

March 27, 2019

Susie Murray, Senior Planner

Once again, I find myself writing to oppose yet more development on Dutton Meadow. I only became aware of this because my husband received a notice at his small business on Dutton Avenue, even though our home on Bellevue Ave looks to be right across the street from this latest proposed development.

As I've stated before, the only two ways off Dutton Meadow, which is a narrow road, are Bellevue Ave and Hearn Avenue. The roads are in disrepair. At certain times of the day, the area becomes very congested, and adding 48 more homes from the approved Lantana Development, and another 30 with this Bellevue Ranch subdivision (seven with accessory units), plus the South West Estate project, it's just too much.

At the February 14 Planning Commission Meeting, all members verified that they had "driven by" the proposed site of the Lantana project. I don't know what time that was, but the traffic on Bellevue for Elsie Allen High School during drop-off and pickup is terrible. I would challenge you to try to turn onto Dutton Meadow from Hearn during drop-off or pickup for Meadowview Elementary...the wait is so long that, on the few occasions I misjudge my timing and find myself trying to get home during these times, I have seen cars drive into the oncoming lane to try to avoid the backed-up traffic. It's very dangerous, and I don't think the proposed bypass street would solve this.

There are just too many cars already. It's a safe bet that many of these new homes will house school-age children, and very few if any people in this area allow their children to walk because of the lack of adequate sidewalks. There are no bicycle lanes in this area, either, and my husband has almost been run off the road while on a bike. The recent development on Pebblecreek, right off Dutton Meadow, has inadequate parking, and people have to park blocks away from their homes. There are no crosswalks on Dutton Meadow, making it even more unsafe.

I'm emailing this instead of attending the meeting as the only meeting I attended, regarding the Lantana Place development, left me feeling sick. It did not appear that the several people opposed to the project, myself included, were taken seriously. There was no discussion among the Planning Commission following public comment about our concerns, other than to ask if the notices were sent out properly. (I also have a problem with the extremely limited area you consider to be affected and worthy of a notice. Is it really only 300 feet?) How can citizens' concerns be treated in such a cavalier manner? How can the Planning Commission immediately vote following public comment? It honestly feels patronizing, especially after reading in the Press Democrat that the developers meet with the Commission prior to the meeting and work out their concerns. No such courtesy is given to those citizens who oppose a project.

Many years ago, when Burbank Housing built their housing project on the south end of Dutton Meadow, residents were promised a park on the southeast corner of Dutton Meadow at Bellevue. The city apparently bought the property, but no park has ever been built. Also promised was a pedestrian/bike trail along Colgan Creek, all the way to Victoria Drive. The path is not maintained and ends abruptly without connecting to Victoria Drive. Trees have been cut down along Bellevue after promises were made to preserve them during the approval process for the Burbank housing project.

Again, please stop exploiting this area. It's my understanding that the city owns other properties, including the Chanate property, where these houses could be built.

I would appreciate acknowledgment of this email, and would welcome a chance to discuss my concerns. A three-minute block of time at a meeting with no follow-up is insulting.

Thank you,

Patricia C. Valone