

February 6, 2023

Bellevue City Council  
City of Bellevue  
450 110th Avenue NE  
Bellevue, WA 98004

Re: Recommended Amendments to House Bill 1110 and Senate Bill 5190

Dear Mayor Robinson, Deputy Mayor Nieuwenhuis and Members of City Council,

As a follow up to our letter dated February 1st to Council and your letter sent to State Legislators on January 31<sup>st</sup>, the signatories of this letter would like to reiterate key concerns over the Bill. Below is a summary of issues which we are asking Council to consider to be included in a supplemental letter to State legislators. Our motivation is to improve the focus of the Bill, while addressing unintended consequences and impact to the community and environment.

### **Recommended Amendments**

1. Displacement Of Renters & Decrease in Single-Homes: This Bill will likely increase demand for housing at higher prices, making it more difficult for low-income households to find affordable housing. Developers will have the option of tearing down single-family homes in favor of multiple townhomes and sell them at a premium. Bellevue has already seen a decrease in families living in Bellevue, which is now forcing the school district to close up to three elementary schools. The Bill risks exacerbating this trend unless a portion of the replacement housing requires 3-bedrooms. We recommend affordable housing requirements be required for all re-zoning above two units per parcel independent of the parcel's proximity to transit.
2. Impact On Infrastructure Capacity & Costs: The Bill will affect the availability, capacity, and quality of infrastructure like utilities, sidewalks, and roads. Neighborhoods may not be able to handle the rise in water, sewer, power requirements, as well as stormwater runoff. The impact to aging infrastructure can be significant and impact the ability for cities to provide basic levels of service. The Bill must ensure both planning and funding to offset these costs and place this burden on developers.
3. Loss of City Authority: The Bill would prohibit or significantly limit cities from enacting their own affordability requirements or incentives. Conversely, the Bill states that Cities shall not permit any standards for middle housing which are more restrictive than those required for detached single-family residences, such as parking requirements, fire safety, sidewalks, water retention systems, etc. Cities like Bellevue should be exempt from the Bill, reflecting their comprehensive planning and revisions to their land use code supporting affordable housing and increased housing topographies.
4. Parking & Pedestrian Safety: This Bill will significantly reduce or eliminate off-street parking requirements, shifting vehicles to park on residential streets where parking is currently restricted, introducing life-safety risks. In many neighborhoods, there is a lack of continuous sidewalks, which will force families to have to walk in the middle of the street to transit. The Bill should require developers to provide sidewalks and related improvements including street lighting.

5. Environmental Impact: This Bill ignores the need for environmental impact statements. While a single property conversion may have a negatable effect, we are suggesting a study be completed in advance of every property conversion including but not limited to require preservation of the tree canopy and water run-off. Criteria and parameters should be added to either support or prevent a conversion from taking place.
6. Inadequate Transit Definition: The Bill needs to define the distance from a parcel to a transit stop as the walking distance, while also specifying a maximum grade and the requirement of continuous sidewalks and street lighting. This is important for the aging population as well as those who may have some mobility limitations. Currently, the definition of qualifying transit stops is overly broad and it is unknown how it supports the goal of expanding affordable housing.
7. Prevention of Short-Term Rentals: The current Bill is silent on the prevention of new units from being turned into Airbnb's or other short-term rentals, which would be counter to the objective of increasing housing options for families and renters. The Bill should prevent this or empower local land use codes to enforce this restriction.
8. Pre-Existing Declaration and Covenants: Request the Bill clarify that preexisting covenants, conditions and restrictions, (CC&Rs) recorded prior to the effective date of the Bill be exempt from this Bill. Overriding such declarations would significantly financially impact homeowners and mortgage holders, triggering inverse condemnation claims and costly litigation.

In summary it is our belief this Bill needs to reflect the varied complexities that exist at the local level throughout the State and recognize existing efforts which already support affordable housing options. Considering the irreversible potential for damages to communities and the environment, research is needed to validate the proposed changes. The focus should prioritize and expand affordable housing, offering options that also benefit families, professionals, and seniors alike, serving the needs of our diverse community.

Respectfully,



Craig Spiegle  
On Behalf of Concerned Residents of Bellevue & Adjacent Communities  
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Cc: City of Bellevue Planning Commission  
City of Bellevue Planning Department

# Signatories Opposing & Requesting Amendments to Washington State House Bill 1110 / Senate Bill 5190

*Updated 2/6/22*

## **City of Bellevue Residents**

- Kate Antipov, Bridle Trails
- Pat Amador, Lochleven
- Elif Arkan, Lochleven
- Caglayan Arkan, Lochleven
- Lori Ayers, Woodridge
- Aiza Banasky, Kenndydale
- Julie Beffa, NW Bellevue
- Jim Beach, Lochleven
- Kimberly Beach, Lochleven
- Renay Bennett, Bellecrest
- Ruth Benson, Lake Hills
- Alicia Berend, Lochmoor
- Dani Bond, Bellevue
- Simon Boothroyd, Lochleven
- Louise Boothroyd, Lochleven
- Sarah Burns, Lochleven
- Pei-Chun Chen, Lochleven
- Alice Coday, Somerset
- Shelley Carlson, Lochleven
- Rita Cao, Somerset West
- Rick Davis, South Bellevue
- Don Dickson, Lochleven
- Liz Dickson, Lochleven
- Don Edmonds, Somerset
- Susann Edmonds, Somerset
- Mike Eggenberger, Lochleven
- Brian Ferris, Lochleven
- Karen Ferris, Lochleven
- Elizabeth Frankenberg, Meydenbauer Bay
- Ernie Frankenberg, Meydenbauer Bay
- Ping Gong, Lochleven
- Irina Gracheva, Lochleven
- Artem Gracheva, Lochleven
- Kristina Granath, Lochleven
- Bonnie Grant, Lochleven
- Mike Hatmaker, Lochleven
- Tim Hay, Wilburton
- Ehab Henein, Lochleven
- Sherie Henein, Lochleven
- Natasha Hobanski, Ardmore
- Barbara Hughes, Bridle Trails
- Richard Hughes, Bridle Trails
- Betsi Hummer, Lake Hills
- Larry James, Lochleven
- Robin Root James, Lochleven
- Shannon Jensen, Enatai
- Pamela Johnston, Bridle Trails
- Paul Jones, Vuecrest
- Alycia Jorgenson, Lochleven
- Jeff Jorgenson, Lochleven
- Don Kirshner, Lochleven
- Jean Kirshner, Lochleven
- Tiffany Koenig, Enatai
- Fay Kraft, Lochleven
- Karen Kuhn, Phantom Lake
- Nely Lee, Greenwich Crest
- Evelyn Loh, Enatai
- Laurence Loh, Enatai
- John Loman, Woodridge
- Marianne Marlow, Rockwood
- Autumn Meadows, North Town
- Deborah Mahon, Meydenbauer Bay
- Venkat Mohan, Bridle Trails
- Mary Cay Murphy, Lochleven
- Ruby Okada, Lochleven
- AnnMarie Perdichizzi, NE Phantom Lake
- David F. Plummer, Crossroads
- Barbara Powell, Devonshire
- Paresh Rajwat, Lochleven
- Lauren Rajwat, Lochleven
- Michelle Reeves, Lochleven
- Alexa Rehl, Downtown
- Morgan Reichman, Apple Valley
- David Ruble, Tam O'Shanter
- Tracy Powell Samuel, Bellevue
- Jim Samuel, Bellevue
- Jo Sentell, Valley Greene

**City of Bellevue Residents (continued)**

- Mike Song, Lochleven
- JL Song, Lochleven
- K. Turner, Lochleven
- A. Turner, Lochleven
- Craig Spiezle, Lochleven
- Helen Spiezle, Lochleven
- Robin Stefan, Beaux Arts Village
- Barbara Umphenour, Lochleven
- Al Umphenour, Lochleven
- Ruth Vaughan, Lochmoor
- Ellen Weiss, Robinswood
- Hu Wenjie Lochleven
- Lee White, Wilburton
- Phyllis White, Wilburton
- Philemon Yen, Lochleven
- Al Young, Somerset
- Mike Young, South Bellevue
- Ming Zhang, Lochleven
- Saijing Zheng, Lochleven

**Adjacent Neighborhoods & Communities**

- Abhi Arora, Medina
- Pawni Arora, Medina
- Marilyn Ann Adams, Clyde Hill
- Ray Akers, Mercer Island
- Howard Banasky, Kenndale, Renton
- Dan Becker, Medina
- Olga Bey, Clyde Hill
- Michael Bey, Clyde Hill
- Peter Braman, Seattle
- Laura Bustamante, Medina
- David Bustamante, Medina
- Gloria Cheng, Rose Hill, Kirkland
- Sharon Cox, Moss Bay, Kirkland
- Sue Gilbert, Yarrow Point
- Ryle Goodrich, Bridle Trails, Kirkland
- Stephen Hall, Seattle
- Robert Harper, Mercer Island
- Deirdre Johnson, S. Rose Hill
- Connie Rattet, Juanita, Kirkland
- Leslie Ritter, Seattle
- Liz Usarzewicz, Newcastle
- Lou Usarzewicz, Newcastle
- Josh van Hulst, Downtown Kirkland
- Bobbi Wallace, W. Cascadia, Redmond