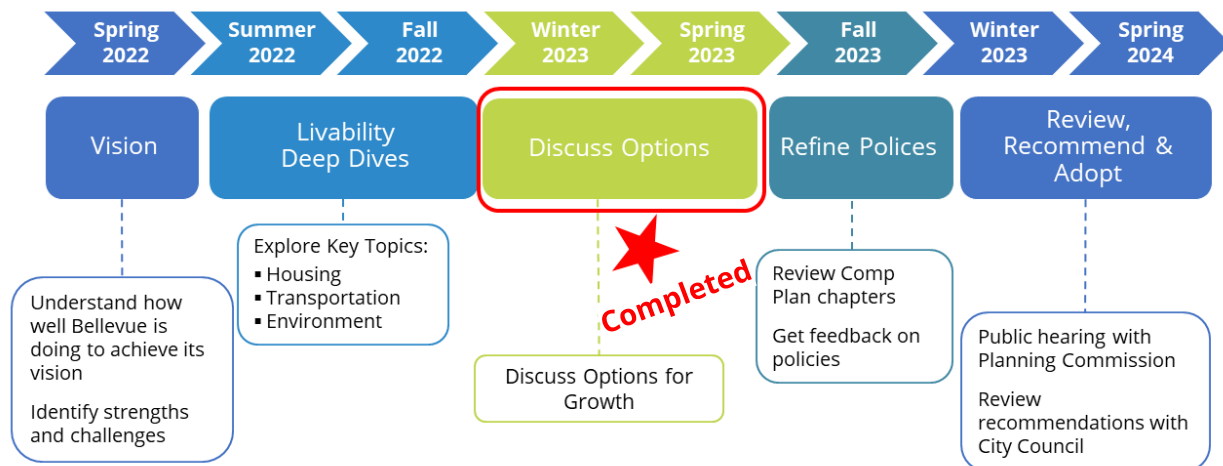


## Introduction

The Comprehensive Plan is a foundational document used to guide long-range growth and development in the city. It is used by the City Council, boards and commissions, and city staff to inform decision making on housing, transportation, land use, infrastructure development, and more.

Periodic updates to the Comprehensive Plan happen every ten years and provide an opportunity to step back and look at the city in a holistic way to ensure the city is on the right track and can continue to provide people with a great quality of life and opportunity to thrive.

The Comprehensive Plan Periodic Update was launched by City Council in February 2022 along with an approved engagement plan. To date, the planning process has followed the approved timeline and will continue through 2024.



**Phase 1: Vision (Spring 2022).** Over 3000 people shared their thoughts on the city’s progress towards achieving its vision in our Vision Questionnaire and over 300 people attended a presentation or workshop. The [Phase 1 Engagement Report](#) summarizes the input received.

**Phase 2a: Livability Deep Dives (Summer 2022).** Community members had the opportunity to share input on key issues related to the Comprehensive Plan Update including the Environment, Placemaking, Mobility, and Housing. The [Phase 2a Engagement Report](#) summarizes this work.

**Phase 3: Discuss Growth Options (Winter & Spring 2023).** People had the opportunity to discuss various approaches to housing and share their feedback. This phase also led up to the release of the Draft Environmental Impact Statement (DEIS). The DEIS has a separate comment process governed by the State Environmental Policy Act. Those comments are not part of this report.

**Phase 3: Refine Policies (Fall 2023).** After the selection of a preferred alternative, staff will work on updated policies. The community will have an opportunity to review and provide input before a final draft of the Periodic Update to the Comprehensive Plan is released.

**Phase 4: Legislative Review (Winter 2024 – Spring 2024).** The Planning Commission will review the draft Comprehensive Plan, hold a public hearing, and make a recommendation to the City Council on a preferred alternative. The City Council will review and vote on adoption. The public will have an opportunity to comment at each of these steps.

## Overview of Outreach Activities

### Statistically Valid Survey

Hearing from representative voices is an important part of this community engagement effort. Relying solely on the input provided by people who self-select to attend an in-person or virtual event or share feedback online can result in an incomplete picture of community sentiment. To ensure the planning team captured the opinions of people who are typically underrepresented the city worked with an outside research firm to design and conduct a statistically valid survey of Bellevue residents to better understand:

- How residents prioritize planning goals.
- What features residents value in a neighborhood.
- How open residents are to adding new housing types throughout the city and in their neighborhood.

1,152 Bellevue residents completed the survey. The survey used a random sample so the responses would be representative of the opinion of Bellevue residents as a whole.. The survey firm also followed up with people who did not respond to encourage them to respond. This reduced the bias toward the opinions of people who respond to surveys. The data was weighted to ensure it accurately represented the demographics of Bellevue residents across age, income, homeowner status, and residence type. The full survey results can be found at the [online dashboard](#) or people can download an [executive summary](#).

### Strategy Team

As a foundational document that has wide-ranging impact, Bellevue's Comprehensive Plan must incorporate the voices of the many diverse communities that make up the city. To ensure the voices of various stakeholder groups are included, the planning team convened the Bellevue 2044 Strategy Team, which together 52 representatives from the business community, developers, non-profit organizations, arts groups, sustainability groups, employers, equity leaders, and neighborhood leaders to provide important subject matter expertise and lived experience perspective.

The Strategy Team met monthly between June 2022 and March 2023. The topics covered and meeting agendas closely paralleled the general public process. A summary of the meetings and feedback can be found in the [Bellevue 2044 Strategy Team Summary Report](#).

## Public Engagement

Phase 3 of community engagement began in January 2023 and continued through mid-April 2023. The primary engagement goal was to explore and discuss the options for adding capacity for new housing development in Bellevue.

In the fall of 2022, the planning team developed three alternatives for adding housing capacity. As part of the [environmental review](#) process those alternatives undergo a thorough analysis to understand the potential environmental impacts and suggest ways to mitigate them. The [Draft Environmental Impact Statement](#) was released on April 27, 2023 and the comment period lasts 45 days. All comments submitted will be addressed in the Final Environmental Impact Statement.

Throughout the process community members have identified housing – both affordability for different income levels and options for different types of housing – as a top priority. The planning team wanted to provide additional opportunities for the public to explore and discuss the approaches outlined in the DEIS alternatives. To support robust engagement the planning team organized three events:

- **In-Person Open House.** This drop-in event allowed people to explore housing data, speak with staff, and provide comments. People could come at any time and stay for as long as they wished.
- **In-Person Discussion.** Attendees were able to listen to a presentation describing the housing options being considered, ask questions, and engage in facilitated, small group discussion with fellow community members.
- **Virtual Lunch & Learn.** Members of the planning team presented the options for adding new housing capacity and answered questions.

## Community Conversations, Presentations & Tabling

Another method the planning team used to engage with typically underrepresented voices was through targeted outreach and events with diverse groups. During the first quarter of 2023 the planning team connected with a variety of groups and organizations including:

- **Bellevue School District Family Connections Staff.** Staff shared their experiences as middle-income workers in Bellevue and the experiences of the families they serve.

- **Mary's Place Staff & Guests.** Staff shared their experiences working with families to find housing, healthcare, and services. Guests shared their experiences living in Bellevue.
- **Muslim Association of Puget Sound.** The planning team tabled at a small business event to share information and get input.
- **Latina Mothers Group at Stevenson Elementary School.** The planning team met with women to share information and hear about their experiences living in Bellevue.
- **Indian American Community Services.** The planning team met with South Asian mothers to discuss their needs and hear ideas for making Bellevue a more livable community.
- **Kemper Merchants Breakfast.** The planning team presented to business owners and workers at Bellevue Square about the Comprehensive Plan Periodic Update.
- **Latinos Unidos.** The planning team met with families to share information about housing and hear experiences related to finding and staying in housing.
- **Bellevue College Open House & Presentations.** The planning team set up information boards at the student union, spoke with students and staff, and invited people to share their ideas on how to make Bellevue a livable city.
- **Global Innovation Exchange (GIX) Open House.** The planning team set up information boards in the common area of GIX to speak with students, staff, workers at Meta and residents of the Spring District.
- **Youth Link Conference.** The planning team shared information with middle and high school students about planning, invited them to share their priorities for the future and envision possible futures for Wilburton.
- **Chinese Community Presentation.** The planning team worked with community members on a virtual presentation and Q&A that was done in English, Mandarin, and Cantonese.

## Overview of Participation

Since launching the Comprehensive Plan Periodic Update, the planning team has been intentional about lowering barriers to participation, by providing a range of opportunities for people to provide input including scheduling events on weekends and evenings, creating drop-in opportunities, reaching out to diverse groups, and bringing workshops or presentations directly to groups. During the Phase 3 engagement period:

- 131 people attended at least one of the Housing Forums.
- 410 people attended a community presentation, discussion, or event.

- 219 people downloaded the Planning for Housing Guide
- 51 people provided input via our online platform [www.engagingbellevue.com](http://www.engagingbellevue.com).

### **Supporting Representative Participation**

The planning team is committed to engaging with the many diverse communities and groups who make up Bellevue. To support that work the team employs three Cultural Outreach Assistants who help build relationships with different organizations, lead presentations and workshops in different languages, and share information.

Evaluating outreach efforts to see which groups of people are participating can take many forms. People who register for an in-person or virtual event are invited to answer demographic questions when registering for events and people who participate online also have the opportunity to register with the platform and share demographic information. Providing this information is optional and not everyone who participates chooses to share this information. Additionally, people who come to an event without preregistering do not provide demographic information. That means there is only partial demographic information on who participates.

The best measurement available is the number of people who attended events that were specifically targeted to diverse community groups. During this period 214 people attended events or presentations that were organized for Latinx, Chinese, South Asian, or Youth groups.

### **Summary of Input**

Housing was the primary topic of discussion during this phase of engagement. However, once people start discussing housing, many other issues come up. In addition to the cost of housing and the types of housing that is, or is not, available, people also looked at housing through other lenses. Some of the related issues identified include: the impacts of development on the environment; access to jobs and/or transit; impacts to businesses, especially local retail businesses; impacts to building and maintaining infrastructure; and impacts to traffic and mobility. Community members were thoughtful in their comments and recognized the challenges of balancing the different needs people have and the trade-offs that come with different decisions.

### **Housing Forums**

In the Housing Forums people were asked to consider the options for adding additional housing capacity that were being analyzed in the Draft Environmental Impact Statement (DEIS). The DEIS compared three “action alternatives” – different ways Bellevue could meet local, regional and state goals and requirements for growth – to the “no-action alternative” – a continuation of the city’s current growth strategy.

The Housing Forums were designed to foster thoughtful deliberation of issues related to housing. In addition to information about each housing option, attendees were also able to review data from the [2022 Housing Needs Assessment \(HNA\)](#). The HNA is an analysis of housing costs, needs, and gaps. Attendees received copies of the [Planning for Housing Guide](#) which provided background information on state & regional planning requirements, descriptions of different types of housing, demographic information, and more.

At each Housing Forum attendees were invited to answer the following questions:

- What values do you think should guide the city's planning efforts around housing?
- How has the issue of housing affected you, your family, or community?
- What do you like about any part of the options for adding new housing capacity?
- What concerns do you have about any part of the options for adding new housing capacity?
- What grey areas do you see?

People were not asked to vote for or select their favorite option. At the time of these events, the analysis for the DEIS was still ongoing and it would have been too early to invite the community to choose between the options.

## Values

In any planning process it is important to understand the values that inform people's opinions and preferences. Identifying shared values helps establish the common ground needed to work through complex issues where there may be a wide spectrum of views.

In talking about their values participants shared **social values** related to the high-level principles that should guide decision making and **material values** related to the kinds of things people want to see in their neighborhood.

The top social values expressed (in order of importance) were **Safety, Sense of Community, Fairness/Equity, Sustainability,** and **Opportunity**.

The top material values expressed (in order of importance) were **Affordability, Access to Parks & Green Space, Walkability/Access to Amenities,** and **Housing Options**.

Comments about values also showed that people desire neighborhoods that support a diversity of household types for families with young children, middle-income workers, seniors, and intergenerational households.

## Housing Stories

The city has assembled a lot of data related to housing in Bellevue. The 2022 Housing Needs Assessment provides a detailed overview of current and future housing needs. While good data is an important part of good decision-making, data alone doesn't provide the full picture. Stories help illuminate the human experience of data.

Participants at the housing forums were invited to share their stories around housing on written cards and in small group discussion. These stories touched on a range of issues.

**Affordability** was the issue raised most often. People talked about home prices being out of reach; worries that they will be unable to afford property taxes on a fixed-income; and fast-rising rents that may push them out of Bellevue.

**Mobility, Walkability** and **Accessibility** were closely related themes that came up frequently. Several people talked about family members who have a disability or other mobility challenges and therefore need to live near transit. People also expressed enthusiasm for more walkable neighborhoods where they can easily access goods and services or meet up with friends. Safety is a challenge for people who want to walk, roll, or bike to destinations near home; people want to see more sidewalks and bike lanes.

**Impacts of Growth** on the **Environment** and **Traffic** were also big concerns. People are concerned about the loss of trees and noted the importance of having some shared open space at multi-family apartments so children can play, and neighbors can gather. Potential increases in traffic and congestion are a concern for many; people want to see more investment in transit-oriented development to help ease the strain.

Maintaining Bellevue's **Quality of Life** and fostering a sense of **Community** is critical to many people. People value the schools, parks, trees, and many other amenities that make Bellevue a desirable place to live and they fear this will be lost as Bellevue grows. People spoke highly of Bellevue's **Diversity** and are worried that people from different backgrounds are being pushed out.

## Housing Options

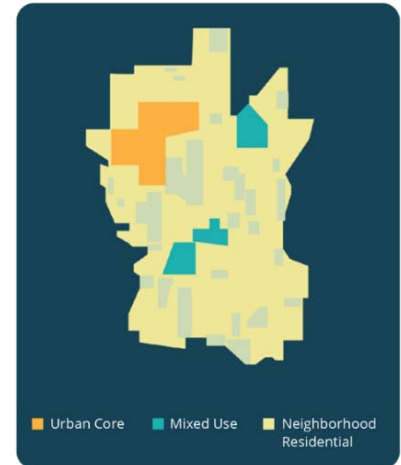
A key part of the Housing Forums was an exploration and discussion of the options for adding capacity for housing under the different alternatives that were analyzed in the Draft Environmental Impact Statement (DEIS). The Action Alternatives in the DEIS are three options for growth. The continuation of the city's current growth strategy is known as "approach 0" or the "no action alternative".

**Approach 1: Urban Cores** - Maximize our transit investments to support vibrant urban centers.

**Capacity: 59,100 housing units**

This approach would focus most of the new housing growth in Downtown, BelRed, Wilburton, and East Main and add additional density in other Mixed Use Centers: Crossroads, Factoria, and Eastgate.

Additional low-scale housing options like duplexes, townhomes, or cottage homes would be allowed in neighborhoods throughout the city.

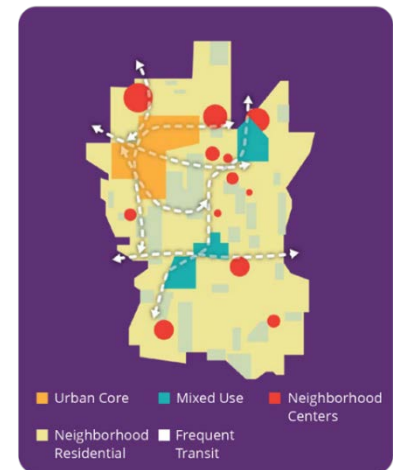


**Approach 2: Mixed Use Hubs** - Enhance Mixed Use Centers and transit nodes throughout the city.

**Capacity: 76,300 housing units**

This approach builds off Approach 1 by adding new development around areas that have frequent bus service and allow both residential and commercial uses in the neighborhood shopping centers, called Neighborhood Centers.

New housing development in Neighborhood Centers and near frequent transit would include mid-rise apartments, smaller apartments that are 3-5 stories, and townhomes. In Neighborhood Centers, housing could be mixed with retail. Like the previous approach, additional low-scale housing options would be allowed in neighborhoods throughout the city.



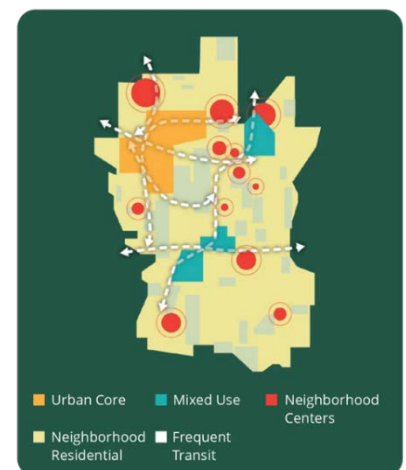
**Approach 3: Walkable Centers** - Support complete communities with walkable Neighborhood Centers.

**Capacity: 94,500**

This approach builds off both Approach 1 & 2 by adding new housing development around neighborhood centers within walking distance of Neighborhood Centers.

New housing development in these areas would include small apartments between 3-5 stories, town homes, four-, tri-, and duplexes.

Like the previous approaches, additional low-scale housing options would be allowed in neighborhoods throughout the city with suburban densities allowed in the least dense areas of the city.

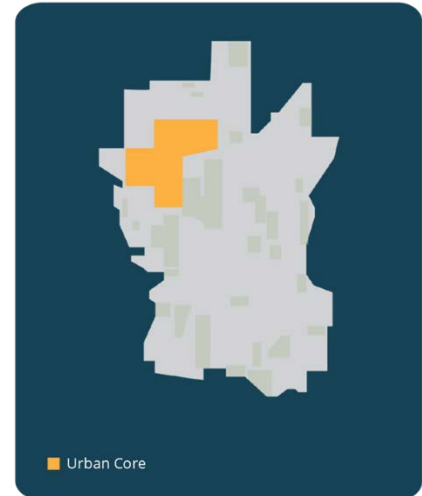




**Approach 0: Current Strategy** – Continue to put almost all new housing capacity in current growth corridor of Downtown and BelRed.

**Capacity: 40,500**

Under this approach there are no changes in land use or policies. Currently almost all of the capacity for housing is in Downtown and BelRed neighborhoods. The housing developed in those locations under the current policies would be primarily mid- and high-rise buildings. Most buildings of this type have smaller units, mostly studio and one-bedrooms with some two-bedroom units.



Through small group conversations and comment cards, attendees at the Housing Forums were invited to consider what they liked about any aspect of the approaches and what concerns they had. People were not asked to select a favorite approach because these events happened prior to the release of the DEIS, and further information and discussion would be needed before a preferred growth strategy could be selected.

### Preferences/Agreements

People expressed the most support for options that:

- Include accessible neighborhood centers that support walkability, small local businesses, and third places.
- Support social connection and community building by helping people know and interact with their neighbors.
- Provide a variety of housing types and options that meet the needs of young families, middle-income workers, and seniors.
- Provide greater homeownership opportunities.
- Help preserve the tree canopy and provide access to parks, open-space, and community gardens/p-patches.
- Support affordability, particularly for lower income households. Many people expressed interest in broader use of incentives, regulations, and/or subsidies.

### Concerns

In looking at the options, people raised concerns about:

- Whether simply increasing the supply/density would do enough to address affordability and what sort of accountability measures would be in place if the city does not meet affordability goals.

- New development that would be out of scale with existing neighborhoods; people want “cohesion, not chaos.” People want to know more about what new housing options would look like.
- Loss of trees and open space; people wondered if the city can continue to acquire enough land for parks given rising costs for land and pressure to put housing on available land.
- That there is not enough bus service to support planned growth. Currently, there are barriers to using the existing bus network (lack of frequency, not close to a stop) and without changes, people will still end up relying on their cars.

The potential for displacement including people on fixed incomes/lower-incomes and the displacement of small, locally owned businesses.

### Questions and Grey Areas

People had the most questions or felt there wasn't enough information about:

- How to strike a balance between incentives vs. regulations for achieving affordability goals.
- How the city can continue to offer a good quality of life as it grows.
- What the data from the Draft Environmental Impact Statement would reveal about what the potential impacts of the options would be.
- People wanted to know how this planning effort would help the city address the issue of homelessness.

### Community Conversations

During this period, the planning team focused on outreach to traditionally underrepresented groups to engage in discussion about issues related to planning and growth. The key questions the planning team asked people were:

- What are your experiences with housing in Bellevue?
- What kinds of challenges do you face accessing transportation, jobs, or services?
- What would make Bellevue a more livable city?
- How can the city be more inclusive?

There were many similarities in the issues raised in these group conversations and the broader public conversations. However, there were a few things that came up that were unique to these groups.

**Inclusion** is a particular issue for these groups. There are community members who feel overlooked or unseen by the city. In several meetings people asked some variation of the question, “Does the city want us here?”

## Youth

In addition to concerns about housing affordability, comments from youth emphasized a desire for **more transportation options**, particularly expanded bus service. Youth also want more things to do and places to gather; they are looking for more **“engaging locations”, “fun areas”,** and **“community & recreation spaces.”** Concerns about mental health, support for the LGBTQ community, and more opportunities for civic engagement also came up.

## Vulnerable Families

In focus group discussions with both Family Connections staff at the Bellevue School District and in conversations with Mary’s Place staff and families, the planning team were able to hear from people who often struggle the most. Housing is a top issue for these community members, and they have some unique challenges.

- **Difficulty navigating the system.** Application fees for rental apartments, lack of credit history, and challenges getting landlords to accept Section 8 vouchers came up frequently.
- **Accountability of landlords.** People are afraid to report problems like broken appliances, mold or other issues for fear of retaliation or losing housing.
- **Fast rising rents.** People living on the margins cannot keep up with rent increases. Many people asked about the possibility of creating a rent stabilization program.
- **Access to services.** People spoke highly of the many organizations that provide services on the Eastside. However, the need is greater than what is available. It can be especially difficult for undocumented families or unaccompanied minors to access services. People suggested the ideas of hub communities or co-locating services with housing to better meet the needs of people.

These community members see Bellevue as a good community for families; they especially value the educational opportunities that are open to their students and see that as critical to their economic mobility. Ultimately people would **“rather struggle in Bellevue, than make ends meet somewhere else,”** if it means their children have a brighter future.

## Latinx Community

The planning team has been meeting regularly with different Latinx groups in Bellevue to better understand their needs and concerns and build lasting relationships to foster ongoing civic engagement. Many of these families have lived in Bellevue for decades; they have roots in the community and want to stay here, but they fear being **displaced** by rising rents and overall cost of living increases. **Housing costs** are the biggest issue facing this community. When people moved here, Bellevue was much more affordable, now many

families have to cut back and make sacrifices in order to cover the rent. People would like to have more **connections to leadership** and an opportunity to be heard and seen.

## Wilburton Vision Implementation

Bellevue's Comprehensive Plan update includes changes to policies and land use designations in the Wilburton study area. These changes are being developed through the Wilburton Vision Implementation initiative that was launched on April 25, 2022. Public input gathered between April and December of 2022 informed the development of land use alternatives analyzed in the Environmental Impact Statement. Since December, outreach efforts have focused on groups that were not well-represented in earlier phases, including minority-owned businesses, residents of the study area, and youth. Opportunities to learn about the alternatives and provide input on key issues to help inform future policies and regulations were provided through:

- Project information sheets mailed to nearly 900 residences and businesses within the Wilburton study area containing information about upcoming ways to participate,
- A virtual information session attended by approximately 50 people,
- Tabling at Uwajimaya,
- A Youth Involvement Conference workshop on planning for Wilburton with approximately 30 youth, as well as
- Wilburton Vision Implementation staff and materials included in Bellevue 2044 outreach events.

Public engagement for the Wilburton Vision Implementation will continue through the fall of 2023.

### Summary of Wilburton-Specific Input

During these early 2023 outreach activities, attendees were invited to share opportunities and challenges for implementing the Wilburton TOD vision. People expressed interest in the following opportunities, including:

- More places to spend time and connect with community, such as restaurants, small businesses, parks and trails.
- More family-friendly gathering and active recreation spaces.
- A place to site citywide cultural facilities, such as performance spaces.
- Creating more pedestrian-oriented opportunities.
- Accommodating more density around transit stations.
- Greater affordability.
- Recognition of Japanese history and heritage in the area.

- Addressing relationship between Wilburton TOD and adjacent residential areas.

People expressed the following challenges to implementing the vision, including:

- Safety concerns
- Traffic impacts
- Balancing different community needs with competing values for what they want to see in the Wilburton TOD (i.e. density, transportation options, desire for change, etc.)
- Timing of Wilburton vision implementation alongside other investments, including Eastrail and Grand Connection
- Development feasibility
- Achieving appropriate scale of development

### **Youth Involvement**

As part of the Youth Involvement Conference workshop on April 22, youth were asked to envision implementing the Wilburton vision by locating different amenities and land uses across the TOD area. Comments from youth emphasized **focusing opportunities around Wilburton Station and Eastrail**, as well as considering **equity** and **climate change**.

## **How Community Input Will be Used**

Public participation in the planning process is a key requirement and both city staff and decision makers value input from the community and use feedback to inform decisions. The issues, comments, and stories the community has contributed throughout the planning process will be shared alongside the data and technical analysis that is part of the DEIS to help inform the choice of a preferred alternative.

Information from community engagement in Phase 2a informed the structure and content of engagement activities in this phase, Phase 3. The information gathered from the community during Phase 3 will inform the key issues and policies that are focused on in Phase 3 and on. Community feedback has been discussed with Planning Commission and was the focus of the discussion at the April 26, 2023 meeting. It will inform the choice of a preferred alternative that will be studied in the DEIS along with the public comments received through the separate SEPA-governed process. After the preferred alternative has been studied in the FEIS, Planning Commission will identify an overall growth strategy for the city. The input received over the course of the project and especially the specific feedback about housing and input from marginalized communities will be considered in that action.

In addition to information gathered by the city about people who currently live, work and play in Bellevue, information about people in the region as a whole is used to understand the broader trends and needs. This helps to identify Bellevue’s role in the region and to make sure that the city is contributing to meeting the broader needs of people living and working in the region as a whole. These sources of information include surveys from King County (such as the King County Affordable Housing Survey), the Puget Sound Regional Council (such as the Household Travel Survey and Puget Sound Trends series), and the State (such as the Housing Survey the state and PSRC collaborated on). This information continues to supplement the city’s understanding of future needs in Bellevue.

In Phase 3, the planning team will also use this input to help inform the initial drafting new and updated policies for the Comprehensive Plan to conform to the growth strategy. There will be additional opportunities for community input on specific policies during Phase 3.

## Next Steps

Over the summer the Planning Commission will review the results of the Draft Environmental Impact Statement and make a recommendation on a preferred alternative to be studied in the Final Environmental Impact Statement (FEIS). Then the City Council will review the recommendation and make a final decision about a preferred alternative. The preferred alternative will inform the growth strategy for the city for the 2024 to 2044 planning period. City staff will draft updated policies to conform to the growth strategy. Draft policies will be shared with the public for review and input. That process will begin in the fall of 2023 and continue through part of 2024.

Appendix A – Housing Stories

Story Title	Story
The bird on the door	In 1992 our young family was looking to move from renting to owning our living arrangements. We were living at Sammamish View Apartments (think the Greenbelt next to the tunnel that goes under I-90). When we started to look everything seemed to expensive. \$150,000 or more to a 2 parent working family. After looking for months we found an older house built in 1964 with a cute woodpecker door knocker in the Lake Hills Neighborhood. Price tag \$193,000. The loan approval process was very stressful, and we could not imagine borrowing that much money. Finally, the loan was approved and we became home owners. 2022 Valuation \$1,450,000. I guess we made the right choice. I hope you get to live in Bellevue also.
Accessible Housing Needed	I live in Eastgate. I have 2 adult children with disabilities who live with us. We need affordable housing particularly for my daughter with developmental disabilities who is <u>extremely low income</u> . She needs to have access to her community where she <u>lives</u> , <u>works</u> and <u>plays</u> . It needs to be accessible with transportation. My son needs affordable housing that is accessible because he does not drive. As I age, I need to be sure I can still afford to live in my house as we are moderate income
Still Looking	I've worked in and around Bellevue for the last five years. I've looked for apartments and a home but I've never found anything suitable for my family; which I'm planning on growing. My mother has special mobility needs and my wife works in Bellevue. I need more housing choices to stay connected to Bellevue.
Seeing Many Sides	I've lived in Bellevue since I was 12 and have largely lived with family. I don't have a ton of experience in searching for housing, but I work with many tenants and landlords through the Conflict Resolution Center and the general feeling I get is that there is a demand for more affordable housing but there is also a push against expansion because people want to keep things the way they are. The other concern is related to building on environmentally sensitive land.
Grew Up Here, Now Priced Out	I have lived in Bellevue since I was five years old, moving away as an adult but returning with my family of five. Housing is unaffordable. I cannot dream of owning a home here and even my rent has been increasing too much. Bellevue needs to allow much more housing. By 204 we probably need to be a city of 300,000. Future residents matter, not just current homeowners.
How to Age in Place	My house was built in 1989 with sunken floors in the living room and family room. Beautiful, but no longer feasible for vacuum robot or aging-in-place. I've lived in Bellevue on-and-off for close to 20 years. My biggest concern is the property tax when I retire. I'd like to stay in Bellevue.

Story Title	Story
<b>Moved for Family, Now Priced Out</b>	We purchased a house in the Kelsey Creek neighborhood in 1999 which we then had to sell in 2005 due to family illness. We moved to Philadelphia to help take care of my father during his end of life. We then returned to Bellevue in 2015 and have been priced out of being able to purchase a home here. We absolutely love Bellevue and would like to stay here, but for now we can only afford to rent.
<b>Big Change Coming</b>	We have enjoyed living in Bellevue. Wonderful tree canopies and wildlife. Excellent education. We live in a diverse neighborhood with first generation Thai, Spanish, Korean, Chinese, Japanese - very nice. My children enjoyed volunteering in the community. We found a perfect neighborhood to live in. Light rail is within 1/4 mile and we expect over 5,000 new housing units and rapid growth.
<b>Transportation is Important</b>	Moved from Portland last year. Due to having a disability I walk and take public transportation. I currently rent in Bellevue and live here because transportation is important. Where I live feels affordable and is close to my friend.
<b>How Will I Live on Fixed Income</b>	I have lived in Bellevue since 1999 and when I first came I could afford to live here on my salary. For a number of years my salary was low and I actually qualified for low income housing but there was nothing available in Bellevue or the surrounding cities. I am now old enough to qualify for social security and am also still working full time. I am fortunate enough to live in a complex that offers rent below market value. if not for both of those things I would not be able to live in Bellevue I see a lot of apartments going up but I don't know of many places that I would be able to rent if I have to stop working an rely totally on social security and my retirement.
<b>Kids Back at Home</b>	Bought in 1985 - newly married. Thought of it as starter house. Raised three kids and glad to be in Bellevue School District. Two of our three kids, in their 20s, are living with us due to affordability issues. They both have master’s degrees, great jobs and <u>want</u> to move out, yet affordability prevents that. My neighborhood is largely childless and now our neighborhood school, Eastgate, is to be closed. This is directly tied to affordability.
<b>Two Years And Still Looking</b>	Looking for affordable housing for two years - been discouraged. Originally moved into a place with mold and have had to stay because its the most affordable. Hoping rental units become available, but outlook seem dim.



Story Title	Story
<b>Bellevue by Default</b>	We ended up in Bellevue by default and I feel very lucky to have raised our family here. The schools, parks, green spaces and beauty have always awed me. Going to the parks with my children we were often the only English speakers. Despite what the guidebooks said Bellevue was quite diverse. I have been concerned about the cost of housing making it hard to maintain the diversity and cultural richness I have experienced.
<b>Reestablishing</b>	Transient, disabled, with service dog. Reestablishing our lives in the Bellevue area. Grew up around and traveled a lot. Came back to Seattle to build a home and join a community. The Eastside is where we landed. We have a long way to go to build, but we have been embraced and inspired to be a part of this side of King County community. Affordability!
<b>Finally Moved Back, But May Have to Leave</b>	I grew up in Bellevue and Redmond, moving to Bridle Trails as a teenager. I never thought that I could move back to Bellevue, but I did. I live in a place that has incredible access to everything, allowing me to walk to transit, grocery store, restaurants, parks, and more. I can, after many years, finally commute quickly to work in Bellevue. But unfortunately, after 1 year here, my rent went up 16%. I now know that if it goes up more I will likely not be able to live here the next time around. This perfect place will no longer work for me.
<b>Can't Save Fast Enough</b>	Forty years old, married with one child and a life-long renter as we have never been able to save as fast as home prices rise. We have been renting a 2-bedroom condo in Bellevue since 2014. We don't work in tech so don't have those crazy high salaries. Luckily our landlord charges us below market rent, so that helps us to try and save enough to one day afford a townhome, if there are enough on the market, cuz we will never afford an actual house at this point.
<b>Pay Not Keeping Up with Housing Costs</b>	I bought my condo (2-bedroom) in 2016. My mortgage is very high and my property taxes went up every year. I am not getting pay increases at the same rate. The most increase I got all these years is about 2 - 3.5 or 4% COLA. I am the only bread winner in the family. Imagine about people like me if you anc.
<b>Buying is Impossible</b>	We've been looking for housing for two years. Buying is impossible on a salary of \$50K and rent takes 1/3 to 1/2 of the net paycheck. Affordable housing is needed for renters and owners.

Appendix B – Comment Cards Received at In-Person Housing Forums

What do you like in any of these options and why?	What concerns do you have about any of these options and why?	Do you see any grey areas?	Name (if provided)
<p>I have concerns about all of the options for duplex, townhomes, etc. that are not built with design that deals with mobility etc. I also want something addressing developers/investors with no roots in the community</p>		<p>Universal design must be part of the <u>codes</u>. Townhomes are useless if there are mobility issues.</p>	
<p>The more "everything" the better more variety more density more affordability The future is going to be drastically different and bold decisions are needed</p>			
<p>Option Zero is doable</p>	<p>Lack of input from neighbors Violation of previous Comprehensive Plan</p>	<p>The red dots for neighborhood centers must be included in Options Zero and One</p>	
<p>Distribution of new housing; varied housing types</p>	<p>Increased traffic Public transport safety</p>		
<p>I really like that the options are focused on connecting growth with mobility. I also like how Option Three provides a lot of variety and allows growth to spread out instead of crowding it into Downtown</p>	<p>There was concern that adoption a more liberal zoning allows developers to move in and build housing that's not in line with Bellevue's vision. We should incentivize missing middle and upgrading existing structures over bull dozing neighborhoods</p>	<p>Where to place incentives? How to protect trees and green spaces without stifling housing? How to build walkable and connected neighborhoods that create a sense of place</p>	<p>Jordan G.</p>

What do you like in any of these options and why?	What concerns do you have about any of these options and why?	Do you see any grey areas?	Name (if provided)
<p>Opportunity for greater number of third places                      Opportunity for greater number of walkable community connections                      Opportunity to incorporate green spaces (actual trees) into new development                      Opportunity to do this <u>WELL</u>                      Opportunity to create/build structure/organization to new areas (vs. chaos in implementation).</p>	<p>Pushing out small and local businesses                      Loss of functional tree canopy                      Loss of natural light access (windows and outdoor spaces)                      How do you ensure the middle housing goes to employees in Bellevue - teachers, firefighters.                      How to provide resident ownership options as density increases.</p>	<p>How can we strengthen and enforce codes regarding tree preservation, affordability and accessibility (seniors wanting to stay here and age in place).</p>	
<p>Density and proximity to transit centers</p>	<p>Traffic and the need to re-vision the single-family neighborhoods</p>	<p>Need to factor in the "true" cost of larger development. Homes that are 5000 sq ft. and McMansions they should be penalized (taxed)</p>	<p>Scott S.</p>
<p>More Housing Choices for seniors and young folks - distributed growth.                      Affordable housing programs like inclusionary zoning and housing requirements                      Dense, mixed-use near transit</p>	<p>Doubling down on a failing strategy of concentrated growth. It's inequitable and displaces families as ownership options don't exist.                      Option Zero or One - NO</p>	<p>Exactly where growth should go. Coping with change.</p>	
<p>Maps are lacking sufficient detail. We cannot tell where the "centers" are.</p>	<p>Changing zoning for existing apartments will lead to displacement and harm. In contrast, rezoning single-family does not force anyone to move/sell. Our existing garden apartments are the most affordable and eco-friendly in city. Politically it is usually easier to displace renters than homeowners, but more harmful.</p>		

What do you like in any of these options and why?	What concerns do you have about any of these options and why?	Do you see any grey areas?	Name (if provided)
<p>A variety of options for all types of families. Ability to walk to the store, park, work, etc. Local and neighborhood business focus. Walking and biking infrastructure.</p>	<p>Smaller houses staying unaffordable for middle incomes. Disappearance of tree canopy and open space. Redevelopment of important places</p>	<p>We're competing with Seattle and surrounding areas. We want to keep young people and families interested in living in Bellevue. Loss of identity - do we want to look the same?</p>	
<p>Opinion: If we upzone or add density, increases the value of the property then why can we not require as a mandate for 10% -15% be affordable units?</p>			
<p>Alternative 3 appears to be the most widely beneficial to the city's housing need in addition to dramatically improving accessibility to public transit. This option would also allow the city to better control the land use narrative ahead of potential state legislation</p>	<p>Not doing enough to meet the demand and making the effort to keep new workers in Bellevue. Preserve/create a new urban character in the city.</p>	<p>Only Option 3 comes close, but still falls short of what we could do.</p>	
<p>I support more density to add housing units. In order to make them affordable, we need some kind of rent/house price control/subsidy. I think Bellevue grew too fast in short period, and the balance was tilted toward more businesses (large corporations). We need more balanced approach</p>	<p>We need more reliable public transportation so that people can live without cars (or less driving) Oversized houses "mcmansions" are a big concern for my community (Newport Hills). They are not affordable at all. Seattle passed a law that prevents total square footage of the house from going beyond 505 of the lot. Bellevue should consider a similar measure</p>		<p>Kazuki S.</p>

What do you like in any of these options and why?	What concerns do you have about any of these options and why?	Do you see any grey areas?	Name (if provided)
#3 Walkable without huge impersonable towers	Negative impact on existing home values and taxes		
	Lack of oversight. Build, build, build, develop, develop, develop. What about keeping up on what's been built - roads, trees, sidewalks, etc. So many places (single-family homes) are being rented - again no oversight. The places fall into disrepair/eyesores. Are landlords required to have a business license?	Keep up on what developments are made!!! Increase code compliance budgets. Not getting my tax dollar bang for my buck. Why am I taxed for ADU if I don't have one - property tax too high.	
Increased affordable housing. Mixed use allowing to walk to shops. Decentralized approach, not "all" investment at the city center. End SFH zoning	How will the city upgrade the obsolete utilities (water, sewage, electricity) in urban neighborhoods with newly available higher zoning density? How will impact to seniors be minimized? How will you ensure diversity in who ends up building, then owning the new Bellevue? How do you avoid sole ownership by major real estate investment firms?	Avoid displacing low and middle income households while rebuilding for more affordable housing	David B.
More housing, more walkability, more transit. Downward pressure on housing costs	I think even #3 is inadequate. We should do everything in #3 but more - probably a minimum of fourplexes everywhere and even bigger in neighborhood centers (like low rise MF). And even bigger in urban centers. Surrey Downs single-family area new light rail has got to go. Like - Everywhere: low rise. Neighborhood Centers: midrise. Urban Centers. Highrise		Jeffrey O.

What do you like in any of these options and why?	What concerns do you have about any of these options and why?	Do you see any grey areas?	Name (if provided)
	There should be non-market housing for more than just people who cannot afford market rate rents, but also people across the whole income spectrum. Social housing like Vienna.		
I agree with the 5 development priorities determined in the study [survey]	I am concerned about convenient access (either via transit or car) to shops and services.		
I love Alternative 3 and any option that enables more people to live in more places	There's an attempt here to educate the community on the need but it's still being met with disinformation around property tax concerns. How do we make sure that we're showing the opportunities that come with this growth as well. Showing other areas that have already done similar (Minneapolis, etc.) by eliminating SF zoning and what impacts to property taxes were.		
Option #3 addresses the most issues for a variety of people - concerned that we build enough extremely low income housing in <u>all</u> communities. It needs to be accessible to <u>all</u> .	#1 too limiting not enough inclusion with the community - doesn't address all the needs. #2 better but still not enough for extremely low income. #3 Best - more diversified - serves more - more accessible	Maintaining affordability and balancing walkability. Quality of life for all.	Cathy M.

What do you like in any of these options and why?	What concerns do you have about any of these options and why?	Do you see any grey areas?	Name (if provided)
Option 3 all the way (though I would go even further). We need affordability. Affordability will make our community <u>better</u> and more interesting. I want options and to be able to move out of my bigger house to something smaller. I want walkability and transit	I would like you to do outreach with potential residents. Those who can't/don't live here now but could if changes were made. For example, teachers. Most younger teachers cannot live here and this has educational implications	I wish small business zoning changes could be made to. I'd love to see more <u>non-chain</u> restaurants, cafes, coffee spots, and shops.	
Affordability is a market inspired concept. Disperse affordable housing (30-50%) throughout the city. Increase townhomes in Newport Shores and Enatai. Have mandatory 15% affordable for 50% AMI units in all new apartments	Teachers do not want to live in apartments. Firefighters want a house, not an apartment. Set up a downpayment option for working professionals	Increase franchise restaurants so everyone can enjoy Bellevue	
I love that high density housing is mostly being build in new areas. <u>Not</u> in existing ones.	I think there needs to be more low-income SENIOR housing. I have seen some of the proposed designs and they do not seem to take into account senior mobility issues, i.e. they are <u>not</u> being designed with universal design concepts. No threshold showers, microwaves on counters, grab bars, etc.	I think emphasis needs to be on preserving existing neighborhoods. Don't change ADU codes to allow non-owner occupied units and do away with off-street parking requirements for ADUs. Thank you.	
Maintain Neighborhood consistency. People move into single family homes and neighborhoods mostly because this is how they want to live and have worked hard for their lifestyle. Bellevue already has housing diversity in our current situations that makes sense. Celebrate this!	The city is not considering the unintended consequences of giving people housing when they don't share the values of the neighborhood. Drug addicts do not know how to take care of a home and should be clean and sober before moving into family neighborhoods.	Have reduced property tax areas (without increasing the burden on others) Where true affordable homes can be built.	

What do you like in any of these options and why?	What concerns do you have about any of these options and why?	Do you see any grey areas?	Name (if provided)
Alternative One is doable. Make residents in wealthy enclaves build townhomes on their properties. Make 30-50% AMI mandatory in neighborhoods with homes valued at \$5 million	Option 3 Forces lower property valued neighborhoods to be inequitably densified. Option 3 will not make sure low-income housing is built throughout the city.	Lack of bus routes in Bellevue.	
Not really. I am concerned that single family neighborhood concerns are being ignored		I am afraid these plans will decrease the safety of my neighborhood. Drug half-way houses do not belong in neighborhoods with children and older people living <i>[there]</i> .	
Option 1 is doable. Development needs to be in the growth corridors not in single-family neighborhoods		Lack of public understanding of current codes and comprehensive plan Bellevue deserves adequate bus service	
In my opinion it makes the most sense to increase density in areas where access to light rail/buses etc. are readily available. Another area where higher density seems most appropriate is Urban Core and Mixed Use. Moving low-income housing into residential neighborhoods would be my last choice.		Being retired and working hard all my life to pay for and now enjoy the benefits of my labor and pleasant quality of life (which I deserve!). I'm highly opposed to having low-income individuals move into neighborhood. Newport Hills is a wonderful quiet area that should not be part of the increased density plan!	
Good to have 3 alternatives including a 4th of no action. Thanks for providing a "drop-in meeting."		Discussion of the "15-minute city." Need better discussion of ADUs (mother-in-law concept). Be clear if developing mandated items or voluntary items.	



Other Comments	Name (if provided)
We live and enjoy a cute small space studio. It's about 440 square feet. I'd know if this kind of apartment are considered in the Bellevue Comp Plan? It would be interesting in thinking about retired people.	Max S.
The key to long-term stability and wealth in the U.S. is through home ownership. More building of high-density condominiums and town homes would be great!	
It's a non-starter for me to look for housing in Bellevue. Too expensive! As a representative for the college I am asking the city to plan for rezoning the campus. We are currently zoned for residential homes and need a more accurate/flexible zoning designation	Dennis C.
Consider placing in the master plan a specific approach to streets, facilities, and the city in terms of upkeep and cleanliness. Currently there are many locations where clean-up could be helpful. Consider relooking at the 80% of median income marker as this threshold is still very high for many families.	
Moved here in 1987 to single family home. Still live there. We are in walking distance of shopping and services	Ed R.
I'm in Newport Hills and have raised our family and LOVE our neighborhood. I am very concerned about the push to change existing ADUs to 1) no longer require off-street parking and 2) to no longer require that the main house be occupied by the owner. Both these changes will negatively impact existing neighborhoods. Extra cars parked on the street are a huge security risk, as our neighborhood does not have sidewalks. When cars are parked on the road, it forces us and kids to walk in the street. 2) Not having owners in the main residences just opens the property up to all sorts of problems (maintenance, parties, etc.)	
Why not set up a public trust to buy little houses that are being destroyed. Please remind people we "Bellevue" does NOT need to do anything to meet our growth quota. I don't see "density" in rich areas - Somerset, Enatai, Clyde Hill. Why not? You can add more transit! Why not add more to rich areas so you can buy houses and divide them.  How about requiring owner occupied for all these "great" fourplexes in my neighborhood.	Kate S.
There is a lot of open space in Somerset and Lakemont. What are you planning to buy to get more open space and parks in Crossroads?	Kate S.
Does equity include making rich people bear <u>any</u> of the density?	Kate S.

Appendix C – Comments received from Online Housing Forum on Engaging Bellevue

The online forum was structured like a conversation where, participants could respond to one another’s comments. Each set of comments should be read consecutively in order to follow the thread of the conversation.

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
WE DON'T HAVE THE INFRASTRUCTION FOR MORE RESIDENTS! STOP BUILDING! WE DON'T WANT TO BE SEATTLE! STOP PUSHING THIS ADGENDA!	SueHarms
There needs to be walkable districts everywhere. There shouldn't be anywhere that obliges people to use a car. Streets should be narrower to slow traffic with good size sidewalks. There exists to many streets that are designed for cars to the exclusion of pedestrians	steven.D
We'll need to remember that while creating more options for so called affordable housing, we should never destroy what made us great in the first place, which is family oriented community. A safe place to raise families. The theme of "affordable" housing is against the tide of progression. No one should keep the market away from being a free market as it should have been. No one should create a safe haven for "free" give away, since no one could solve the issues of the region, the country and the world. Give opportunities for those who had fallen on hard times, just needing a lift to get back on their feet, not for those waiting for free handouts. Because once you open the door, you will have all those of the same coming from all corners of the country to here. We need to do our best to create job opportunities. I'm all for giving a chance or a second chance but never a free handout. Make every budget spend an open book before starting to collect more taxes. King County is going down from a few decades ago with it's largest city (Seattle), let's not follow what has been proven not working. Law and order must be maintained, as we had found out there will be those who disrupt the society if given a chance. Use common sense and not red tape or bureaucracy procedure, we can maintain or better our city.	wkuo3
A variety of housing options that aren't all high rise apartments or expensive large single family homes. I would like to be able to stay in Bellevue in low rise/medium density housing.	linda

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>While I agree we need to have a much-increased amount of housing which walkability is such that cars are not required, there is a practical difficulty to make the entirety of Bellevue walkable. How would we for instance finance public transportation or walking-distance stores in every street in the city? While car-less life is possible at the urban core, transport hubs, and neighborhood centers, residential neighborhoods will remain more distant from transit and stores. Unless we want to rebuild Tokyo, crisscrossing all of Bellevue with local trains (and even then, many people working in Tokyo have to commute from outside Tokyo).</p>	david_b
<p>When the free market is demolishing the ramblers at the origin of Bellevue to replace them with over 4000 sqft of luxury home, is that still progression? 2, 3, 4 million dollars new constructions, we are deep into market problems that make housing unaffordable for people who haven't fallen on hard times, neither asking for give away, free handouts or anything of the sort. Are our teachers, military members, and every day folks who can't afford the Mc Mansions now longer welcomed in Bellevue? We need more nuance in our thinking about housing, and we need empathy so we agree on building a Bellevue that isn't just for folks who are in the same socioeconomic situation as ourselves.</p>	david_b
<p>I am hopeful that Bellevue will adopt a plan which will focus infrastructure investments beyond the urban core. Massive projects have been constantly draining the public finances to the core for the past two decades that I've witnessed in Bellevue, while the neighborhoods have seen minimal to no investment. We still have city plumbing from over 75 years ago in our street. We won't be able to tap into duplex, triplex or townhome redevelopment when the infrastructure is barely able to service our current spread-out ramblers.</p>	david_b
<p>Sammamish has tried the 'building ban' approach and failed miserably. Big builders have several years of permits already in the pipeline, so they keep building until the ban lapse, then they rush in the next several years of permits during the few days that the current administration leaves the door open. Banning new construction building permit is just excluding individuals like you or me to redevelop their own property, or neighbors from getting together for medium size projects. I agree that the infrastructure needs to come together with the increased housing density, so we do not end up with congested roads and failing utilities. I expect infrastructure to be an essential part of the plan, and not just have a blanket rezoning of the city.</p>	david_b

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>When you think about the issue of housing what values and goals are most important to you? 1. People who work in Bellevue should be able to afford to live in Bellevue. 2. People who live in Bellevue should randomly encounter an acquaintance at least every week or so. 3. A majority of Bellevue residents should have the option to walk &amp;lt;15 min to a coffee shop, buy a coffee and walk &amp;lt;5 min to a plaza to enjoy their coffee while they watch the world go by. 4. Towards a Bellevue that people talk about as a collection of small towns and interesting third places instead of a collection of arterials &amp; shopping malls. To achieve this we need: 1. More housing. period. 2. More housing that is not car-dependent. 3. More inviting walkable town centers with housing above and around shops. 4. More variety in housing. I will explain each of these in more detail below. 1. More housing. period. We've reached the point where even many tech workers can barely afford to buy a house in Bellevue. If people who work in Bellevue live elsewhere it should be primarily because they prefer to live there, not because they cannot afford to live here. Keep in mind that more housing equals more affordable housing. So, while important, we should not get too distracted by things like affordable housing requirements. It is likely more effective to simply build large amounts of high-density housing in areas that currently contain no housing at all, such as car dealerships and strip malls. 2. More housing that is not car-dependent. Bellevue streets are generously wide, yet we still get stuck in traffic. Adding more lanes clearly is not the solution, we need to get more people out of their cars instead. The only way to do that is to make it more convenient for Bellevue residents to walk, bike or take public transit. The city needs to drastically improve bike infrastructure and transit service and create more transit-oriented developments. Allowing neighborhood corner stores is another strategy that can help reduce the need for people to drive in order to buy a tube of toothpaste. 3. More inviting walkable town centers with housing above and around shops. Bellevue has so many single story retail developments with sprawling parking lots. They are kind of ugly and soulless. People go there to spend their money at the store and then go back home as fast as they can as these are not at all inviting environments to hang out in. The city could benefit a lot from redeveloping such locations into interesting walkable mixed-use areas that are inviting for people. This can be achieved by adding housing above shops to create a large presence of customers within walking distance of the shops. Parking lots should be moved underground where possible so the freed-up space can be used to develop cute, inviting, walkable, mixed-use town centers with housing, shops, plaza's, greenery etc. I'm assuming that this is what is meant with "Mixed Use - Crossroads, Eastgate, Factoria", but there are so many more locations where this could be done. For example, at the existing grocery stores on the east side like Safeway, Fred Meyer and QFC. 4. More variety in housing. Currently there are basically only three options available in Bellevue: 1. detached single family homes, 2. town homes, 3. condos/apartments, but there are so many more housing styles possible. For example, duplexes, row homes with gardens or garage-linked homes are way more efficient with land use than detached single family homes, but still provide families with things like a garden and/or garage. Providing a wider range of housing types will serve a wider range of people, allowing more people who work in Bellevue to also live here. Make it easier for developers to repurpose lots for such housing types, so we see better land use patterns instead of the current situation in which more and more single family homes are being replaced by massive villas.</p>	<p>sandervalstar</p>

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>Keep in mind that the reason why cities don't have the budget to replace the plumbing is due to the bad sprawling land use patterns that create high infrastructure costs for a very small amount of homes. Introducing duplexes and other types of housing that are more space-efficient than detached single family homes will substantially raise the tax base of your neighborhood. Hopefully to the point where the city can actually afford to maintain the infrastructure.</p>	sandervalstar
<p>We should never destroy what made us great in the first place, which is family oriented community. A safe -place to raise families. Right now most families cannot afford to live in Bellevue. So if your point is that besides affordable apartments we also need more affordable housing types that are suitable for raising a family (e.g. duplexes, row homes with gardens and garage-linked homes), then I agree. The free housing market is a myth, it acts freely only within the constraints placed upon it by the local government. For example, if Bellevue made it easier to repurpose lots for duplexes, you'd likely see fewer new villas go up than now. Fortunately the state recently passed a bill to address this issue.</p>	sandervalstar
<p>How would we for instance finance public transportation or walking-distance stores in every street in the city?</p> <p>We could start by creating more housing above and around the existing stores. Currently most of our stores have zero housing above and around it and instead are surrounded by swathes of parking.</p> <p>Additionally, the city could make it possible for neighborhoods to have corner stores that provide basic necessities to the locals.</p> <p>While car-less life is possible at the urban core, transport hubs, and neighborhood centers, residential neighborhoods will remain more distant from transit and stores</p> <p>In my ~10K pop home town I can walk to the stores in 15 minutes, walk to a train station in 15 minutes (or cycle in &lt;5 min), cycle to like 5 super markets in 15 minutes. There is no reason this cannot be done in Bellevue too. In fact I can technically already cycle to 5+ super markets in 15 minutes, it's just not safe to do so.</p>	sandervalstar

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>The people of bridle trails have enjoyed their oversized lots near their 500 acre park, trail network and public golf course long enough. Please increase density on 140th. It is a perfect place to add density. Specifically the large vacant parcels across the street from the golf course. You can fit a lot of housing on acres of vacant land. And with more people maybe the bus line can come back along 140th.</p>	gigio
<p>The infrastructure is not built friendly to walking or cycling, hence more incidents with pedestrians and the cyclists in recent years when the activities picked up. Should we encourage activities which are unsafe and not going to work even after modification with lots of wasted resources?</p>	wkuo3
<p>Not everyone could afford Medina, Clyde Hill and all those water front area. Should we rezone those area to allow more density housing development? No. Bellevue is not going to be affordable for a start up family. As well as all the other places in the world which are desirable. Building more apartment or high density within the City limit is not viable and should not be. Families dwellings should be concentrated on the edge or outside of the city core as it is always the case. What moved the housing cost up is the market price is still deemed a great value comparing to all the other major cities, including the nearest one, Seattle. When the price move to certain point, the cost will stabilize. As it always will be. Not going to be a place where everyone could afford. What should we do? Artificially suppress the cost of live. Have the waiting to take a number to stay in line for their turn? As we have seen in the last 2 decades, the rapid growth ( both in volume and cost ) had slowed down. I predict in the next few decades the adjustment will come when the investors and the pension funds get out of the real estate investment. The families are not just competing with other families in the Bellevue housing market, their biggest competitors are those REIF and the recent flippers. Bellevue will never be a place affordable for the start up family as it has always been.</p>	wkuo
<p>I support the option that adds the most new units that are not rentals. We want to be a community of owners, not renters.</p>	rhee.j

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>The problem is that various schemes of zoning have been put in place that are car centric. Left alone we wouldn't have these car centric suburbs. But we have these zoning requirements that create problems. We should recognize the errors and make future zoning pedestrian and bike more efficient. Unaffordable housing is also a creature of bad zoning decisions. We have zoning now. We need to recognize walkable areas make for more affordable housing, then creating "affordable " housing in car centric places. Affordable walkable. Cars have a 7000 annual hit to poor people. They need commercial and job close to where they live and can walk or ride a bike too. Don't force poor people to buy cars</p>	<p>steven.D</p>
<p>I don't understand how you can claim to hold this view: We should never destroy what made us great in the first place, which is family oriented community. A safe -place to raise families. When at the same time you express this view: Bellevue will never be a place affordable for the start up family as it has always been. Being pro too-expensive-for-young-families is at odds with your goal of being a family oriented community. Sure, a 4 million dollar mansion will never be affordable for young families, but we should have more affordable offerings for young families in Bellevue such as town homes, duplexes, row homes with gardens, garage-linked homes, etc. These will be smaller than the 4 million dollar mansion and the average detached home, but will still be family friendly. Building more apartment or high density within the City limit is not viable and should not be. There are plenty of opportunities for infill development in Bellevue. For example by adding apartments above existing commercial areas that generally have single-story buildings. What moved the housing cost up is the market price is still deemed a great value comparing to all the other major cities, including the nearest one, Seattle. No, what moved up the housing cost is the population increase in the area combined with not enough new housing getting built to keep up with that growth. Prices are simply high due to the scarcity of available housing. As we have seen in the last 2 decades, the rapid growth ( both in volume and cost ) had slowed down. The Puget Sound region is expected to grow from 4.3 million residents today to ~5 million by 2040 and ~6 million by 2050, so I don't know what you're talking about here.</p>	<p>sandervalstar</p>
<p>It is the cars that cause the safety problem. We should make our streets safer so that drivers are less likely to injure or kill other road users. I encourage you to watch some videos about Vision Zero: <a href="https://www.youtube.com/watch?v=5aNtsWvNYKE">https://www.youtube.com/watch?v=5aNtsWvNYKE</a></p>	<p>sandervalstar</p>

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>You don't understand? maybe because you are either very young or you are not in this area long enough to see the progress. When a city grows to be desirable for more to move into the area, it will become inaccessible to most because demand will promote hike in cost. When we move in, there were nothing east of the East Gate area but trees and the roadways. Carnation was a real farming neighborhood and Issaquah was mostly undeveloped. Bellevue back then was about the same level as Seattle. You probably don't know there were single family dwellings in Bellevue fits in the budget of a middle income family. No one could see the rapid growth in the last 25-30 years, so was the planning not suited for the expansion. All I can say is, learn from what happen to all the other major cities and avoid/delay the route we don't want to be in. We're about 30 years behind the development of central and southern California. Do we want to be just like those cities?</p>	<p>wkuo3@</p>
<p>The cars are not the issue, the cyclist are the issue. They are not stopping at the stop sign and often running the red lights. The infrastructure was not built to accept cyclists, no matter if we narrowing the roadway to make these so called bicycle lanes. Narrowing the roadway will increase the possibility for accidents as it yields less margin for error. Not what it was designed to do. What we're looking at is trying to fit something which was not designed to accept. Unless you'll propose to stop all motor vehicles on the roadways, there will not be a safe street for the jaywalker and those riding shoulder to shoulder on the narrow bicycle lanes which were built as an after thought. Look at Seattle, spending millions to change their streets with bicycle lanes and special signal lights for the bicycles. Just how many cyclists use the expensive feature after the initial couple of years? I have not seen "one" in recent months. Why should the budget be spent on the features not being utilized? Inconvenience caused by the remodeling /construction of the special lane made for "bicycle friendly" ? Don't believe every thing you read, common sense and experience will make better decision.</p>	<p>wkuo3</p>
<p>While it's great to have a discussion, the reality is that, no matter how much we talk about this, all we see is more new huge houses replacing older houses in Bellevue. Meanwhile, the current zoning limits the ability of homeowners to split their lot and build more housing.</p>	<p>leowbb2011</p>
<p>Increase homeownership opportunities for low to moderate income individuals &amp; households with gap financing, e.g., purchase assistance.</p>	<p>curlygirl246</p>



Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>Bellevue is planning for at least 70,000 new jobs and 35,000 new housing units by 2044. People are becoming concerned that these numbers are unrealistically high, and that the planning process will lead to over-building, leaving us with an excess of unoccupied housing and office buildings. This is especially a concern for downtown Bellevue, where new high-rise projects are breaking ground all the time. Who is going to occupy all these high-rises? We are already seeing some companies scale back on their occupancy plans, such as Amazon is doing with the nearly-completed East of Main project.</p>	pudgy-brig.0
<p>I think having more 1-, 2-bedroom, 3-bedroom condos would be nice to have in the downtown area. A lot of the older commercial buildings with the sprawling lots could be repurposed for condos. I think there should be some more affordable housing, but not to the point where it's pervasive. Bellevue doesn't need to be affordable for everyone, but it would be nice for those who make ~\$60k to have some sort of option for renting if they work in the city (duplexes, triplexes, etc.). These buildings can be built outside of the downtown core - maybe a 10 or 15-min drive away.</p> <p>I think we also shouldn't go too crazy with building so many residences that we take up space from building interesting, quirky, fun places to hang out at. Having a city full of residential buildings and corporate offices isn't that exciting and makes us boring.</p>	brenf
<p>I moved to downtown Bellevue 4 years ago and have overall been very happy with my new home. Living in a walkable area has been such a great experience, and I'm particularly excited about the upcoming light rail opening. That being said, it feels as if more than 50% of downtown's construction is dedicated to office space at a time when more and more companies are releasing their physical spaces in favor of hybrid or remote work. I would love to see downtown Bellevue deprioritize office space developments in favor of more housing, retail, and public space that support diverse and walkable communities. I am particularly concerned about the development of Main Street Market Place, including H Mart, which is a necessary and popular grocery destination for many residents of my neighborhood. I hope that the Bellevue City Council will consider future developments in downtown Bellevue based on how they contribute to the wellbeing of their constituents and not the wallets of businesses.</p>	Bianca.c

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>These tax incentives that you giving to the builders for MFTE it is not working for the law and middle class income the city needs to look into it again it's best on 80k for 1 room the majority of the people that this tax was intended for still cannot afford it. My question to the city what happens to those Builders after they get tax incentives and they can find people that can afford their rooms what happens to that money?</p>	e_butera
<p>My family has lived here since 1970. I understand growth is every where but most of us are being priced out. My dad lives on a fixed income and cannot live here even though he wants to and my wife and I are living paycheck to paycheck as all our money goes to rent. The surrounding areas of the core of Bellevue ie most of the apartments are being torn down and replaced with housing we cannot afford. The city should really understand the needs of the lower income people that work here also. We are already getting notice to vacate in May because the city wants to expand Meydenbauer Park. You are talking about 100 or so tenants that live here. At a bad time with inflation and rents already going up and not down. Where does this stop!!!</p>	psergeeff
<p>Too many apartments! Not everyone wants to rent for the rest of their lives. Why is the City of Bellevue allowing land hoarding? Home developers like DGR, MN Homes, etc buy a huge parcel of land only to build 1 gigantic single family home selling for \$3-4M? That parcel is better utilized for 2-4 townhomes that are more affordable and can house multiple couples/families that earn a decent living. We make good money, but we cannot buy property on the Eastside... sounds dysfunctional to me.</p>	conniec
<p>I'm excited to see the state legislature take action to increase options for homeowners throughout the state. Once signed by the governor, I'd like to see Bellevue quickly enable ADUs, duplexes, quadplexes under the new rules. Sounds like the law will require doing so by 12/2024 in Bellevue's case, but sooner would be better. Would love to be able to start considering options for our property. Beyond that, I agree with many of the statements looking for continued investments to enable more walkability, bikability, transit options throughout the city.</p>	robr
<p>Lake Hills/Phantom Lake for mixed use: Crossroads neighborhoods...</p>	sida114

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>Because of the turnover in ownership of single house/dwellings, the developers are razing the houses, building large million \$ homes besides the ramblers &amp; split levels. Every neighborhood deserves to keep its "scale" of building. Please make city requirements of size w/ car parking re: replacement houses. Who does inspections?</p>	
<p>With the expense of housing in Bellevue, many of the houses are being turned into shared rentals, which have 3-6 renters with car ownership. The neighborhood streets are becoming lined with cars, even on 165th Ave. S.E. &amp; N.E. which is designated for the bike path. Is there any ticketing process for cars?</p>	
<p>Build as much housing as possible ideally in mixed uses. Make building as easy as possible, removing as much red tape as possible. No long mandatory design sessions and reviews that take years. Remove any 'mandatory car parking' limits. Improve non-car alternatives like biking, walking, transit.</p> <p>Do not let perfect be the enemy of good. Market rate housing being built is GOOD. Adding affordability requirements that stiffen development is bad. The housing crisis is a supply problem, as such we need to do things to increase supply. A robust housing supply is good for the economy and for the city of Bellevue and for everyone in the long term. Let the market take care of the housing problem by lessening all restrictions on housing. Including affordability requirements.</p>	eggnog_0_volute
<p>Build as much as you can. Build large houses, build medium sized houses, abolish single-family zone, promote mixed-usage zoning, be sure that downtown has enough residential building for each office building. Don't limit construction. It is insane that Bellevue downtown is so tiny. It is insane that there are ranches near Bellevue. Please reconsider your zoning policy in favor of mixed-usage.</p>	reldan0

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>The City should support Housing Approach 2: Mixed Use Hubs, and Housing Approach 3: Walkable Centers, with an additional amendment to each. Specifically, multifamily and townhomes without integrated retail should be added as allowed uses in the City’s Neighborhood Business zones. Allowing multifamily and townhome uses, while eliminating the need to integrate retail in the buildings is a market-based approach that supports the policy goal of attaining new housing in neighborhood shopping centers like Lake Hills. The current approach of constraining residential development in Neighborhood Business zones to only allow a level or two of apartments over retail is not a feasible housing product type and, therefore, is not resulting in new housing or retail construction in these areas. The City should add multifamily and townhomes without integrated retail as an allowed use in the Neighborhood Business zone to fill the greatest area of need, especially at Lake Hills.</p>	<p>Bryon.Z</p>
<p>I support Approach 3. Maybe also Approach 2.</p>	<p>santiagosozza27</p>
<p>Our family has lived in Bellevue (Crossroads/Lake Hills area) for 6 years now, renting a house and have always thought that we would want to buy something here or nearby one day. My husband and I both work for state government and make close to \$100K/year each (though one of us has been underemployed until last year). With how expensive real estate, property taxes and utilities are, we have come to realize that we will never be able to afford what we want unless it's a fixer upper in dire condition. We previously owned property in another state, and will most likely be moving soon because we would like to own our home, but there is just no way we can do that here.</p> <p>I see a variety of suggestions for low-middle income residents (it's crazy to think that we are barely considered middle income in this area whereas in many other areas, we would be in the upper income bracket), but nothing that would work for people like us. We would like to live in a single-family home with a backyard, and those options are just not available for</p> <p>I don't know what the solution is? It seems like unless you bought pre-2018 or inherited your property or work one of the high-paying tech jobs, you are out of luck. Perhaps some subsidy programs can be initiated that honor the service of state workers, or public employees who are contributing to the community, but don't make enough to afford a house in the area where they live?</p>	<p>carabiniero8</p>

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>It's also been painful to watch the knock down of perfectly decent mid-century ramblers and in their place the erection of pop-up mansions that sell for 3-4 times the amount all over our neighborhood! There should be some sort of rule against purchasing a house for a fraction of what it is put back on the market for. At the very least, perhaps allow only a certain number of these developers into a specific neighborhood per year. Most recent egregious example nearby is a house that was bought by a developer for \$875K, remodeled, and flipped for \$3.75M. With practices like these, only the super rich will be left living in these neighborhoods in the not too distant future and the character of Bellevue will change completely.</p>	
<p>One key item for home ownership would be to lower property taxes. How can young people buy a home when many are being taxed out? Property taxes in our state/county/city have jumped a lot in the past years. Also, water and power bills, city monopolies yet sales tax on them. The city water bill is split into 3 parts and a tax is on each part.</p>	g-d-hoff
<p>I agree</p>	g-d-hoffm

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>There should be a study on the number of vacant homes and rentals in our city and the reasons for them. The near 18 month rent moratorium put many renters out of the market. The rising property taxes and rental risks causes increasing prices. For families, it is very difficult to live without a car. Parents think about safety issues with kids walking alone, in the dark, to and from transit. The mornings are cold, sometimes wet, and dark. Similarly, in the late afternoons after band and sports practices. For a young mother, picking kids up from preschool, grocery shopping, children after school activities, driving a car is almost a necessity. A mother's time is juggled in between daily chores, children's activities including doctor and dentist visits. For the elderly, it's difficult to walk or catch the transit everywhere. Riding a bike is the most physically challenging for many of us. Aside from housing, the costs of living are also high in Bellevue. I can't find a haircut below \$85, for example. There are also the costs of select sports, music tutoring, and other miscellaneous costs to contend with. Every neighborhood is different, and in some neighborhoods, there are differing types of housing. To mandate that there should be only build, build, and more building growth without thinking about it affecting the aesthetics and character of the neighborhood is a mistake. To also assume that architects and developers will only build aesthetically pleasing housing as one Councilmember stated, is mistaken. Housing, in this market, is increasing because more people are able to afford buying them at the higher prices. Some people have more than 2 homes and are renting all but the home they are living in. Some larger type homes have multifamily and multi-generational families living with them. Bellevue is open to foreign investors buying homes and leaving them vacant. I feel we should prioritize essential workers for affordable housing. Many of them are the 80% AMI, and some will need subsidized housing. There are many below 80% AMI who want a yard and single-family residential. They don't mind driving to Bellevue. To mandate that everybody, of all ages, in every job skill, must be able to buy a housing unit and live where they work, may not be workable. They may be able to able to buy a home in a nearby city, or places that are more affordable.</p>	<p>phyllisjw</p>

Question: When you think about the issue of housing what values and goals are most important to you?	Screen Name
<p>My concern is the switching of the Crossroads, Eastgate, Factoria to a mixed use approach. Why? The area of Eastgate has recently been expanded to encompass our quiet wooded neighborhood on Cougar Mountain. We use to be part of the Lakemont/Cougar Mtn area, but Bellevue decide to make Eastgate bigger, including our area into this new neighborhood. If the new plan is to make all of Crossroads, Eastgate, Factoria into a mixed use area with tall mid-rise apartments and a mix of smaller apartments and townhomes, it will drastically change the neighbor, and the heat index/noise/traffic in our neighborhood. Is this the plan? Will the entire area of Eastgate become mixed use with mid-rise apartments and a mix of smaller apartments and townhomes?</p>	eanthonise
<p>And wouldn't we all be better serviced if we concentrated on better, cleaner transportation between neighborhoods so people can live where they want, at a price they can afford.</p>	eanthonise
<p>People who live in single family resident neighborhoods have bought their homes in part because of the neighborhood. Many will feel that something important has been taken away if multi-house building is allowed. Single family residence areas should continue to be allowed in Bellevue if allowed by state law unless the majority of the persons in a single resident neighborhood vote to allow a zoning change in their neighborhood.</p> <p>In Bellevue when new homes are built, many trees are often cut down. Bellevue tree ordinances need to be changed so we can protect our trees. If the state requires duplexes, Fourplexes, and six-plexes in lots of a set size, the areas with trees and where it would be difficult to build in should be subtracted from what otherwise would be the size of the lot. (e.g. lots that are hilly, lots that are filled with trees)</p> <p>If multi-house housing is required, it is important to require sufficient parking spots on the property. Many single resident neighborhoods have narrow streets. If parking on one’s property is not required in Bellevue, it will be unsafe backing out of your driveway. Moreover, if people must park in the street due to lack of parking on their lot, fire trucks will not fit on many streets. Also, with many cars parking on the street,</p> <p>one will no longer be able to safely walk down one's street. AND many many streets in Bellevue lack sidewalks</p>	dianaft21

Question: What do you like about Housing Approach 1? What concerns do you have?	Screen Name
<p>If the majority of housing is 1-bed and studios then it will be of little help to families priced out of the Bellevue market. Regardless of income level, this type of housing is only of interest to the young and childless, and the very old. Families want to move to Bellevue, and young people moving up from all those small apartments will want to stay here; we must have greater diversity to meet their needs.</p>	<p>anthony.c</p>
<p>I too, would like to see condo homes of all sizes offered in downtown. There's plenty of good parks, schools, restaurants in urban core that some urban families, even those with kids, would like to live next to. 2 bedrooms are also useful for couples to each have their own space, or simply a separate home office from the bedroom as hybrid work increases.</p>	<p>bobyangyf</p>
<p>There are too many people in this city, it is congested and takes so long to get anywhere! Stop adding new people.</p>	<p>cada4</p>
<p>I have been thinking about all the new development and future planning. Maybe it is a time to pause and think heavily about what the future demand will be for housing. The pandemic has changed our behaviors in transportation, where we work, where we shop, where we want to live, how we live and how we view our compensation. Do we really know who is going to occupy all this space, what is important to them and if they really want it? Developers will build to the greatest profit margin possible weighted against perceived risk of consumer acceptance. They often miss the market and the housing remains empty or does not perform to expectation. We have seen first hand what happens to boarded up empty spaces. Perhaps code changes need to be placed in order to force mix and size of housing.</p>	<p>waterdog_fk</p>



Question: What do you like about Housing Approach 1? What concerns do you have?	Screen Name
<p>I support the creation of mixed-use developments. That said, I'm afraid that this plan will lead to some mixed-use islands that are not well connected to the city and their environment. I'm afraid these developments will still force people to drive from and to them. Say for example I live in the new Eastgate Mixed-Use development and I want to attend a sports class in the South Bellevue Community Center less than a mile away. Would there be any safe and convenient way for me to not drive there? And if I live north of I-90, will there be a safe way for me to cross I-90 to go to Safeway without driving? By addressing these types of problems the benefit of creating mixed-use developments will compound and many Bellevue residents will benefit. Without addressing these problems we'll just end up creating some islands where the residents can buy toothpaste without driving, which is great. However, if they are still dependent on their car for most other trips within the city, that is a massive missed opportunity. Equally, if residents from surrounding neighborhoods cannot safely get to the mixed use areas without driving, that is a massive missed opportunity too. Please use Lake Hills Village at Lake Hills Library as a case study of how not to design a mixed-use development. Instead of a pedestrianized plaza with greenery and places to enjoy a coffee it has a massive parking lot at the center. The space could have easily had double the number of businesses and double the amount of housing and still have had room for a pedestrian plaza if the surface parking lot was moved underground (there actually already is underground parking right?). Moreover, the store fronts are cold and uninviting and restaurants do not have outside seating. A large portion of businesses do not appear to have any apartments above them. I was told the space below the library has never been rented out due to how expensive it is. It is not safely and conveniently reachable by bike or on foot from the surrounding neighborhoods. The city is going to make it even less reachable on bike and foot by converting the 4-way stop into traffic lights, increasing traffic speeds on surrounding streets. The amount of missed opportunities make me sad whenever I go there.</p>	<p>sandervalstar</p>

Question: What do you like about Housing Approach 1? What concerns do you have?	Screen Name
<p>Based on the information I have, I prefer Approach 1 over 2 and 3. Approaches 2 and 3 seem to use a lot more land which means there will be a lot more miles of utilities and roads to deal with down the line. Approach 1 prioritizes density and mixed use, so it is less land intensive and has lower maintenance costs than the Approaches 2 and 3. I don't want to end up in a situation where Approaches 2 and 3 use up most of the land with mid/low density housing and we have to sacrifice what little green spaces we have left.</p> <p>Rather than the capacity numbers associated with each approach, I would like to see how fast each approach will allow us to build housing. Since all approaches already exceed the 35000 target, we should be focusing on speed, not capacity. Like others have mentioned already, there are people who want to raise families in high density neighborhoods. I want to see more high density developments that are built with the family and extended family in mind. Smaller unit sizes are generally more profitable for the developer; how about we have them build more larger unit sizes for a change.</p>	evnl.business
<p>Honestly, I don't really have any preference, besides maybe not liking the very last proposal which is no change. As long as protected bike lanes are added and expanded, and sidewalks and park access are improved, congestion will go down naturally, and development will follow.</p>	hengyu
<p>The conventional wisdom is that concrete and steel construction isn't financially feasible for buildings between 5-10 stories tall (that could change if mass timber ever becomes more cost effective. So, to gain a realistic notion of how much housing is likely to occur under new zoning, I would plan on 5 over one construction in the Bel-Red and Wilburton areas and 15-20 story buildings in the CBD.</p>	rwallace
<p>I agree with many of the comments below that this plan needs to go beyond adding studio/1 bedroom apartments. This does nothing to create more affordable housing for families when it doesn't have to be that way. Families as well as single people could benefit from living in urban cores. Just take a look a New York, Chicago, Boston, etc. Why limit Bellevue to this?</p>	miep23

Question: What do you like about Housing Approach 2? What concerns do you have?	Screen Name
There are too many people in this city already. It takes forever to get from Point A to B. Congested. Stop building here.	cada4
The Newport Hills Mixed Use Core where the shopping center is needs to be redeveloped to include the same mix of services already in place. All the apartments and condominiums currently provide for parking. If more residential is added it will need to go up in height. Extra vehicles are already spilling out into the streets. Any new construction would need to have parking off street. The SE 60th corridor and the 119th Ave SE corridor is already to tight for the use these streets are getting. SE 60th also is being used as a way to cut through the neighborhood to get to I-405 when Coal Creek Parkway slows to a crawl twice a day. It is frightening to be crossing SE 60th and seeing a car approaching you at 50 miles per hour in order to get to or from I-405. A few developers have attempted redeveloping the core business area of Newport Hills. The neighborhood has never been supportive so far. Change is inevitable and perhaps community representatives should work with the property owners as a first step?	waterdog_fk
I support the addition of new transit oriented developments. That said, if the city is creating transit oriented developments, the bus service should be fast, frequent, reliable and convenient or the residents will still end up driving. Besides increasing the frequency of bus service, what does the city plan on doing in terms of increasing the speed of bus service? If the busses get stuck in the same traffic as cars, then there is not much benefit to taking the bus instead of driving. Same point for the reliability. Over the winter I sometimes prefer to take the bus instead of riding my bike. Unfortunately I've been left standing in the cold (literally) on several occasions for an unacceptable amount of time. Sudden service cuts, stop closures or finding out that my next bus comes in two hours were things forcing me to Uber back home. I prefer not to drive my car to downtown, but the unreliability of the bus service made me drive. If the bus service was fast, frequent, reliable and convenient and the bike infrastructure was safe and pleasant, then people that commute from Bellevue to Bellevue would have no good reason to commute by car unless they have other errands to run during the day. Finally, people still want to be able to get around on evenings and in weekends. Bus frequency is cut so drastically at these times that it won't convince anyone who owns a car to take the bus instead.	sandervalstar
I appreciate your feeling, however the reality is that our region is growing. We can't stop it. The best thing to do is to thoughtfully plan for the future, which is what the city is trying to do.	roseb
I like the idea of increasing density in places like Lake Hills and Yarrowood. Right now small ramblers are being torn down & replaced with massive single-family homes. All this while average family size is shrinking. The space would be much better used with duplexes and triplexes that are designed to fit-in to the neighborhood's current aesthetic. Perhaps a duplex with an ADU over a shared garage? Especially in blocks are areas that are within 1/4 - 1/2 mile of retail and commercial cores.	roseb

Question: What do you like about Housing Approach 2? What concerns do you have?	Screen Name
<p>Unintended inequities appear to be that *the size of proposed individual housing units favors single persons or couples, not families and *without requirements about affordability, units are likely to be unaffordable due to market economics. *Bellevue's past emphasis on parks, or even retention of trees for the alleged goal of a broader green canopy, seems totally absent. *Aesthetics affect outcomes.</p>	camaxim
<p>I like that this option is strengthening mixed use areas; however, the transit portion of the option seems to be skipping a step. "Adding new development around areas that have frequent bus services" does not mean that people the people there will take the bus. It would make more sense to me if new development was added around areas where people are already largely walking and biking. Bus service can be always be reorganized later.</p>	evnl.business
<p>This was my second favorite proposal. It seems to maintain areas that are single-family neighborhoods (which many folks seems to prefer and value), while creating density in planned areas and continues to support the development of mixed use areas. I like the idea that you could move easily between hubs on mass transit and having a mix of retail and housing in the same place. I think it also provides the second most housing, which I hope will make Bellevue more affordable for more people. Affordability it important for the health of the community— we want nurses, teachers, and firefighters as well as retail workers to be able to live where they work. That value shouldn't just be for folks who move here years ago or for the rich.</p>	koan_maurer

Question: What do you like about Housing Approach 3? What concerns do you have?	Screen Name
<p>This has the most amount of housing and greatest types of housing. We have to stop catering to the ultra rich who want to keep their neighborhoods lily white and free of affordable housing. If they want that then their property taxes should triple. If a neighborhood allows affordable housing and multi zoning then they should have the most favorable property tax. Bellevue is a major city now and growing. City of Bellevue has continued to allow businesses to come in and build office space without creating enough housing and parking for all of those new people. City of Bellevue should be trying to keep those office workers near their offices but continuing to not allow the multi housing zones they have allowed the property values and rents to increase to such an extent that only the rich can afford to live in the city of Bellevue. We need all incomes to have a chance to live in the city which means we need to increase housing in anyway we can.</p>	umxw10
<p>My family lives in and near Bellevue. I do not. I cannot afford to live there but under this option, number 3, I have a much greater chance of finding a place I can live. Bellevue is far too expensive, so much so that our inclusion and diversity suffer from it. This is far and away the best housing plan for the forward thinking and optimistic city Bellevue is.</p>	erikster46
<p>There are too many people here, it is nightmarishly congested and you want more people? No thanks. It takes so long just to drive 3 miles in Bellevue. STOP building here!</p>	cada4
<p>I support this option because it adds the most new units. We need as much supply as possible.</p>	rhee.j
<p>I have seen this being done in other communities. It works better when blended in with new housing development because the streets can be wider, sidewalks can be included up front, street lighting is built by the developer and covenants, regulations and expectations are established prior to the point of sale. When land zoning is changed to increase occupancy after construction of a community, none of the benefits mentioned in the beginning of the paragraph exist. You end up with more people using less of the things that make living in a neighborhood enjoyable. There is a lack of uniformity in retrofitting, design limitation, coloring, scaling and rarely adequate parking. It is a mess like Seattle which has already spilled into portions of Kirkland. Nothing is being said in all this planning about affordability which is a huge issue for our City. When you allow land to be divided or you allow more density to existing residential lots, the land value is going to go up. It will go way up. This does nothing for affordability. Over many years of watching this process I have grown favorable to some form of taxing to move income from our highest producing companies with excess profit to increased income for employees. I am not in favor of basic income for all, but I am in favor of rebuilding the middle class as opposed to personal excessive wealth which serves no purpose in building a better America.</p>	waterdog_fk

Question: What do you like about Housing Approach 3? What concerns do you have?	Screen Name
<p>I support this, it adds the most housing, the most variety of housing and on top of that it adds interesting walkable spaces that everyone in the city will benefit from. Let’s switch the way people talk about Bellevue from a collection of arterials and shopping malls to a collection of interesting walkable centers. I would like to add that there are many more types of housing than apartments, town homes, and n-plexes. For example, row homes with gardens and garage linked homes are still much more space efficient than detached homes, but they do provide features attractive to families such as a garden and/or a garage. Why are these two types of housing impossible to find here?</p>	sandervalstar
<p>Small, single family homes on large lots (worse yet - massive homes on large lots) within walking distance of a commercial center is a waste of space and a missed opportunity. Attractively designed duplexes and triplexes will make Bellevue more affordable and will encourage a broader range of residents.</p>	roseb
<p>I strongly favor this option, not only does it create the most housing, which I see a desperate need for among the 20 &amp; 30 year olds who are essential to Bellevue's future, but also for these reasons:* My husband and I would really love to be able to walk to a destination and build walking as a mode of transportation, not just avocation, into our daily lives. It will make us and our community healthier!* Our single family neighborhood has become so boring -- mostly older people, few children and almost all of us from the same income group. I would like to live in a more interesting and income diverse place! * My household currently contains 2 20-year olds with Master's degrees and good jobs who cannot afford to live in Bellevue. They would like to move to their own homes.</p>	sallybfo
<p>I liked this option the best. It reminded me of what I like best about other cities I have visited —to have areas that support both housing and necessary shops that easily accessible.</p> <p>I also liked that is provided the most number of housing units. We need to improve the affordability in Bellevue for the health of the community — the school district is shrinking in large part due to affordability. It doesn’t matter that schools are top-notch if families cannot afford to live here. It is important to me that people who work in Bellevue like teachers, police, firefighters, city administrators, retail workers can afford to live in the community.</p> <p>I liked the comment of changing walking from an avocation to a mode of transportation.</p>	koan_maurer

Question: What do you like about Housing Approach 3? What concerns do you have?	Screen Name
<p>Love this option! I think it's the best for many reasons. 1. The most housing built, we have a huge supply problem.2. Being able to walk + take transit easily is great3. Creates lot of variety.4. This is the best for the environment.5. This is the best for city as it makes maintaining infrastructure and creating infrastructure for housing easier.</p>	chirag.k.k
<p>I like this option. We need build more. We need to avoid having strict zoning like single-family zoning. Instead let's rezone everything to mixed-usage zone. Bellevue adds offices at much faster pace than adds new residential units.</p>	reldan0
<p>I support this option the most. Walkability is so important and we simply need more AFFORDABLE housing to be built</p>	santiagosoz27
<p>I think supporting safe walking (and cycling) around our neighborhoods is so important for a number of reasons, so a plan that values this is fantastic.</p>	nicolejba

Question: What do you like about Housing Approach 0? What concerns do you have?	Screen Name
<p>I support this approach. I am not a supporter of increasing subsidized or mix use in residential areas. If I wanted that approach I would have purchased my house in Seattle.</p>	ttrotta4
<p>This city is already too congested. There are too many people here. For God's sake stop building. It takes 25 minutes to drive 3 crummy miles in Bellevue. STOP!</p>	cada4
<p>I rarely go into town anymore and avoid it at every opportunity. It feels, looks and moves in congested ways. Pedestrians, cars, bikes, scooters, roller skates, long boards, motorcycles and segways are not a good mix for safety.Frank</p>	waterdog_fk
<p>Not adding more housing in Bellevue will only increase traffic from people who have to drive over from far away. The city needs to create viable alternatives to driving so that people don't have to rely on their cars for every single errand. Then we can add housing that is not car-dependent (e.g. Transit Oriented Developments).</p>	sandervalstar

Question: What do you like about Housing Approach 0? What concerns do you have?	Screen Name
<p>I don't think this approach alone is sufficient as it will only serve specific groups of people. Don't get me wrong, adding small studio apartments, one-bedrooms and two-bedrooms is great and necessary. However, I suspect it will primarily serve students, young professionals and retirees. It won't add any housing suitable for young families for example. There is a wide range of housing types between two-bedroom apartments, and detached single family homes that young families could benefit from. For example: duplexes, town homes, row homes with gardens, garage-linked homes, etc. These are all wildly more efficiently with land use than detached single family homes. However, they are extremely rare in Bellevue and if they exist at all they are often still unreasonably expensive.</p>	sandervalstar
<p>If you're meaning to say that the city needs to double down on its Vision Zero initiative I wholeheartedly agree. <a href="https://bellevuewa.gov/city-government/departments/transportation/safety-and-maintenance/traffic-safety/vision-zero">https://bellevuewa.gov/city-government/departments/transportation/safety-and-maintenance/traffic-safety/vision-zero</a></p>	sandervalstar
<p>It seems like there should be larger apartments even with this option. Not everyone can live in a studio or one bedroom apartment.</p>	jkjpe
<p>This is the worst option. Clearly the current strategy isn't supporting the massive growth we've had and will have in the future. If our current strategy worked, we wouldn't have a housing crisis. It's bad for the long-term health of the city, since we won't be accommodating future growth in the best way. This is also the worst for the environment.</p>	chirag.k.k
<p>What we have now is not working. My friends and family simply cannot afford to live here.</p>	santiagosoz27
<p>Is this meeting the goal of 35,000 housing units?</p>	phyllisjw
<p>Why is the Bel-Red, Wilburton, Eastgate, and other new growth areas mainly studios and one bedroom housing units? Shouldn't there be more multifamily housing including condominiums, within the 40,500 housing units? 40,500 studio and one bedroom types of housing units, that's 65% of Bellevue's current 61,128 total housing mix. Also, isn't the goal 35,000 new housing units?</p>	phyllisjw