show an overwhelming interest in exploring additional housing types across all areas of the city, with nuances regarding which types may be appropriate where. This will help inform the assumptions that feed into the environmental review process, as the city analyzes the impacts of various alternatives for growth. These alternatives include assumptions around which types of housing may be permitted or encouraged where. Ultimately additional conversations with the community, Planning Commission, and City Council will inform the selection of which alternative or hybrid alternative is appropriate for defining Bellevue's future growth and permitted housing types. This questionnaire sets the stage for that future work by bringing the opinions of a wide swath of the community into the mix early on in the process.

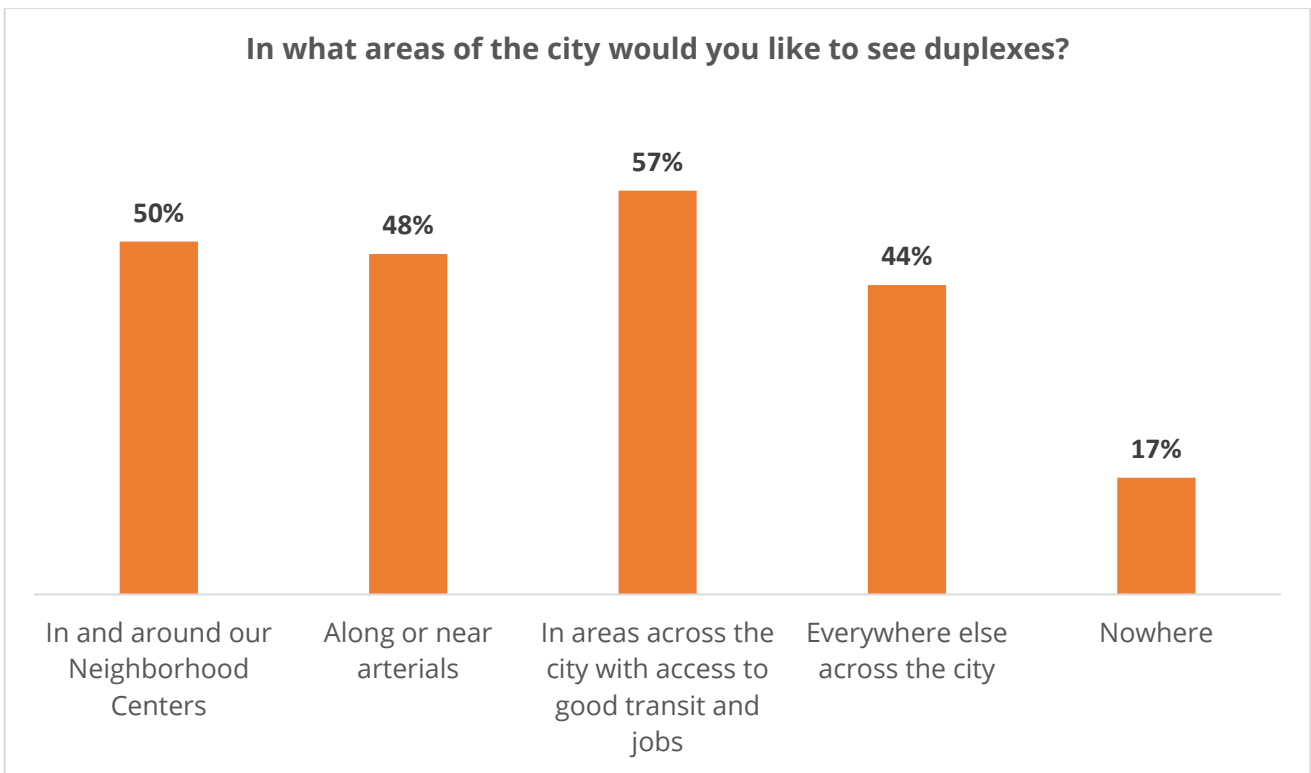
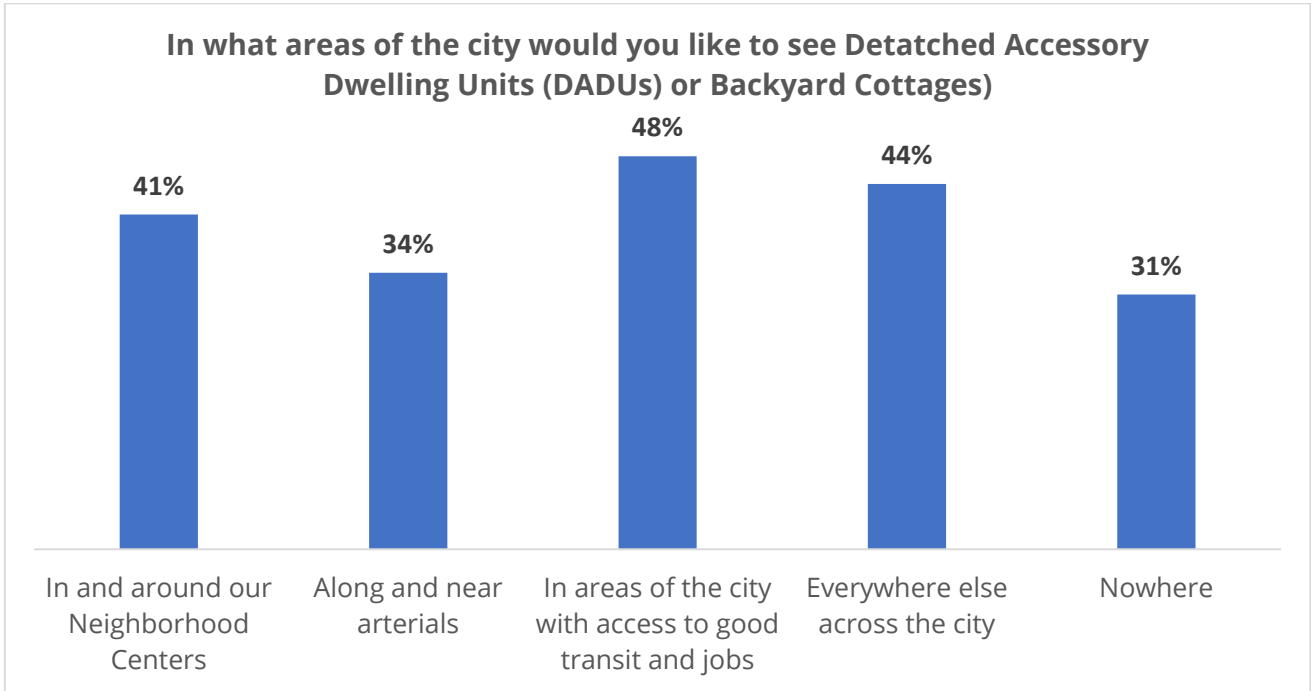
Appendix A – Demographic Charts

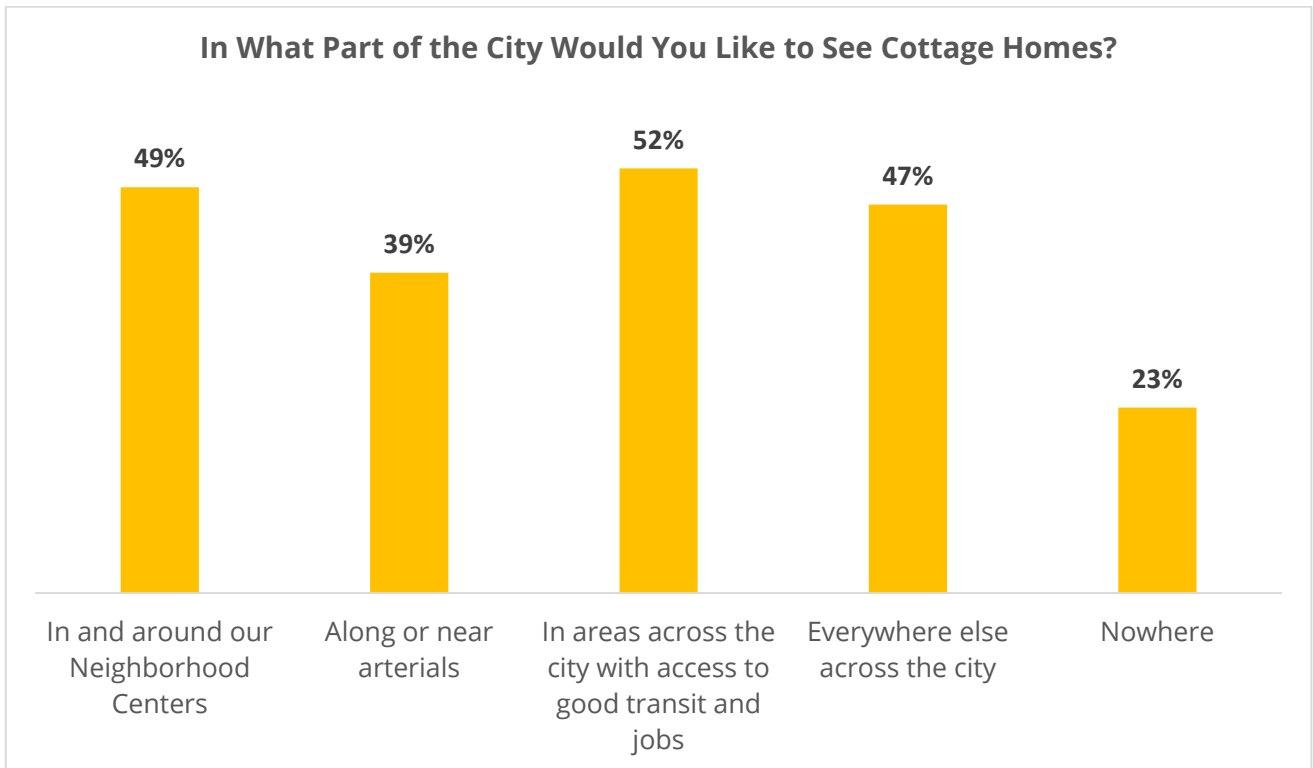
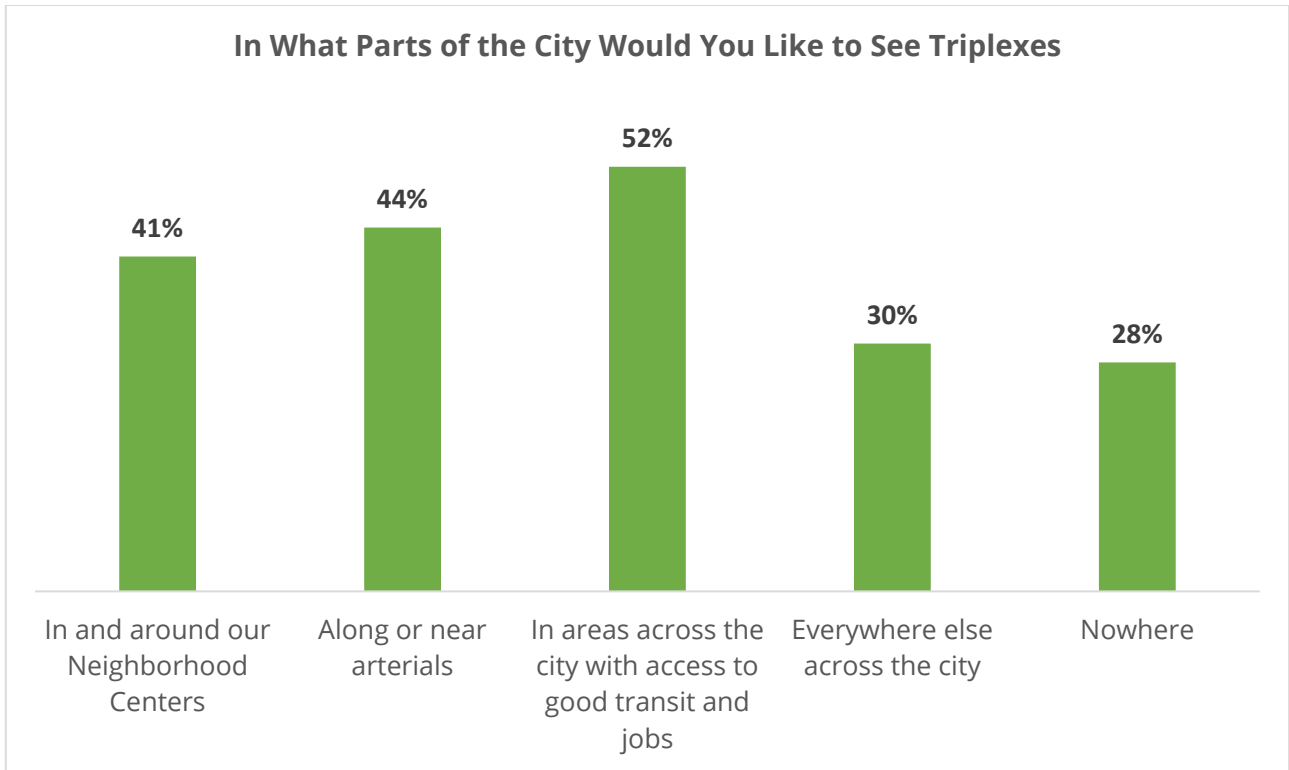


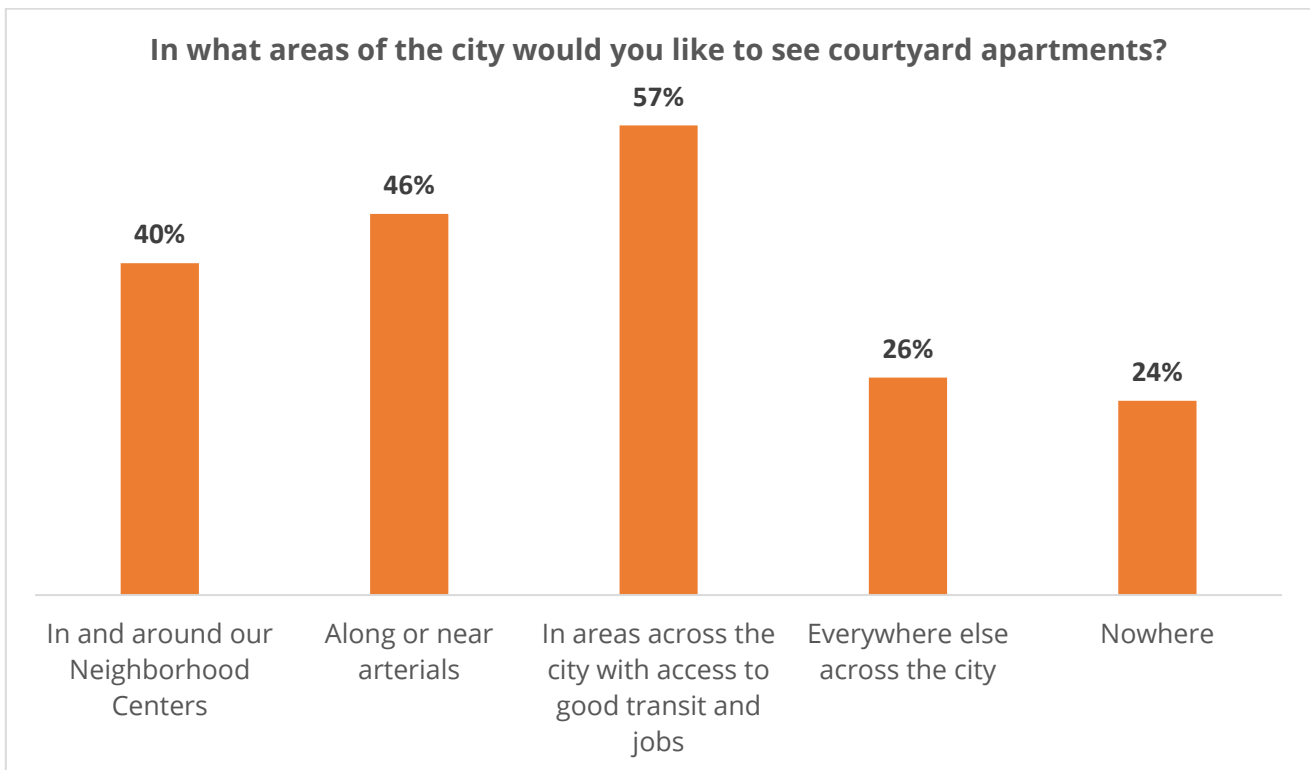
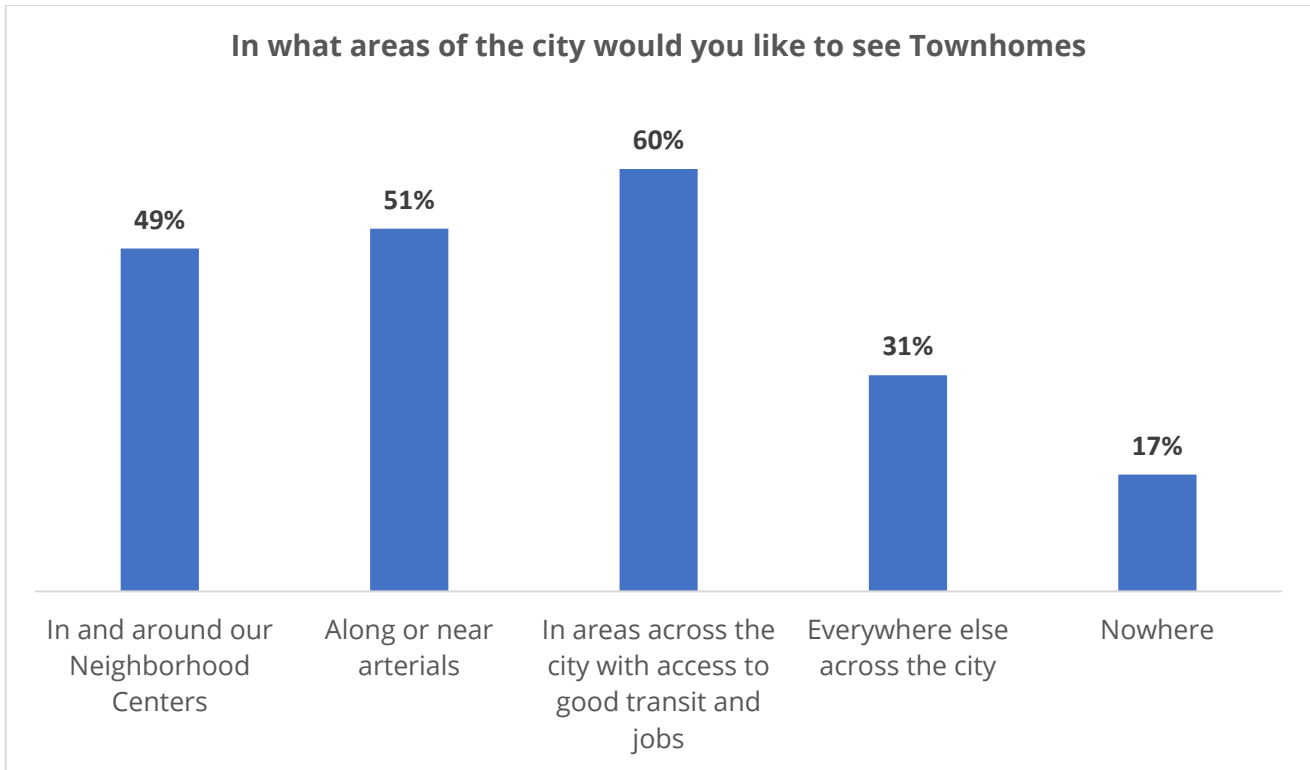


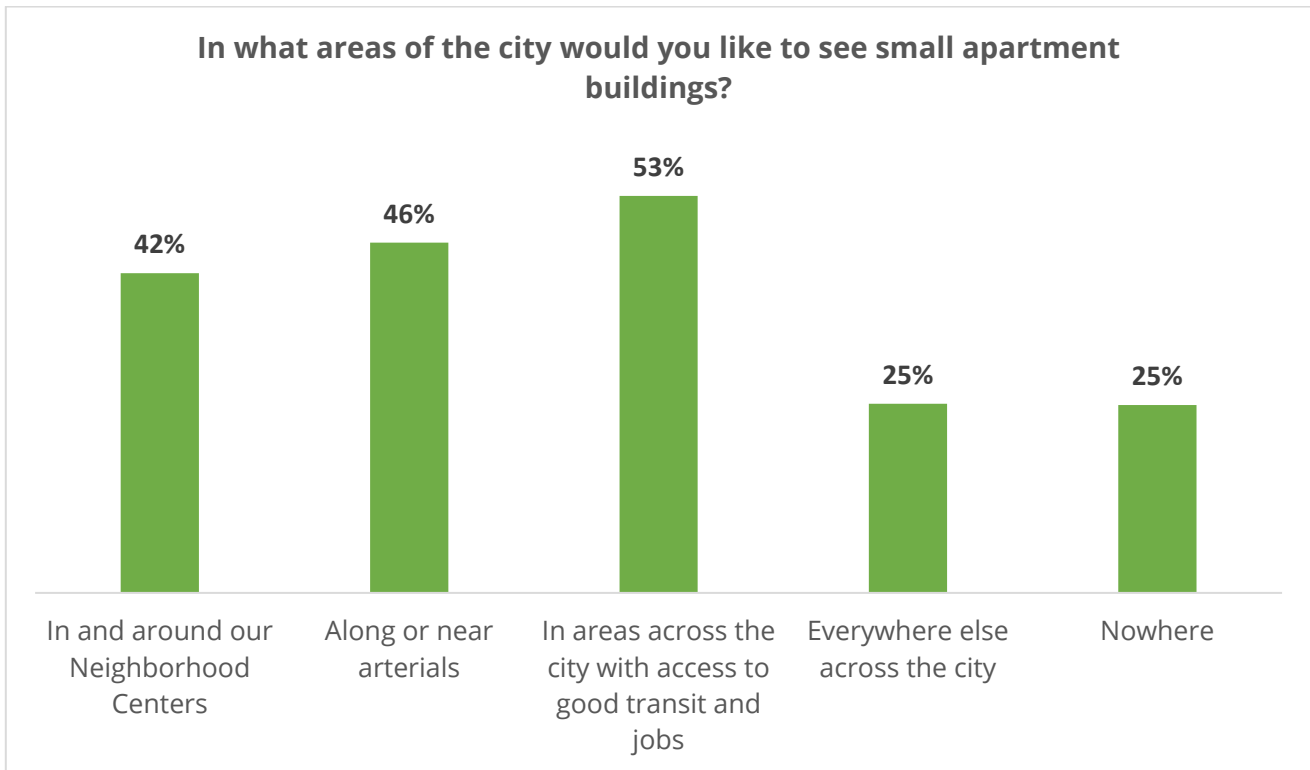


Appendix B – Housing Preference Charts









Appendix C – Comments

The developers are ruining Bellevue and my neighborhood with their giant mansions oversized for the lots. There is no reason to destroy trees and neighborhood culture by tearing down 2000 sq ft ramblers to be replaced with 5000 sq ft mansions. It's greedy and bad for the environment, as well as the neighborhood

There are many areas of Bellevue that are single family and not near easy transit. In order to create more density in those areas, please consider ADU's or DADU's.

Try to place as much of this type of housing in West Bellevue

COB needs to preserve the affordable housing it already has in the very well built ramblers in Lake Hills. The extremely wasteful demolition of these homes need to stop immediately. The huge homes being built require trees be removed and use a great deal of materials. HUGE carbon footprint with this. We do not need to have ' housing as many people as possible ' as our goal. A far better goal is to maintain a high quality of life for a diverse community, including those with lower incomes, often those in the service industry. Let's protect and preserve our well planned, affordable neighborhoods and our trees. A win/win!!

We need to build more and at more density, upzone everything. Let the market build.

Would have been helpful to break out choices by area of the city as it is difficult to respond to a question w/o knowing where the types of property would be built or zoned for development

I would like to see larger complexes than duplexes and triplexes. We need more housing ASAP.

There is not alot of infill left in Bellevue, but the only way to have more housing is to go up. As such, building heights must be increased to provide for clustered housing whether townhomes, or small apartments.

Change the code to allow unrelated people to live in areas designated "single family housing".

We need REAL affordable housing for the people who take care of us (teachers, police, nurses, fire department, etc.)

Bend, Oregon has a generous ADU permitting program. They limit the number of short term ADUs to maximize the actual HOUSING and minimize neighborhood rentals. I think good policy coupled with increased building would be a good approach and I'd like to see more ADUs in my neighborhood!!

Our housing needs extend beyond just missing middle, there's also a need for more specifically affordable housing in all parts of the city. Also, go bold and allow for mixed-use housing in all parts of the city: 5 over ones in Lake Hills and Newport, garage-businesses in residential areas to enable more people to reach more destinations close to their homes.

Please change zoning to allow for ADUs, Duplex/Triplex/Quadplex as soon as possible (i.e. before the comprehensive plan is complete). They would all be much better uses of space than the Mansions being built all over the place, and builders are interested in building them.

The areas you show as being 'neighborhood centers' were too small. These areas should be larger and very dense 10+ stories. Along arterials should be more dense also, 6+ stories, areas with good access to jobs/transit should be 3-4 stories. It will take these levels of density to make a dent in housing costs.

Additional height is needed in order to improve the density and thus supply of housing. Townhomes and apartment buildings both need higher heights in order to make sense.

Any rental properties should have annual code inspections to insure owners keep their rentals up to health, fire, and safety codes, including property maintenance standards, a fee based process.

We've been harping on this for almost 20 years. How much more can the city stall on this and allow huge mega-homes to take over every 8000-12,000 square foot lot than could accommodate increased density!? It's absurd. I'm a realtor and work in Seattle neighborhoods - they got it right years ago. We are lacking in diverse housing options for our residents.

We need a Housing First policy. We need homeownership and we need to stop tax money giveaways to developers, property management, and landlords in lieu of Residents. Resident tax payers should be the beneficiaries of housing 2/3 of ANY subsidies.

Bellevue was ONCE a nice city.... People are moving out of the area because of what it has become!

Bellevue needs more single family homes.

Our city needs to evolve beyond car dependence. Any form of high density housing development mixed in or near retail and work centers is crucial for our limit space and growing population.

Just remove the red tape to allow adding more housing types, such as cottages, duplex/triplexes etc

Density is ruining Bellevue. We need more single family home and no more multi-family construction.

We have enough apartments. I would like to see the smaller 3 bedroom 1 bath house stay. They keep getting removed and giant homes put in there place. It make it so that Bellevue is not a place for young people to buy a starter home. It would also be nice if we added a foreign investor tax.

One of the best things about living in Bellevue is the lower overall density and the ease of parking. Why would you want to change that? I'm sure the rich people here aren't going to like what you are suggesting. I doubt they want to live around lower income people.

We need to have more affordable housing for single people as in 1 person to be occupied. Thank you

Would like to have availability to affordable apartments in around the downtown region to improve walk ability to reduce the need for cars in the downtown living areas. Add more bike lanes and pedestrian walkways.

Keep Bellevue upscale, clean and with lower crime rates. The surrounding areas of King County are the perfect example of what happens when we allow for this type of garbage. Don't turn Bellevue into Seattle.

would like to restrict short term rentals (airBNB), this type housing should be reserved for residences.

We need more affordable housing that is 2-3 bedroom minimum for families who live and work in the Bellevue area. We have amazing schools and enrollment numbers are down because there is absolutely no affordable housing for families. An increase of studios and 1 bedrooms will help young professionals but NOT families.

Middle housing means cheaper housing. The prices are too high now. 2 millions for a middle house is not acceptable, right?

Bellevue needs a home share program. Check out Thurston County, they have an excellent program that would provide a good option for affordable housing.

As a senior living near many other seniors I like the idea of cottage homes. I want to stay in Bellevue close to my doctors and medical facilities. I like the idea of cottage homes limited to my demographic. And with common area, less yard maintenance which gets harder each year. I would want the residents to be owners vs. renters for stability of this small community. Perhaps even add some extras like a small clubhouse or garage for those who want to remain active in their hobbies whether it be knitting or tinkering with tools, etc. Many seniors like myself have very little income but a fair amount of home equity. If say you took 3 single family lots in my area you would likely be able to accommodate either 2 -4 house cottage parcels or an 8 house cottage parcel.... just my thoughts....

Please generally allow missing-middle (up to sixplexes on a lot, at least, with more near transit or jobs) across the entire city.

I am in favour of missing middle housing if it looks not as box on concrete surface. Style of older townhouse communities is good: 2-story units surrounded by lawns and trees.

I would not like to see Bellevue include multi-unit housing.

Housing is not affordable in Bellevue because housing growth is limited to such small areas. It's embarrassing how much of the city is zoned for detached single family homes only, especially as we try to grow as a city.

Independent senior living housing that doesn't shove them off into a corner, need to be near shopping, transit, parks to interact with all ages.

Do not listen to the NIMBY people. This is what we need to make housing affordable and decrease the likelihood that working class americans end up on the street and turn to drugs.

More townhomes please

There is way too much high rise housing construction happening in downtown Bellevue. It creates noise, smoke, dust, sidewalk closures, traffic lane closures, in addition to the noise and pollution of large construction trucks. Who is going to live in all these new housing units? Please pause all downtown high rise approvals until the city can get a handle on these issues. Thank you.

We have to change current land use codes to allow for all types of missing middle housing across the entire city. Bellevue is rapidly becoming a stand-alone urban center that rivals Seattle. We must be able to adapt with the times, and that means providing housing options for the plethora of businesses and tech firms we are aggressively courting. Additionally, long-term residents are being priced out of their homes as property taxes rise. If we truly value our past AND present, we need to marry the two.

When you cram people into smaller spaces the traffic in the area will become a huge problem. People driving too fast with more pedestrians walking about. I am also concerned about huge mega houses being built and housing more than one family. The winding roads are hazardous enough without all the extra cars parked on the streets. Huge house destroy more of the wildlife. Apartments and condos with adequate parking please in areas with walkable access to public transportation.

Legalize more types of housing all parts of the city! Small apartment buildings and more should be allowed everywhere for equity and for options.

Make requirements that ensure the new structures are in keeping with the existing styles of surrounding homes in neighborhood. Ie mid-century

limit cutting of trees by developers! Provide parking

Please bring it!

I would like to see smaller lots for smaller houses - instead of having developers by larger lots (9,000 sq feet) - what if we were able to split that lot into 3 or 4 lots and build smaller, detached homes - I would love that instead of the 4,000-5,000 sq. foot homes that are taking over neighborhoods in Eastgate.

Most of us are not urban planners or understand the housing theory of supply. So please just pass the most progressive, most aggressive upzone citywide you can. We don't need to limit homes with false capacities and micromanage where they go. We need homes everywhere. If someone wants to build a small apartment, fine! If they want to build an ADU, fine! Let's stop controlling what they can build. We need the homes!

The Eastside desperately needs housing, allowing many more forms of housing citywide would help to alleviate this. Bellevue needs to be able to continue to grow and we need housing to do so.

It is critical to fighting climate change. Walkable neighborhoods require missing middle housing. Remove restrictions on housing types and let the market decide. Crucial to keep housing affordable

I would like to maintain the single family neighborhoods as they are.

Fundamental property rights should allow people to develop their property as they see fit, as long as it does no direct harm to their neighbors. I think you'd be surprised how well the right to develop polls.

Build all of it. Please. The city, state, and country NEED it. We need as much housing as possible. It should be cheap, not a luxury to live anywhere.

I think there needs to be infrastructure to go with multifamily housing. Our traffic is a mess. We cannot add more units without the infrastructure.

Thank you all. My own family couldn't find anything between a 900sq ft apartment and a 2000 sq ft house.

Lake Hills would have been a great area for missing middle like townhomes and ADUs. Instead we are getting bloated McMansions that are only for the very rich and pushing out the middle class residents that have been here for generations.

I really wish that the city stops allowing builders to build 5000-7000k sq ft houses!

We need more three bedroom apartments for families

We can keep the character of our neighborhoods, and make it far more affordable, by increasing density.

From what I noticed in the neighborhoods I have noticed that the triplex and duplex are the most missing home types of all. Single family and apartment buildings are most common. I encourage more duplex and triplex type of homes.

MANY OF OUR APARTMENT COMPLEXES WEST OF 156th St are very old and appear to be rundown and poorly maintained. They must be rebuilt to meet future needs for livable housing and equity for people living here.

Encourage office building owners to convert offices to apartments. Do not say it can't be done because it can. The existing office buildings and the office buildings under construction can be modified into living residential facilities. Do not allow ADU/ or small cottages in existing single family zones. Degrades the neighborhood and destroys habitat for trees and green space. WE DESPERATELY NEED TO KEEP TREE GROWING LANDS IN NEIGHBORHOODS. Concentrate middle housing inside neighborhood centers and along arterials. I AM AGAINST DETACHED ADDITIONAL DWELLING UNITS. Within all areas of Bellevue we need to provide for open space lands to provide land for preservation, conservation and space for trees and green plants.

There is a great need to offer options for the lower middle class to buy property here, whether it is a small townhome or cottage.

ADA accessible housing barely exists in Bellevue.

I want the city to legalize housing of any kind everywhere in the city. Even just legalizing it won't guarantee it will be built but it will reduce costs to developers to actually build more housing stock.

Duplexes could be considered when single resident homes are torn down . I like the concept of Trilogy homes on a less expensive scale. Currently the property taxes will drive me out of Bellevue where I have lived for most of my life.

Mix of types of housing to feature green areas, playgrounds, activity hubs, walkability, near medical care or work centers. Promote tax protection for aging in place, on-site child care for single parent families, JV's with churches and NGO's.

I don't understand why the City of Bellevue allows current neighborhoods to be destroyed by building giant Mega mansions that stick out like a sore thumb, that destroy the environment, that use up every single inch of an existing lot and that are priced beyond any reasonable expectation, while at the same time asking for input on more affordable housing. There seems to be a great disconnect from reality.

We have no affordable housing left in Bellevue. We are losing out on good workers by forcing them elsewhere.

I am part of the middle and would not be able to live in Bellevue except for the fact that I bought my little 1951 house in Bellevue. Right now my children aren't able to live in Bellevue. I think that's sad.

Row houses and townhouses are great for first time owners and for renters too

Small houses or townhouse with yard will be great and please please to be able to afford it

We need more green than concrete. Bellevue is becoming the worse of Seattle. We need green and open spaces not dark and concrete views

Thank you for doing this VERY important work! Bellevue is becoming increasingly gentrified and I am disappointed and discouraged.

Thank you for addressing the problem of missing middle housing. SFH zoning needs to be abolished in favor of up-zoning current residential zones to allow for duplexes, cottages with shared outdoor space, and ADU across the city. There needs to be more options for residents than choosing between SFH and giant apartment buildings.

restrictions need to be put on the commercial business of tearing down "starter homes" and putting in homes that sell for 3 times the value of the original home. This is pushing long time residents out of their homes due to rising valuation and changing the demographics of who can afford a home in Bellevue. "new" housing does not equal affordable. Protect the Single Family home neighborhoods by restricting the practice of tearing down homes by businesses so that families have a chance to own a home.

Stop destroying working class neighborhoods and put apartments and multifamily homes west of 405 in the wealthier communities.

Need housing for ownership not rent.

More apartments are not the answer to middle housing because the city streets can't handle the added traffic. Condos, the stepping stone to home ownership are a big part of the equation that is missing.

Having population density is a significant factor in creating thriving cities that are environmentally friendly and can support businesses.

Given the scale at which Bellevue has grown during the pandemic and with more jobs being located to the city, apartments, triplexes are what we really need. I'd love for the teachers in my neighborhood school to be able to live in the same city as me.

The courtyard apartments design seems to be the best for low income and density while still providing good open space for kids/families to enjoy the outdoors safely and conveniently. Especially if there is some recreation equipment in the shared courtyard like a playground.

The city needs to encourage a variety of housing in all residential neighborhoods. It is the only way to address the issue and provide vibrant, diverse communities

It is 100% horrible that we are allowing MN Homes to buy homes, raze them to the ground, and build \$5 million McMansions. I wish we had better zoning laws. And I really wish we had affordable housing so that people who work here can also live here.

The architectural designs shown are so soul-less and unattractive and would simply result in take-down of trees and making cottage dwellers look like servants to McMansions. There should be neighborhoods or intermixed small lots with small houses that are distinctive and attractive for people with no kids, retired folks, affordable income with good taste

We need a diversity of housing options spread across the city. We should not relegate missing middle housing only to along loud and pollution-choked arterial streets, nor only to neighborhood centers or transit hubs. These types of housing should be available in all places to cater to the diverse needs and wants of Bellevue residents.

Allowing more streamlined ADU permits would help also. Not just DADUs.

It would seem that missing middle housing is something that City of Bellevue may seriously consider. Along with this is to creatively find a solution for families who are also in the missing middle income. We represent a family (not in technology or healthcare) who both live (rent) and work in Bellevue for 7 years now. There is no place we'd rather be and it is quite shattering to know and realize that the city we love and thrive does not have a place for us at the moment. While our voices are heard on this process, we can only hope that Bellevue can anatomize its plans missing middle housing. We are residents who are willing to take part in the solution and appreciate the leadership and community effort on this.

Aesthetically pleasing designs, mix of traditional and modern building requirements

While I work in Bellevue I can't afford to live even nearby. So it's an important endeavor to try to increase options all across the city.

Need more affordable housing

Non-rental Middle housing is completely missing in Bellevue. I'd like to see all options of middle housing throughout the city to open up homeownership to more people. Middle housing provides opportunities for first time homebuyers which is greatly missing in the east side.

In our neighborhood they are tearing down all affordable housing and building gigantic 3-4 million dollar homes. This is only going to make the problem worse.

We need apartments that have 3 bedrooms to accommodate families. There are too many studios and single bedrooms. Fewer two bedrooms and almost no 3 bedrooms.

I think it's important we build more housing areas that are 'cities within cities' that have walkable retail (especially grocery stores), foliage etc. to lessen the need to drive everywhere in Bellevue. Being able to walk to a local market/restaurants create more concise neighborhoods; right now, the city is laid out more where all shopping is centralized for maximum foot traffic; major shopping areas (aka, Crossroads) create a lot more traffic and congestion.

rented in Bellevue, had to move back to Seattle cause Bellevue got so damn expensive for no reason
Apartment building and courtyard complex maybe have higher land efficiency.

Please look at Totem Lake as a model

Build affordable houses so people can buy or rent without being overwhelmed.

I live in single housing area and hate mansions popping out in neighborhoods. My property taxes are way too high! Also if City has permission to transform to multi family homes, will build big hotel for junkies on my front yard. No, thank you. I really don't understand why City of Bellevue doesn't have a design code for builders. Those modern houses look so awful on streets. At least they should look in country style like whole neighborhood. Also builders tear down all trees and beautiful bushes with flowers. Making Lake Hills neighborhood without "face", no vibe. I understand here we have old houses and people now days can afford 3 million house but we, who bought earlier still live here, and I don't want come to my backyard and be seen from 3 story castle next to me. Pardon my mistakes, I'm non native English speaker, but resident of Bellevue and property tax payer.

I am disabled and renting a room from a family friend who happened to have had a small home in Bellevue for decades. This city has always felt inaccessible to me as a disabled person and I've always assumed I could never continue to live in this city when my land lady moves out. I have hopes for finding an additional dwelling unit from someone friendly but expanding options in Bellevue means I might be able to stay local.

Affordable housing very much needed in the Pacific Northwest.

Any affordable middle housing would be an improvement for even just one McMansion in Bellevue.

Please don't force density into SFR.

We need better non-car transportation support to make denser housing work. Prioritize biking, walking, and transit over cars.

I love the idea of cottage housing with shared courtyards and prioritizing communities that have shared connection or culture- multi family living

Bellevue permitting department needs to be friendly to work with so that homeowners will want to add ADUs. They are SO slow and unfriendly to work with — this poses yet another barrier to affordable housing.

Traffic patterns need to be a large consideration when planning this. Traffic is so horrible in general most places in our city that with multi-resident dwellings you significantly increase additional congestion. I think that planning needs to concurrently prioritize also addressing things like bypasses, how to move traffic through more efficiently (constant “stop-go” that makes it hard to travel even 200-400 m without having to stop again, which is also bad for environment and air quality too), and how to have elevated walks that doesn’t require traffic stops for pedestrians in especially congested areas. Just throwing more housing in is a horrible idea without taking significant steps to address these already existing issues.

Please stop building "luxury" apartments. We need average apartments that won't fall apart. We need affordable housing in this area for the people work 30-50k but can't afford to pay \$1200+ in rent.

We should not cut down forests, such as in Coal Creek or Mercer Slew to add homes. We have plenty of space that can be redeveloped for high density.

Development and redevelopment policies should result in more trees not fewer

All development/redevelopment should be NET ZERO

We need to take care of parking and/or eliminating need for it. We don't want to be like Seattle where cars are parked everywhere. Undergrounding and alleyways are the best parking solution even for townhomes, cottages apartments, etc.

We need policies that keep middle and low income housing for that demographic and not allow inflation due to high tech workers.

We need policies to not allow living in parked RVs and vehicles. We could add tiny houses and micro apartments to the mix instead.

Please consider improvements to public transit and roads as a prerequisite for more housing

Remove half of single family zoning and the problem will be lessened quite a bit! SFR zoning is counterproductive and forces sprawl, which is not possible in this area. Increase housing density near work areas, allow for biking to work, and things will hopefully improve. Tired of rent increasing \$500 a year because some people can afford to own million dollar houses. The land can be used much more efficiently.

I'd really appreciate mixed middle housing zones in downtown Bellevue so that families from diverse socio- economic backgrounds can afford to live and own homes here. I'm a renter and consider downtown Bellevue my home, but I'm priced out of owning a home and dismayed that I may have to move out of the neighborhood to be able to afford to own a home. I'd love to get to stay and affordably raise my family as a single mom.

We need cheaper high quality housing. We are at the point where the housing isn't even affordable for skilled workers. No one can think of owning a home here unless they are rich. It's insane.

The city should restrict the size of a new build in areas that have older middle size homes. We don't need McMansions towering over smaller homes. The city is not doing it's job.

There's plenty of different types of housing in Bellevue, no need to try to cram more dwelling units in the City, just stop development of any more sky-scraper buildings, and keep all new dwelling units to 3 stories or less.

They should be only in neighborhoods with sidewalks and ample places to park. Areas with smaller lots are already full enough. There are neighborhoods with bigger lots that could have additional housing.

I would like to see more mixed density of housing in the downtown core. I am a hospital employee who lives downtown and a major portion of my income goes to housing, I walk to work so that's a bonus. I would like to see the city impose inclusion of low income housing in highrises. It has worked before in the McKee on Main street - why didn't you continue with that?

I would like to see Houses with around 1800 sf with a decent outdoor backyard.

They should build a few very tall apartment buildings in Central Bellevue with access to transport and jobs. This is the most environmentally responsible option.

We need density, please build more housing

All our middle housing is being torn down and replaced by huge houses. Please stop allowing this as we have enough of these massive houses.

Missing Middle housing should be legal in all cities in the Puget Sound area. These housing types are more affordable and attainable than detached single family homes. These homes will allow more teachers, firefighters, nurses and others at median income and lower to live in Bellevue, instead of being forced to live further and further from their jobs, which has a negative impact on their economic mobility. More housing near jobs and transit reduces greenhouse gas emissions from transportation; Bellevue must do its part to fight the unfolding climate catastrophe.

The use of accessory dwelling units and allowing duplexes in all neighborhoods would be a great step forward.

Like to see smaller lots in existing neighborhoods - rather than developers buying a lot and building a McMansion on it - let them build a duplex or sub-divide the lot (even if less than 10,000 square feet) may be as small as 3,500 sq. feet to build multiple smaller homes, in character with the neighborhood, and priced reasonably since it is not a home with 5,000 sq. feet.

Housing needs enough parking, and considerations for people who need space accessible with walkers or wheelchairs.

We need a lot more of it to infill sparse neighborhoods with poor walkability. I don't think we should restrict it to particular areas because this creates pockets of low density that are hard to serve with transit or make walkable.

Having access to public transport is essential to consider living in areas far from downtown. I don't mind to live far from my job if I don't have to wait 30 min for the bus or 1 hour if the bus arrived early and I lost it.

Do we need more housing - or more affordable housing? The apartments on my street all have openings every month. The prices are driving people further and further away - and causing the ones who stay to pay more and more. It's nearly impossible for a single person who makes an ok living (mid-middle class) to afford to live here - let alone people who are low-middle class or lower income. You have to fix the housing pricing BEFORE you add more housing, or else it's pointless (for renting

or owning). Otherwise, you're going to have an increase in people leaving the area and homelessness. The people who will be leaving are the bread and butter to this area - teachers for one!

These questions are too vague and do not reflect the expectations of available parking, existing homeowners deeds, and preexisting neighborhood culture

Please build housing for workers that need to be local, like teachers, police, sanitation, etc. many would be ok with living in slightly higher density housing instead of commuting >30min if they could afford it

With Bellevue positioned as one of the larger job centers in the state, low density single-family zoning is not sustainable. It creates housing scarcity and unaffordable housing prices, sprawl, and increases resource consumption and emissions. Bellevue needs to allow for as much housing capacity and variety as possible within primarily residential zones, but also look to balance that with creating walkable (human-centered) neighborhoods with hubs of services and access to open spaces. Land use decisions should be based on where the city is going, its future citizens, and how it must address climate change, rather than hold on to an unsustainable, unequitable ideal of its past.

Housing prices are already prohibitively expensive in most of Bellevue. We need to rezone a large portion of the current single family lots. Another decade of this and only rich, 6 figure double-earner couples, are going to be living in Bellevue, displacing everyone else.

Affordable housing

Keep duplex/triplex ownership as single owner. Gives owners the ability to rent or share with family instead of a duplex w separate ownership which is essentially a townhouse.

DADUs would be one of the easiest solution to this issue. I am a college student still living with my parents because dorms and shared apartments are too expensive. I have no chance of moving out due to housing prices, but a DADU in our backyard would give me the freedom to develop as an adult without making me live paycheck to paycheck.

Nothing is wrong with big apartment buildings. Tall ones are also nice

I want to share some thoughts about cottages. Kirkland implemented cottages but didn't do it the right way as usual. 1700 sqft limit gives a pretty decent size for a household from 1 to 4 people. Mostly it will be young families with no kids or one kid. But they allow only one car garage and they don't want to see parking next to the garages. AS a result there will be lots of cars parked on the street. Its so easy to allow 2 car garages and 2 car parking, it will solve the issues that Kirkland didn't want to solve.

I support more affordable and dense housing to make this beautiful area accessible to people of all incomes

There should be an empty house tax in Bellevue similar to the one in Vancouver BC. Bellevue has a big problem with empty houses that don't house ANYONE.

This needs to happen NOW and not in 20 or even 2 years. Start zoning and building TODAY.

They should all have access to internet and Air conditioning

When and were we increase density we need to also increase infrastructure. The problem in Seattle is they increase density, but the streets, parks, parking, etc, all remain the same, and that decreases the quality of life for residents.

We need more housing choice in areas that are currently SF only. Small apartments and mid-rise should go near transit.

Important to be mindful of children with less dense middle housing solutions that provide more square footage per unit. More dense middle housing that is unlikely to have large families should take priority when it comes to proximity to major roads and transit hubs. Children should have more freedom to roam by foot or on their bike without having to worry about many vehicles.

Smaller single family houses on smaller lots, i.e., starter homes, are also needed for families just starting out. Houses should not just be for older couples who are empty nesters or retired. Hopefully, houses with lower assessed values will allow young families to live in Bellevue instead of moving further out into the exurbs.

King county has 170,000 without federal permission to live in America. Enforce our immigration laws. Stop allowing Americans to be homeless and house other countries citizens

Increase density in neighborhood centers and provide public transit.

We need more apartment buildings and fewer one story stand alone houses!

More low income housing

consideration should be given for educators. First responders and health care workers who are currently price out of living in the city and community they serve . There is no consideration for local food pathways in this plan or community spaces. Green technologies and zero carbon building options exist and should be explored

The HUGE homes being built in our neighborhood of small, 1-story homes, are really outside most families' price range; very few are actually selling. There's even a vacant lot where a house was torn down but no sign of anything being built. Please limit the number of mansions built in areas to encourage more affordable homes.

Legalize it asap.

5 on 1 construction is consistently demolishing small businesses in the city and providing ugly, mismatched unaffordable housing. I miss being able to frequent the small businesses that were near me on Bellevue Way.

Break up the stranglehold that single family housing has on the city. Also invest in parks, transit, public restrooms, and other services to accommodate the increased population. And protect the natural spaces that we have left in the city!

We need affordable housing for people who don't qualify for government programs and don't qualify for houses over \$600,000. We also need a housing plan for teachers in Bellevue. Most of our teachers doesn't live in Bellevue because is unaffordable. Please plan our living areas to be walking distance to work, recreational areas, schools, and other services. To really attain the "green goal", zero emissions co2, or net zero, we should focus on walking distances, not in buying an electric car. We also need to keep our parks and recreational areas open, they are an essential part of our city and contribute to a better quality of life.

Stop raising property taxes

Instead of building giant single family homes that use up the entire lot and don't fit with the surrounding homes (new builds in Surrey Downs). We should be building multi-family homes on throes same lots. We need affordable housing for the people who keep the city running: teachers, police, fire, nurses and, of course, the massive amount of retail workers that work in downtown Bellevue and other parts of the city.

Bellevue needs to be a city where not only wealthy people live, but also where hard working middle income people can live and thrive.

Please don't ruin the idea and value of our single family neighborhood by adding multi unit housing along side single family homes.

I think smaller home, duplexes, triplexes, and small apartment buildings are an important option for those of us who find large apartment buildings and courtyard complexes too loud/sensorily overwhelming.

Remove Single Family Zoning! It reduces housing supply, increases sprawl, increases prices, and forces non-tech workers to commute further.

As a lifelong Bellevue resident, I'd like to see continued and increased housing for low income families across the city. The Eastside of Bellevue houses the vast majority of people with lower income and although I think it's wonderful for diversity, accessibility, and inclusivity in my neighborhood, the other neighborhoods are done a disservice by not having affordable housing options

I'd like to see more large condos. They don't all have to be luxury but definitely still want them to be nicer.

Additional housing and retail needs to be built around the new light rail stations in Bellevue. The new South Bellevue light rail station is currently in an area zoned for SFHs, which means most riders will need to drive to the station to make use of the train. Large apartment buildings should be allowed in the Enetai area to take advantage of the convenience of the station.

Bellevue is overcrowded and doesn't have the infrastructure for this fast paced development. Traffic is a nightmare. Stop with the big high-rises. Pause development to let the city settle. No more building.

Please stop changing Bellevue and tearing down established businesses. Bellevue does not have to provide more housing. We need better transit for easier commutes in and out of the city. The current transport options are not adequate

Income caps for rent are only useful if the rent is ACTUALLY low. 1500 per month is NOT affordable for someone who makes 65k per year.

PLEASE review the permitting for the neighborhoods and be sure missing middle housing types are allowed. And please limit the multi-million \$ SFHs! It is SO DEPRESSING seeing all the tear-downs only getting rebuilt as multi-million dollar mansions which generally only serve ONE family--IF that family even deigns to indeed live in the house, vs hold as an investment or vacation home. Allowing missing middle reconstructions should allow builders good profit but serve the actual middle class, which is rapidly being priced out of Bellevue. This includes existing Bellevue residents' KIDS, who even with good jobs won't be able to afford a home here if the trend continues.

I want the character of neighborhoods preserved and not destroyed. I do not want ADU's or duplexes or triplexes allowed to be built in existing backyards. I do not want single family houses torn down and townhouses, duplexes or triplexes allowed to be built in their place, creating a patchwork neighborhood with a big increase in density.

I lived in a city (similar in size to Bellevue) in another state for several years where this was allowed. Street parking was impossible. The streets were choked with cars. Noise levels went up. I could not wait to move from there. I don't want to see that happen to Bellevue.

Bellevue doesn't just need more housing. It has plenty that sits vacant owned by landlords. It needs affordable housing. As soon as my lease ends I will no longer be able to afford to live in Bellevue. I switched jobs accordingly. Housing prices are driving workers and renters out of Bellevue.

get rid of single family housing. it's such an enormous waste of space.

Make it attractive with landscape. Add to the environment.

Who says middle type housing is missing? Single family suburbs are, single family suburbs.

I think it's really sad seeing all of the modest ramblers being torn down and replaced with huge, oversized, 3story houses. Wish modest neighborhoods could stay that way and affordable housing wouldn't be demolished.

Missing middle needs to stay low density.

This would be a great addition to our city. There is almost no affordable housing for the middle class in Bellevue, so this would hopefully help.

High rises near cuty center are the solution. It can hold lots and lots of people in a relatively smaller and efficient area. Keep the suburbs as is.

I run the student residence hall at Bellevue College. I cannot tell you how often I am speaking to students who are coming from all areas of Bellevue who try and fail to find accessible, affordable housing options that meet a college student's needs. Zoning may be a barrier, but even more so I

think it is corporate influence and demand over housing, blocking out low income and younger renters.

I think it should be spread out to areas that are also known to be safe. I feel like middle class people need to have more chance to have a safe and affordable housing that it can be found across Bellevue.

Please consider form-based housing as a way of implementing housing as opposed to zoning which is a goofy, dated concept.

Affordable housing is needed here too.

As a recently retired couple, we find it hard to find affordable housing in the area. We moved here to be closer to the families of our adult children who work in the tech sector. Grandparents should be supported with good, affordable housing choices.

More starter homes for sale. Please don't incentivize flipping and/or developing all the one story ramblers into McMansions or my family and I will be priced out of my hometown.

It's time to put a stop to the aggressive building that is ruining the city. People who live here do NOT want to live in Seattle, yet the Bellevue council seems hellbent on turning Bellevue into an overcrowded metropolis that is quickly losing the charm that caused people to want to live here. How much revenue is enough? At what point does council realize they are betraying the citizens of their city for money? It's shameful to see the city becoming nothing more than a haven for Microsoft and Amazon H1B visa holders.

Please stop allowing real estate contractors to buy up existing regular family housing to build these mammoth houses, in addition to Bellevue College who destroys the houses to attempt to expand their campus even though their on campus attendance is down which drive up land and housing prices. Do we want a situation like the one in Colorado where the residents who provide services can no longer afford to live locally in deference to investors purchasing investment properties?

We need more housings in Bellevue! Housings available for sale! Everything they build is for rent or super expensive! Make Bellevue affordable and liveable!

We need a lot more large apartments, not small house. There is a shortage of housing and we should increase the density of housing, not building giant mansion.

More housing is always better, I would also like to see Bellevue implement a vacancy tax, or even consider forbidding corporate-owned homes. I own my home in Bellevue and it sucks to see all the houses around me turn into rentals. I would be okay with it getting denser as long as it's not just a bunch of corporations owning everything and jacking up the cost of living because they can.

148th Ave NE in Bridle Trails should be included as arterial/good transit access (missing from the map)

Make it affordable so middle class can live close to work! It is ridiculous! \$3,500 for just a 2 bedroom apartment! Not everyone works for the major tech companies.

Too much traffic congestion

Please stop allowing builders to build McMansions everywhere! I like my mid-century modern neighborhood.

No low income since do not care for their properties

Yes, please continue to think of how to develop Bellevue housing so it's not just the tech millionaires who live here. Bellevue has such rich diversity, and that is an important part of what makes it great; it was one reason we moved to the area from southern CA one year ago. It would be a travesty if Bellevue development of mega-houses outpriced the diversity of people who make this city great.

Bellevue and the entire region has a huge housing shortage, especially workforce housing that can only be met by waking up and realizing that we need more housing.

It would be great if the city of Bellevue expanded student housing for UW students along the 255 or 542 bus routes.

ADU/Backyard housing will REMOVE LAND THAT IS CURRENTLY SUPPORTING TREES AND GREEN SPACES AND GARDENS. Bellevue needs to keep LAND TO GROW TREES to CAPTURE CARBON. COOL THE CITY TEMPERATURES, SOFTEN THE URBAN ENVIRONMENT.

Middle Housing needs to be very near TRANSIT LINES so perhaps these people will use buses, light rail, bike and walk. Middle Housing can be provided inside existing OFFICE BUILDINGS in the DOWNTOWN with decrease in office on site workers, these building could be converted into residents/apartments. Research other cities doing this, LA, California for one. As more housing go crammed into Bellevue, WE NEED MORE PARKS, A LOT MORE OPEN SPACES and TRAILS to provide some peace, fresh air, play spaces, walking spaces. WITH TREES and Green places.

We need to change zoning to allow small businesses (coffee shops, for example) in single family zoned areas to keep down car trips.

I would like zoning to allow splitting 1/4 acre lots to allow cottage homes

Don't forget universal law of entropy: everything will fill up to its maximum capacity; (a.k.a. "build it and they will come").

You will likely be creating new/serious headaches for generations to come.

Just make sure the "wealthy" areas are forced to participate equally

Don't subdivide neighborhood homes in the Newport Hills area. They have a clause in their deed that indicates by the builder that the property is NOT to be subdivided. We trust in this deed and do not want our neighborhoods destroyed.

Generally, denser housing should be located close to expensive infrastructure like transit and jobs, arterials and neighborhood centers. That makes best use of the expensive infrastructure, can make walking and biking practical and safe (make it so!), and thereby reduces car traffic. At least the remaining car traffic will be concentrated near the arterials, sparing the feeder roads. And do make sure that the arterials have sufficient capacity to accommodate the increased traffic as the population grows. Where it's impractical to widen existing arterials, sadly it may be necessary to create new ones.

Probably most important is to limit the expansion of jobs in Bellevue, to keep a reasonable jobs/housing balance and avoid long distance commutes into Bellevue. Bellevue does not have to become overly dense, but it will if employment in Bellevue continues to grow. Let's spread the wealth by encouraging employment growth where people live, not housing growth where there is employment. Employment needs to become more decentralized to preserve quality of life. Also, with remote and hybrid work increasingly practical, many people will choose to live far from urban job centers. The population pressure near employment centers may prove to be less than currently projected.

Bellevue must continue to be the city in a park. Make sure that no one lives more than 1/4 mile from parks and undeveloped greenspace. Leave green belts (with walking trails) between areas of denser housing.

Create off-road paved trails (with unpaved side lanes for walkers and runners) to encourage bike and ebike commuting to work and commercial areas and develop them like roads (deep roadbase) so that they won't be subject to frost and root heaves, and people can actually use them. Link these new trails as feeder trails to arterial trails like Eastrail. In short, plan so that people do not need to travel far on a daily basis and make it possible for them to avoid using their cars for necessary travel.

I would like to see more missing middle housing everywhere possible so my kids can actually afford to live in the city they grew up in.

This is what we need to move towards, not just for affordability but to protect the environment. We just need smaller housing that uses less energy. Also, I really would love to see more housing help for super low income families, so they can access better education and other services.

Almost all opportunities to increase the availability of diverse housing types across the city should be explored. Reserve the higher-density housing types to locations close to transit and services.

It is important to reduce environmental damage. SFR home neighborhoods should not allow for growth that reduces green space. Development in more urban areas of the city should be done with goal of creating green space.

Housing should include 2,3 and 4 bedroom homes.

I feel having college dormitory style housing with multiple rooms each with attached bath and maybe a small kitchen but a common living/entertainment area.

We desperately need more condo/townhouses and "starter homes" - something between having to rent a studio and pay ever increasing rents and a million dollar 5 bedroom homes that only couples with two six figure wage earners can afford.

as always with city surveys, nuance and context is ALWAYS a factor!!! This survey does not allow for context. Like, maybe only SOME arterials or neighborhood centers. CoB survey questions are always so black and white!! Annoys me to no end.

I am VERY concerned about wealth aggregation. Who owns these multi-plex units? The concept of ADU meant homeowner owned, DADU becomes slippery slope of small HOAs, how easy are they to finance, accrue as asset, resell and what is the responsibility of the developer (assuming a one and done build) beyond the typical 1 year of warranty on proper utilities (water, sewer, electricity, garbage, communications) for these small dwellings? If one owner has a problem does it extend the warranty period on the other units?

How is wealth built, how is the city planning fire/security of these densified properties, what are noise and parking restrictions?

How many people can occupy these units before they become crowded for the total property footprint?

Will they be in or encourage food/transportation deserts for the occupants?

How will school busses service these units?

Smaller homes for permit approval and funding to renovate older established homes for the next generation. Make better use of existing home inventory. Don't need to tear down clear the land and rebuild constantly.

Residential neighborhoods should not have apartments in them. Bellevue is growing way too fast.

What is the data on people leaving the city?

Have more affordable housing that can be cover by ARCH and so low-income and first-time home buyers programs.

We need more affordable single families in the safe neighborhoods.

Intensify densities near light rail and transit centers. Decrease densities away from these. Higher densities along arterials only where it will reduce noise impact without changing character of residential community for the worse. Density like that in Lake Hills Center is a good example of prudent density addition to neighborhoods.

Such middle housing usually creates even more congestion for parking and roads. Bellevue was not set up to handle the extra cars and has trouble with that now. It is not realistic to think the occupants of such housing will rely on public transport alone, no matter how good that public transportation might be. Bellevue also is limited as far as retail for grocery and household items. Where are these additional residents going to get their food and toilet paper? The stores can't stay stocked now.

We lack single family housing. There is already too much multi-family housing. It is degrading Bellevue.

Housing availability and accessibility are important. We want diverse and vibrant communities.

I live in a townhome and love it. I believe in living small and having more green space and animal habitat.

My wife and I have lived in Bellevue for past 40 years. As seniors we live on a fixed income. We want to stay in Bellevue but if we sell our large single family house given the high price Bellevue housing market, we could not afford a smaller house. Affordable housing for senior Bellevue residents is not available. Also affordable housing for young families is not available given the high property and tea estate values in the city. The city is in a growing delima of losing its senior population and losing young families or discouraging young families to locate in Bellevue due to lack of enough options of affordable housing

ADUs, duplexes, & triplexes can be built anywhere that single-family homes are, without disrupting the fabric of the neighborhood. I think they should be allowed everywhere. I would also like to see more mixed-use, with small corner stores & coffee shops in residential areas.

We need affordable housing that folks can buy, not just rent. The rents are crazy in Bellevue. There needs to be a cap on how much a landlord can charge for rent. It seems like all the new housing options are expensive apartments, not units that someone could buy and own. I was lucky to purchase my half of a duplex back in 2005. I wouldn't be able to afford it now. The average person can't afford to live in Bellevue anymore.

We need low income options and the equity they provide

Own a house is very important Way for young Family to start cumulating their first assets. The City needs to build more condominiums !

Bellevue is its residents who want a small town charm not a crowded one.

Bellevue is already too crowded. We should discourage not encourage more influx.

DON'T BUILD MISSING MIDDLE HOUSING!
It greatly impacts my housing value!!!!

Use the land wisely especially the "Everywhere else across the city" area. Other areas are already pretty crowded.

I settled in Bellevue about ten years ago, I chose it, because it was beautiful and quiet. But now there are too many people here, it become very crowded.

We need a safe city

I believe city center area is a good place.

please keep homeless people in other places

Traffic around Bellevue is already congested. Crime rate also spiked during past 2 years. Life quality of Bellevue Residents have drastically decreased . Bellevue should limit high rise office buildings. Current housing shortage is due to more jobs in Bellevue, mainly around downtown area. City council needs to know when to stop growth to maintain a good balance. Of course, land developers and Builders have incentive to build more. But it's not healthy for the city population to grow even more. Human greed leads to chaos in the end.

Please consider people without cars. Also low income people who staff stores, restaurants, etc.

These options are hypothetical at best and the cost of property in Bellevue would automatically prohibit many of these choices. However, the MOST important thing the city must do is to force developers and builders to provide Affordable housing units (not for homeless) but for working people who should qualify for half of the units built. It is not the city's responsibility to provide outrageous profits for developers at the expense of working people who need housing. Further, the faction of the population that you are totally ignoring in this survey are senior tax payers who have paid all their lives to build this city and are being taxed out of their homes they've live in for years. The Sr Property Tax exemption doesn't go far enough to protect those who are trying to stay in their homes; the ceiling is far too low, \$58,400 not enough. Everything in this survey is about housing for people who haven't paid taxes to support the city infrastructure for the past 50 years. It's all about families that are moving here in droves and who expect services to be provided by the city. The segment of the population that paid the taxes to build Bellevue into the city everyone wants to live in is virtually being left on the outskirts of this management plan. This is a sad omission.

I like Bellevue the way it is. That is why I am here!!!!

Bellevue should focus on building infrastructure like roads instead of building more buildings. Downtown traffic is a mess with more and more high rises.

Type of housing isn't the missing piece. The missing piece is AFFORDABLY PRICED housing.

Bellevue is already too crowded. Traffic is already too bad. There's no need for any of this. Plenty of affordable housing in the surrounding area.

I marked "nowhere" for all housing typologies. It's become clear from the intentional whoring out of the online survey to activist groups, as well as their attendance at our Comp Plan "Deep Dive" (what a joke!) meetings, that the staff has already decided FOR Bellevue residents what is going to happen. City staff & their activist partners have already baked, iced, and decorated the "housing cake". It's incredibly insulting that you stand there grinning as you hand residents a Dixie cup half full of sprinkles and tell us we are getting to "have our say", then insinuate that we should be grateful for that opportunity. Even more insulting is staff's presentation of input received from people who neither live nor work in Bellevue as representative of Bellevue residents by playing word games and presenting it as input from "the community".

The staff continues to push a false narrative about the amount of housing that will be required for this Comp Plan update. The housing growth target was created in 2019, pre-pandemic, and does not take into account the incredible impact that remote work has had on not only Bellevue's economy but its need for more housing. The Amazonians are not coming en masse as previously thought. Tech workers are relocating to more affordable areas because they can work remotely. WHO are all the people that city staff alleges will be needing new housing, where are those people coming from, and WHY are they coming to Bellevue? Is this a natural movement of people or is Bellevue being so heavily marketed that it's creating its own housing crisis? Many of us believe the latter to be true, and that is the council's responsibility to address.

While it's true that staff was not responsible for setting the growth targets, nor do they have authority to change them, it IS true that staff refuses to acknowledge the city's designated growth corridors have the capacity to absorb almost all of the projected 35K housing units. That is FACT based upon data that staff has shown at meetings. The city council has the authority to appeal to the GMA hearings board to ask for a slight decrease in the growth targets (both housing & jobs) that would bring targets in line with the new post-pandemic reality. This needs to happen BEFORE moving any further along in the Comp Plan update process.

Finally, while the staff (as well as some council members and even state legislators) continue to claim "there are studies" showing increasing density and expanding housing typologies will lead to increased housing affordability, those studies have never been presented to the public to support the request to change our neighborhoods. It is completely unacceptable to treat residents like children by taking an air of parental authority and expect acceptance of an unfounded claim "because I said so". Bellevue appears to be following the same failed policies adopted by other U.S. cities and states, all of which remain unaffordable. The godfather of Vancouver, B.C.'s massive upzoning, Patrick Condon, has now admitted he was wrong about "densification= affordability". If city council, staff, and/or state legislators are going to try to force Bellevue residents into drastically changing our neighborhoods in the name of "increased affordability" then they had better show us examples of where densification and removing zoning protections has actually worked to increase affordability. We want data- LOTS OF IT- not just "there are studies".

Finally, it is beyond unacceptable that CoB has employed an individual to lead the engagement and outreach portion of the Comp Plan update who is clearly driving the process in the direction in which she wishes to see it go. #HALAYes- sound familiar? I don't appreciate that staff member colluding with special interest groups and allowing activists from outside Seattle to take our surveys,

participate in our Comp Plan meetings, and "like" social media posts that mock resident concerns. Bellevue is NOT Seattle and Seattle should not be driving our Comp Plan update.

Adu's should be permit only. Mostly dependent on parking and lot size. Preserving our neighborhoods is paramount.

There are currently, in Bellevue place where business have closed (Walmart in Factoria) or Hotels that are run down or closed. Build housing there. Why should tax payers give up potential equity for you to take over green space to build these homes. We have paid with our sweat to buy our homes and should not have to loose the equity we have built with the city taking over Church land or Green space for housing. Use existing commercial space. Build Condos or apartments there.