

SAVE OUR NEIGHBORHOODS

Neighborhoods have value. Healthy Neighborhoods are the building blocks for a healthy city.

A summary of people's comments and their concern about "jamming and packing our Single Family Neighborhoods." - if the "Toolkit" is allowed.

- When the city considered "detached ADUs", we were warned against it by people who had moved here from places like California where they escaped from. So, the City adopted only "Attached ADUs" that must be owner occupied, to avoid some of those problems.

Example - if there is noise in the attached ADU, it would affect the owner who is profiting from the extra unit, rather than bothering the neighbors.

- When we were reviewing the "Toolkit", we were assured that it would only apply to Multifamily zones, urban villages, and new neighborhoods. In fact at the workshop, we were handed a map of the Meridian area where the neighborhood had requested an Urban Village. To make sure, the Council added the terminology to the Toolkit "only in Multifamily Zones".

- At the December 2012 Bellingham City Council Meeting meeting, there was mention of Vancouver, B.C. and how density had been added there. Note the Herald article - when asked about increasing density in existing neighborhoods, Vancouver Councilmember Price "cautioned against trying to force density in over neighborhood opposition".

- In Olympia after the passage of the Growth Management Act, there was concern about saving Single Family Neighborhoods against development pressure. They added words to "Ensure the vitality and character of established residential neighborhoods" and that the Comp Plan MUST include "**mandatory provisions for the preservation of . . . single family housing.**" (see summary and page one of SB 5567)

- One of the purposes of zoning is to provide predictability. If it is desired to change a single family area to duplex zoning, the City should be honest and call it a "Rezone to a Duplex Zone".

- Laws should also be fair. Changing the definition of a "Single Family Zone" to allow an extra "apartment" or extra houses in backyards, would **only apply to older neighborhoods**. Many of the new neighborhoods and much of Edgemoor have covenants to protect them and the city law would not affect them.

However, these are private covenants and neighborhoods would have to go to Court to enforce them, as I understand. That would turn neighbor against neighbor - not pleasant.

- We have lots of areas that are already zoned "multifamily" that have not been built on. And some multifamily land should be redeveloped to provide better housing than is there now. It is more expensive for a developer to buy multifamily zoned property, but it is not our job to subsidize developers at the expense of the liveability of our community.

- Cottage Housing - Could potentially allow 3 or more times the density in an area than the zoning allows. How is that not a spot zone?

I would love to hear your thoughts .