



Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Northeast Bellevue Neighborhood Area Plan, Comprehensive Plan Amendment (CPA)
LOCATION:	The Northeast Bellevue Neighborhood Area Plan applies to the Northeast Bellevue Neighborhood Area as outlined in Map N-1 in the existing Neighborhoods Element of the Comprehensive Plan. It is bordered on the North by the jurisdiction of Redmond. The east edge is bordered by Lake Sammamish, while the west is bordered by both Northup Way and 164th Ave NE. The south is bordered by a number of streets as seen in the attachment outlining the full Neighborhood Area boundary.
FILE NUMBERS:	21-100173 AC
PROPONENT:	Elizabeth de Regt, Senior Planner, Community Development Department
DESCRIPTION OF PROPOSAL: <p>This CPA will update the existing Northeast Bellevue Subarea Plan, including updated the boundaries of the subarea and significantly altering the content of the plan. The previous Northeast Bellevue Subarea boundary varies slightly from the new one, so a total of three maps will be updated (Northeast Bellevue, Crossroads, and Southeast Bellevue) to adjust to the new Northeast Bellevue boundary. No land use designations will change as part of this map update. The previous plan itself included a narrative, a list of goals, and a list of policies. The updated plan includes a narrative Vision, a narrative Profile and its associated demographic data, a narrative Context section, and a list of Goals with associated Policies.</p> <p>The most recent major update to the existing Northeast Bellevue Subarea Plan was in 1985. As a result, most existing narrative, goals, and policies are out of date. The new Neighborhood Area Plan is therefore a fresh replacement of the existing Subarea Plan. The old policies have been reviewed for continued relevancy and in some cases incorporated into the new plan's policies.</p> <p>The goals and policies set within the Northeast Bellevue Plan are broad statements that could be accomplished through the use of a number of different implementation actions. Those separate implementation actions may include the introduction of a new City program, a code amendment, or other action that would trigger a separate SEPA process in order to evaluate the impacts of that individual action.</p>	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

DATE ISSUED: 6/17/2021

APPEAL DATE: 7/1/2021



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A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

Issued By:  **for** **Date:** June 17, 2021
Elizabeth Stead, Environmental Coordinator
Development Services Department

SEPA Environmental Checklist and Supplemental Sheet for Non-Project Actions

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (except Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the Environmental Checklist plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Northeast Bellevue Neighborhood Area Plan, Comprehensive Plan Amendment (CPA) File No. 21-100173 AC
2. Name of applicant: [\[help\]](#)
City of Bellevue
3. Address and phone number of applicant and contact person: [\[help\]](#)
*Elizabeth de Regt, Senior Planner, 425-452-2890
Community Development Department
450 110th Avenue NE
Bellevue, WA 98004*
4. Date checklist prepared: [\[help\]](#)
May 12, 2021
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Adoption of the CPA is anticipated to be complete before the end of 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
A non-project Environmental Checklist in support of the Northeast Bellevue Neighborhood Area Plan CPA is included.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
No
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
City Council approval of the CPA.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
On June 1, 2020, Bellevue City Council re-initiated work on updating the Northeast Bellevue Neighborhood Area Plan. This requires a Comprehensive Plan Amendment (CPA) to enact.

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This CPA will update the existing Northeast Bellevue Subarea Plan, including updated the boundaries of the subarea and significantly altering the content of the plan. The previous Northeast Bellevue Subarea boundary varies slightly from the new one, so a total of three maps will be updated (Northeast Bellevue, Crossroads, and Southeast Bellevue) to adjust to the new Northeast Bellevue boundary. No land use designations will change as part of this map update. The previous plan itself included a narrative, a list of goals, and a list of policies. The updated plan includes a narrative Vision, a narrative Profile and its associated demographic data, a narrative Context section, and a list of Goals with associated Policies.

The most recent major update to the existing Northeast Bellevue Subarea Plan was in 1985. As a result, most existing narrative, goals, and policies are out of date. The new Neighborhood Area Plan is therefore a fresh replacement of the existing Subarea Plan. The old policies have been reviewed for continued relevancy and in some cases incorporated into the new plan's policies.

The goals and policies set within the Northeast Bellevue Plan are broad statements that could be accomplished through the use of a number of different implementation actions. Those separate implementation actions may include the introduction of a new City program, a code amendment, or other action that would trigger a separate SEPA process in order to evaluate the impacts of that individual action.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Northeast Bellevue Neighborhood Area Plan applies to the Northeast Bellevue Neighborhood Area as outlined in Map N-1 in the existing Neighborhoods Element of the Comprehensive Plan. It is bordered on the North by the jurisdiction of Redmond. The east edge is bordered by Lake Sammamish, while the west is bordered by both Northup Way and 164th Ave NE. The south is bordered by a number of streets as seen in the attachment outlining the full Neighborhood Area boundary.

B. Environmental Elements [\[help\]](#)

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1. **Earth** [\[help\]](#)

- a. General description of the site: *N/A - This is not project-specific/it has no site*

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?

N/A

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. **Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

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3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

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2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

4. **Plants** [\[help\]](#)

Check the types of vegetation found on the site: N/A

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

___pasture

___crop or grain

___Orchards, vineyards or other permanent crops.

___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

___other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened and endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

e. List all noxious weeds and invasive species known to be on or near the site.

N/A

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. _____ N/A

Examples include:

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birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.

N/A

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

e. List any invasive animal species known to be on or near the site.

N/A

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

1) Describe any known or possible contamination at the site from present or past uses.

N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced

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during the project's development or construction, or at any time during the operating life of the project.

N/A

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A - no land use designation changes are part of the project scope

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

- c. Describe any structures on the site.

N/A

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d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

N/A

f. What is the current comprehensive plan designation of the site?

N/A

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A

i. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A - no land use designation changes

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

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N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- a. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

N/A

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A

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- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A - Some policies encourage improvements of specific kinds, but separate projects would be required to implement any specific improvements

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A

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15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

N/A

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: *Elizabeth de Regt*

Position and Agency/Organization: *Senior Planner, Community Development*

Date Submitted: *May 12, 2021*

D. Supplemental Sheet For Nonproject Actions [\[help\]](#)

(IT IS NOT NECESSARY TO USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

ENVIRONMENTAL SUMMARY PER WAC 197-11-440(4)

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Adoption of the proposed comprehensive plan amendments will not increase the potential impacts to water, emissions to air, earth resources or noise production.

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Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed comprehensive plan amendment will not increase the potential impacts to plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

No adverse impacts to energy or natural resources are anticipated.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The comprehensive plan amendments are not anticipated to change the use of or otherwise affect environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The same land use districts and shoreline overlay regulations will continue to apply to development and redevelopment. No changes to land uses or the City's Shoreline Master Program and Shoreline Management Regulations are proposed or encouraged.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal encourages actions that support increased use of alternative transportation options such as public transit, walking, and biking. Individual actions are not suggested, though, and would go through a separate review process.

Proposed measures to reduce or respond to such demand(s) are:

N/A

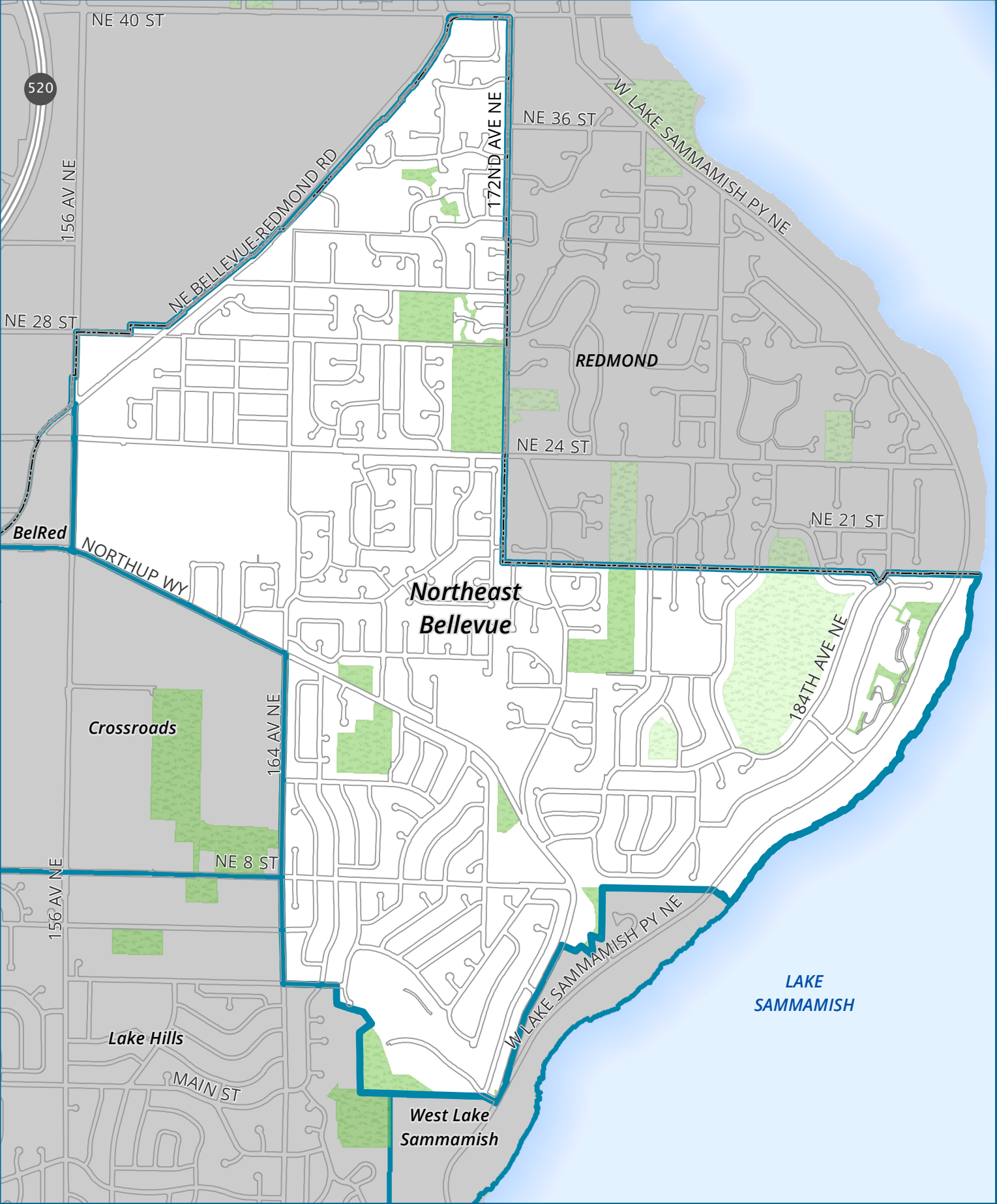
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal does not conflict with local, state, or federal laws or requirements to protect the environment.

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Great Neighborhoods | Northeast Bellevue



2021 Annual Final Review Comprehensive Plan Amendment Recommendation
Council-initiated Amendment

Northeast Bellevue Neighborhood Area Plan

Staff recommends approving this proposed amendment because the application satisfies Land Use Code decision criteria for Final Review of a City Council-initiated Comprehensive Plan Amendment (LUC 20.30I.150) amending the Comprehensive Plan to update the Northeast Bellevue Neighborhood Area/Subarea Plan.

Application Number: 21-100173-AC

Proposal: Northeast Bellevue Neighborhood Area Plan Update

Elements: N/A (Volume 2)

Subarea Plans: Northeast Bellevue, Crossroads, Southeast Bellevue

Final Review is the second step in Bellevue's two-part plan amendment review process. Proposed amendments initiated by the City Council go straight to this step, as the Council's decision to initiate validates the proposal as worthy of plan amendment consideration. Final Review evaluates the merits of proposed amendments included in the annual Comprehensive Plan Amendment (CPA) work program. Final Review evaluation and decision includes staff review, a Planning Commission public hearing and recommendation by resolution, and City Council action by ordinance.

PROPOSAL

This proposed plan amendment would adopt a new Northeast Bellevue Neighborhood Area Plan within Volume 2 of the Comprehensive Plan, replacing the existing Northeast Bellevue Subarea Plan. This update includes new narrative including a vision, data about the neighborhood today within a profile, neighborhood context, and the challenges and opportunities associated with the final section. This final section includes new goals and policies to guide the future of the neighborhood. Additionally, this amendment would amend the boundaries in the Land Use Plan maps of the Northeast, Crossroads and Southeast Bellevue subarea plans to align with Map N-1 New Neighborhood Area (Subarea) Boundaries of the City's Comprehensive Plan. Attachments B, C and D show boundaries of the new Northeast Bellevue Neighborhood Area, Crossroads Subarea and Southeast Bellevue Subarea. The land use plan maps associated with this proposal do not include any proposed amendments to land use designations as part of this CPA. Finally, this amendment would remove policies from the Crossroads Subarea Plan that pertain solely to the area that would move into the Northeast Bellevue Neighborhood Area as shown in Attachment E.

Work Program and Background

On June 1, 2020, staff presented to Council the plan to re-initiate work on the Northeast Bellevue Neighborhood Area Plan. Initial work on the plan had occurred in 2018 but was paused due to staffing constraints. Since the June 2020 re-launch, staff have held a robust outreach effort to the Northeast Bellevue community. This included initial visioning and values sessions and mailer, data and brainstorming events, a focused questionnaire mailed to all households, and focused draft policy review sessions. Online engagement and resources were also key throughout the process, particularly as staff adjusted to the ongoing Covid-19 pandemic and its limitations on in-person engagement opportunities. Cultural Navigators and our youth ambassador intern expanded outreach to broader segments of the community than past efforts.

This series of community engagement activities identified priorities for the community and garnered feedback regarding specific policies as well as broader narrative elements to incorporate into the plan. The updated Northeast Bellevue Neighborhood Area Plan reflects this input as accurately as possible, reflecting the variety of opinions found within the community and honing in on areas of agreement. The plan focuses on neighborhood-specific policies, with ties to larger Citywide issues and concerns mentioned in the narrative.

OVERVIEW OF STAFF RECOMMENDATION

This proposal satisfies the Final Review Decision Criteria for a Comprehensive Plan Amendment:

- ✓ The proposed amendment is **consistent with the Comprehensive Plan** because *it fulfills the goals set forth in the Neighborhoods Element to address neighborhood-specific issues within the neighborhood area or subarea plans, particularly policies N-12 through N-15;*
- ✓ The proposed amendment **addresses the interests and changed needs of the entire city** because it *addresses the need for a neighborhood scale of interest to be incorporated into the Comprehensive Plan, allowing for variety across the City;*
- ✓ The proposed amendment **addresses significantly changed conditions (since the last time the pertinent map or text was amended)** *due to changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. The most recent major update to the Northeast Bellevue subarea plan occurred in 1985. Many significantly changed conditions exist since this time and are represented by updated goals, policies, and priorities represented in the proposed CPA;*
- ✓ Implicit in the proposed amendment is an expectation of **general conformance with adjacent land use and the surrounding development** pattern. However, it is not a site-specific amendment in property terms so the decision criterion for **development suitability** does not apply;
- ✓ The proposed amendment **demonstrates a public benefit and enhances the public health, safety and welfare** because it *addresses an identified need for neighborhood-specific long-range planning across the City, allowing for the current needs of Northeast Bellevue residents to be reflected in their Neighborhood Area Plan.*

FINAL REVIEW DECISION CRITERIA

The Final Review Decision Criteria for a proposed Comprehensive Plan amendment are set forth in the Land Use Code in Section 20.30I.150. A proposal must meet all of the criteria to be recommended for approval. Based on the criteria, Community Development Department staff recommends **approval** of the proposed amendment:

Final Review Decision Criteria	Meets/Does Not Meet
A – Obvious technical error	N/A
B1 – Consistent with Plan and other plans and law	Meets
B2 – Addresses interests and changed needs of entire city	Meets
B3 – Addresses significantly changed conditions	Meets
B4 – Could be suitably developed	N/A
B5 – Demonstrates a public benefit	Meets

This conclusion is based on the following analysis:

A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or

Not applicable to this proposal. While the existing subarea plan dates back to the 1980s, updating it does not constitute addressing a technical error but rather focuses on Decision Criteria B3 regarding changed conditions.

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law; and

The proposed amendment is consistent with such plans, goals, and policies of the city and of the CPP, the GMA, and other applicable law.

The proposed amendment is **consistent with the Comprehensive Plan** because it fulfills the goals set forth in the *Neighborhoods Element* to address neighborhood-specific issues within the neighborhood area or subarea plans, particularly policies N-12 through N-15 regarding *Neighborhood Area Planning*.

- *Policy N-12. Periodically assess and update neighborhood area plans and adapt plans to changing conditions.*
- *Policy N-13. Update neighborhood area plans consistent with the planning boundaries shown in Map N-1. For any given site, the 2014 subarea plan policies remain in effect until and unless they have been superseded by new planning area boundaries and policies.*
- *Policy N-14. Use the neighborhood area planning process to engage local communities to define neighborhood area specific values and policies.*
- *Policy N-15. Ensure Neighborhood area plans and policies are consistent with the other policies of the Comprehensive Plan*

These policies are addressed through the action of updating the neighborhood plan to current conditions, amending the planning boundaries to align with the boundaries in Map N-1 New Neighborhood Area (Subarea) Boundaries in the Comprehensive Plan, engaging the Northeast Bellevue community in developing and reviewing the plan, and confirming consistency with other Comprehensive Plan policies.

Growth Management Act

The proposal is consistent with GMA planning goals, which encourage the optional addition of subarea plans (RCW 36.70A.080.2).

Countywide Planning Policies

The proposed amendment is consistent with Countywide Planning Policies *around neighborhood planning, such as [DP-39](#), [H-12](#), and [EC-16](#). The policies included within the draft plan are also consistent with implementing the broader CPPs around the environment, development, housing, the economy and transportation.*

B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and

The proposed amendment addresses the interests and changed needs of the entire city because it addresses the need for a neighborhood scale of interest to be incorporated into the Comprehensive Plan. As the City and its current issues, challenges, and opportunities change, the neighborhoods must also define how they will fit into this change. Subarea or Neighborhood Area Plans are an important part of that long-range planning for the City, reflecting the diversity found across the City and allowing for communities to take part in planning for their own future in a more local way.

B3. The proposal addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 (below) for the definition of "Significantly Changed Conditions:"

Significantly changed conditions. Demonstrating evidence of change such as 1) unanticipated consequences of an adopted policy, or 2) changed conditions on the subject property or its surrounding area, or 3) changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

The proposed amendment addresses significantly changed conditions since the last time the pertinent CP map or text was amended due to changed conditions on the subject property or its surrounding area. The Northeast Bellevue subarea plan was last significantly updated in 1985. Since that time, many changes have impacted the area, including significant changes to the adjacent BelRed, Overlake and Crossroads areas. Increased residential and commercial development within adjacent areas and redevelopment within Northeast Bellevue itself has led to physical changes as well as the introduction of new residents and neighbors. The impacts of the many changes that have occurred since 1985 and the resulting current priorities for the area are reflected in the proposed CPA.

B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and

Not applicable to this proposal.

Implicit in the proposed amendment is an expectation of general conformance with adjacent land use and the surrounding development pattern. However, it is not a site-specific amendment in property terms so the decision criterion for development suitability does not apply.

B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.

The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare *because it addresses an identified need for neighborhood-specific long-range planning across the City, allowing for the current needs of Northeast Bellevue residents to be reflected in their Neighborhood Area Plan. Many of the needs incorporated in the proposed plan are focused on expanding housing and transportation options, enhancing safety, preserving environmental assets, and strengthening connections between members of the community.*

PUBLIC NOTICE AND COMMENT

The 2021 annual proposed Neighborhood Area Planning amendments were introduced to the Planning Commission with an April 28 overview study session highlighting the work associated with proposed plan amendments, particularly the community outreach to date at that point. A May 26 study session followed, where staff reviewed the overarching themes and layout of the draft plan. The Planning Commission continued its pre-hearing review with a June 9 study session focusing on the draft goals and policies found within the Northeast Bellevue Neighborhood Area Plan CPA.

The Northeast Bellevue Neighborhood Area Plan was drafted through a robust public engagement process known as Great Neighborhoods. Throughout the last year, staff have engaged in a number of different activities to garner feedback from the community on their needs and priorities. Ten events have taken place to gather initial information, brainstorm ideas, and get feedback on draft policies. An additional fifteen meetings have occurred with individuals or groups in leadership positions within the community.

Announcements of the project were sent to subscribers and to the city's social media outlets. Information about the project was sent to all Northeast Bellevue households using two separate mailings, one in November 2020 and the other in April 2021. The latter included a pre-paid mailed questionnaire that received nearly 400 responses from residents of Northeast Bellevue. The project received nearly 4,000 site visits on the [project](#) website, with over 300 active participants providing comments or feedback through this platform. Facebook, Nextdoor, WeChat, and other social media platforms were utilized to target Northeast Bellevue residents, employees, and students in particular.

A new pilot program utilized part-time Cultural Outreach Assistants to target the Chinese, Korean, Spanish-speaking, and South Asian communities. These staff members focused on these communities due to the demographics of both Northeast Bellevue and the other neighborhood area focused on as part of the 2021 annual CPAs, Northwest Bellevue. As part of this effort, six additional presentations and over 75 meetings have occurred between City staff and these communities.

The Northeast Bellevue Neighborhood Area Plan application was introduced to the Commission during an April 28 study session. Notice of the Application was published in the Weekly Permit Bulletin on May 27, 2021 and mailed and posted as required by LUC 20.35.420. Notice of the July 14, 2021, Final Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on June 17, 2021, and included notice sent to parties of interest.

Effective community engagement, outreach, and public comments at Final Review

Applicants, residents, and communities are engaging across a variety of media in proactive public participation during the 2021 annual review process. The city's early and continuous community

engagement includes tools and occasions to provide and respond to public information and engagement.

Public comments come in throughout the process. All written comments are included in the public record, for reference and for use by decision-makers. At the various steps, the comments are included in their original form to the Planning Commission as attachments to staff report recommendations. They are posted on [the web site](#).

STATE ENVIRONMENTAL POLICY ACT

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on June 17, 2021.

ATTACHMENTS

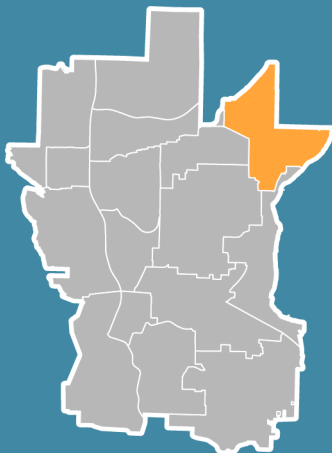
- A. Draft Northeast Bellevue Neighborhood Area Plan
- B. Draft Northeast Bellevue Land Use Plan Map
- C. Draft Southeast Bellevue Subarea Land Use Plan Map
- D. Draft Crossroads Subarea Plan
- E. Draft Crossroads Subarea Land Use Plan



NORTHEAST BELLEVUE

WHAT YOU WILL FIND IN THIS PLAN

- NE Bellevue Vision
- NE Bellevue Profile
- A discussion of the Community Context
- Goals and Policies to realize the Vision



THE VISION

“NORTHEAST BELLEVUE IS A COMMUNITY OF CARING AND CONNECTED NEIGHBORS.”

This is what Northeast Bellevue residents aspire for their community as they move into the future. They see it as a quiet retreat from surrounding activities, lined with trees and protected from the hustle and bustle of urban life but still within reach of those amenities. They envision a safe community where neighbors listen to each other, raise issues, and collaborate on shared values. They look to the future and seek solutions that will protect key assets and enhance their neighborhood for years to come.

SUB-NEIGHBORHOODS

- Each Neighborhood Area, such as Northeast Bellevue, has a number of unique ‘sub-neighborhoods’ within it. Some of Northeast Bellevue’s are Sherwood Forest, Ardmore, and Tam O Shanter. Such areas often have their own rich histories and character but together create the distinct experience of Northeast Bellevue.

Members of the Northeast Bellevue community have come together to shape their future through a shared vision of their community. The following transports the reader in time and describes what Northeast Bellevue is like in the future.

NORTHEAST BELLEVUE’S VISION

Northeast Bellevue has many *sub-neighborhoods*, each with its own *sense of place*. Schools and community clubs provide focal points and places to gather for many of them. Historic properties and housing styles throughout the neighborhood are preserved and well-maintained, showing respect for Northeast Bellevue’s past. Pedestrian trails and other connections wind their way through the neighborhood area, knitting it together and providing opportunities to connect and get to know the many unique treasures of Northeast Bellevue.

Northeast Bellevue is a neighborhood area with a strong *sense of community*. People of all ages, races and ethnicities feel welcome and connected. The neighborhood’s safe and convenient access to excellent schools has continued to draw families with children to the area, providing ways for them to connect with one another inside and outside school activities.

Residents experience a sense of belonging. The neighborhood has places where people can run into each other, share stories and build lasting relationships. Neighborhood events provide opportunities to meet new people, learn from and about one another and celebrate Northeast Bellevue’s history and rich diversity of cultures and traditions.

Northeast Bellevue remains primarily a quiet respite from busy urban life, with a diversity of low-density *housing* types and sizes that provide a variety of *affordability* opportunities for people of all ages, abilities and incomes. This diversity of residents now

calls Northeast Bellevue home, often staying and investing in their neighborhood as their own social and economic situations shift. Programs exist to support older adults as they age and to assist all residents in sustaining the health, safety and efficiency of their homes. New residents are always welcome and invited to find the right home for them.

The beauty of Northeast Bellevue entices people to get outside to connect with nature and neighbors. Everyone is able to walk, roll, bike, bus or drive to destinations inside and outside the neighborhood area. Families with children feel safe moving throughout the area by any method. People have multiple ways to conveniently access a variety of goods and services and places to gather with friends and neighbors. Transportation infrastructure is complete and designed with people with mobility challenges in mind to ensure safe and convenient *mobility and access* for all.

A connected system of parks, trails and open space provides convenient opportunities to connect with nature and experience a sense of awe for nature's majestic beauty. Residents value Northeast Bellevue's *environment* including its robust and healthy tree canopy that filters air and stabilizes steep slopes while providing habitat for an abundance of birds and wildlife. Energy efficient transportation and buildings keep Northeast Bellevue's greenhouse gas emissions well below target levels.

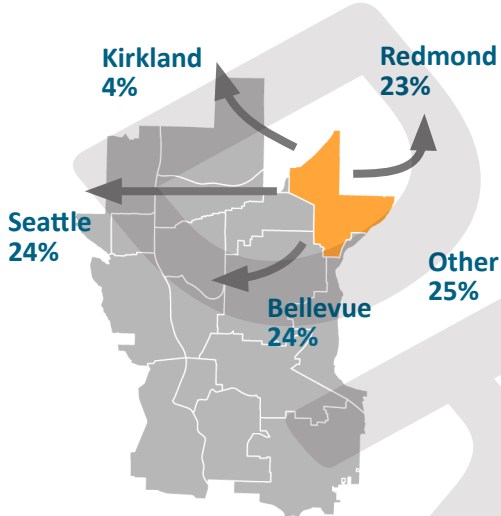
COMMUNITY VISIONS

Residents made their own vision statements as an exercise during a community meeting. Here are a few:

- ▶ In the future, *people* will play a vital role in Northeast Bellevue. By focusing on *diversity*, we can help people *feel included*, and bring a sense of *community* to Northeast Bellevue.
- ▶ In the future, *transit* will play a vital role in Northeast Bellevue. By focusing on a *access for all* we can help people *get where they need to go*, and bring a sense of *accessibility* to Northeast Bellevue.
- ▶ In the future, *trees* will play a vital role in Northeast Bellevue. By focusing on *environment* we can help people *relax*, and bring a new sense of *safety* to Northeast Bellevue.

A PROFILE (as of 2020)

COMMUTE PATTERNS*



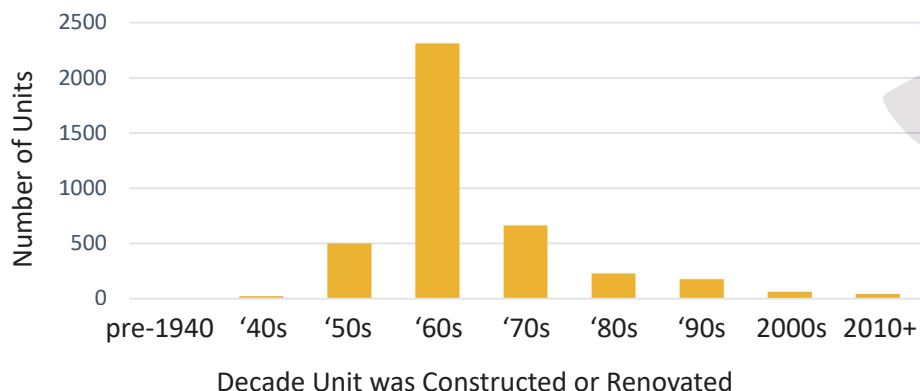
Residents of Northeast Bellevue commute to other areas for work on a daily basis. While about a quarter stay within the City of Bellevue, the rest commute to other cities in the area.

In Northeast Bellevue, housing development began during the 1950s and boomed in the 1960s, with most of today's housing units remaining from that time. Many who moved into Northeast Bellevue in the 1960s and 1970s remained, giving Northeast Bellevue the highest share of older adults in the city. Yet others, as they aged, began to leave in the 2000s and a new influx of younger families has led to nearly a quarter of Northeast Bellevue residents being children under 18. This diversity of ages in the neighborhood is key to understanding the desires of its residents.

Nearly 95 percent of housing in Northeast Bellevue is single family detached homes, most of which are owner occupied. Because of the single-family character of the area, Northeast Bellevue lacks enough demand to support frequent transit and thereby has fewer residents than average commuting by transit and more driving alone to work.

With its proximity to Redmond, the neighborhood has access to a variety of employment opportunities, with a relatively high percentage of residents working from home as well. Average household income in the area is similar to average income in the city overall, but the larger household sizes mean that the neighborhood has a comparatively lower per capita income.

HOUSING UNIT AGE*



About 66 percent of those Northeast Bellevue residents who took the 2020 Annual Performance Survey rated their neighborhood as having “Neutral,” “Little Sense,” or “No Sense” of community.

*Data calculated by City of Bellevue staff based on King County Assessor records (2020) and US Census Bureau American Community Survey (2018) tables.

NEIGHBORHOOD STATISTICS*

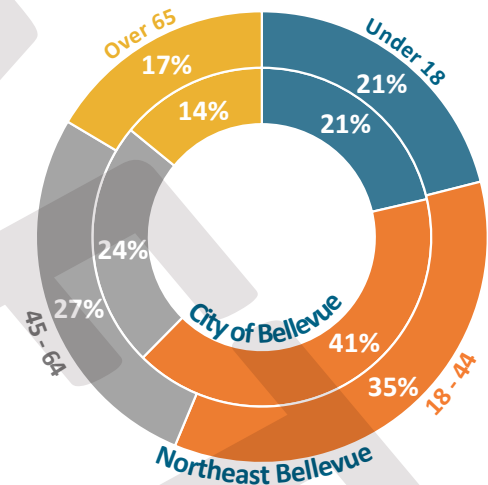
Population	10,986
Number of Households	3,846
Average Household Size	2.86
Number of Multifamily Units	190
Number of Single Family Units	4,053
Vacancy Rate	5.1%
Units Occupied by Owner	82%
Residents Born Outside the US	32%
Residents Speaking a Non-English Language at Home	33%
Population with any Disability	10%
Average Commute Time	23.5 min
Average Household Income	\$169,141
Households making under \$50,000	17%
Households making over \$200,000	28%
Households Cost-burdened by Housing	25%
Population with a Bachelor's Degree or Higher	65%

DIVERSE BACKGROUNDS

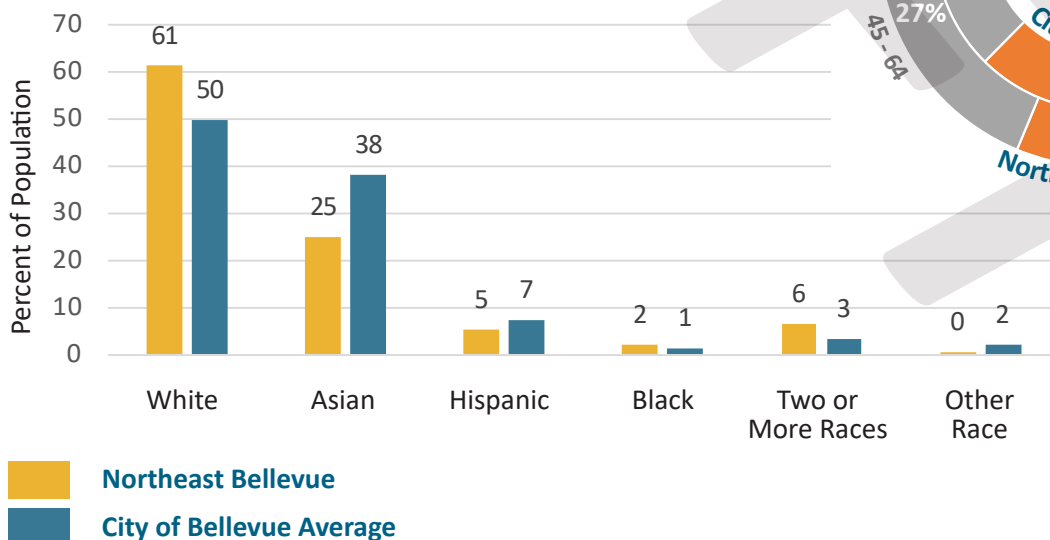
33% of residents speak a non-English language at home. These are the most common of those languages.

- ▶ South Asian Languages: 7%
- ▶ Chinese Languages: 6%
- ▶ Spanish: 4%
- ▶ Vietnamese: 3%
- ▶ Korean: 2%

AGE DISTRIBUTION*



POPULATION RACIAL DIVERSITY*



*Data calculated by City of Bellevue staff based on King County Assessor records (2020) and US Census Bureau American Community Survey (2018) tables.

COMMUNITY CONTEXT

NEIGHBORHOOD CHALLENGES AND OPPORTUNITIES

Northeast Bellevue residents love the peaceful, family friendly feel their neighborhood provides. Stands of old Douglas fir trees, parks, open space and views of Lake Sammamish provide access to nature and a welcome respite from city life. This quietude is nearly surrounded by denser uses. Nearby and growing mixed-use areas in Overlake, BelRed, and Crossroads provide excellent access to jobs, goods and services. These job centers also attract traffic from neighboring jurisdictions to local arterials that border Northeast Bellevue. This increased congestion can make travel on and across these roads more difficult, especially during peak travel times, partially isolating the area despite its proximity to amenities.

These neighboring areas have grown in size and caused the value of land in and around them to rise. Desire to maximize use of that land has increased. Some residents are concerned about the environmental impact of this type of development, potentially increasing impervious surfaces and removing trees and vegetation. Increased housing costs are displacing some older residents and making purchasing or renting a home too expensive for middle income households.

COMMUNITY THEMES AND INTERSECTIONS

Northeast Bellevue's proximity to growing job centers has brought forward a priority for many residents to **preserve the quiet** nature of their community despite outside growth pressures. This character includes the homes, the activity of the people, the streets themselves, and the natural beauty of the area. Because these elements together create the neighborhood experience, each topic is often intertwined with the other and difficult to separate. Not only protecting but **enhancing the trees and greenery** of the area for future generations is key to maintaining the neighborhood's character and experience.

At the same time, ensuring that Northeast Bellevue and its residents do not become isolated is imperative to maintaining a healthy neighborhood. Strengthening connections between neighbors and maintaining **safe and convenient access** to adjacent centers and to destinations within the neighborhood helps keep the neighborhood connected. While schools provide a focal point for families, many residents would like to expand opportunities for **building community** and getting to know their neighbors within Northeast Bellevue.

While preserving the strengths of the neighborhood, residents also desire opportunities to increase the **diversity of housing** sizes and types for old, young and households in between. This would maintain and enhance Northeast Bellevue's welcoming culture, allowing future generations to continue enjoying and enhancing it for years to come.

Preserving Northeast Bellevue's neighborhood feel and natural assets while finding ways to expand housing and transportation choice and capacity are the neighborhood area's chief opportunities for evolving sustainably and equitably over time.

WHAT IS SUCCESS?

- ▶ Residents are safe and comfortable in their neighborhoods
- ▶ Neighbors feel a sense of belonging through participation in their community associations, centers, and schools
- ▶ People sense a responsiveness to emerging and changing conditions
- ▶ Neighborhood plans reflect local values, identity, and character

GOALS AND POLICIES

Northeast Bellevue's vision is built out by themes, each with opportunities and challenges around them. These inform both aspirational goals and associated policies and those focused on preserving the area's strengths.

SENSE OF PLACE

Northeast Bellevue's varied natural environment, key institutions, and older housing stock all create unique contexts for each sub-neighborhood. The neighborhood area's predominance of single-family homes contrasts the surrounding mixed-use commercial and multifamily development in Overlake, Crossroads, and BelRed. Most homes in Northeast Bellevue were constructed during the 1950s, 1960s, and 1970s, with similar architectural styles that blend together to create a cohesive neighborhood character.

Having a unique sense of place and identity builds unity and pride among residents, but they also hope to welcome a diversity of households to the area. With a large scale of similar land uses, it can be a challenge for Northeast Bellevue to provide diverse opportunities that attract residents with varied backgrounds.

Sense of Place Goals and Policies

To enhance a sense of place within each sub-neighborhood in Northeast Bellevue.

- S-NE-1.** Preserve Northeast Bellevue's existing neighborhood identity by encouraging rehabilitation and maintenance of existing mid-century homes and later styles, and preservation of trees.
- S-NE-2.** Support sub-neighborhood area events that seek to celebrate and enhance each area's unique identity.
- S-NE-3.** Encourage a graceful transition between the neighborhood scale of Northeast Bellevue and the scale of higher intensity uses in surrounding neighborhoods.

IMAGES TO BE ADDED

- ▶ Images and text will be added as they reference the applicable policies
- ▶ Stories from community members may be incorporated into this column to flesh out some of the intent behind the policies

- S-NE-4.** Encourage design features such as landscape buffers along public right of way where appropriate to separate Northeast Bellevue's single-family areas from adjacent higher intensity uses.
- S-NE-5.** Maintain a treelined buffer along Bel-Red Road to buffer adjacent homes from adverse impacts.
- S-NE-6.** Multifamily development is not allowed within Northeast Bellevue Districts 1 and 2. Existing multifamily uses within Districts 1 and 2 can be converted to senior citizen housing, senior congregate care housing, assisted living and nursing homes.
- S-NE-7.** Retail uses are not allowed in Northeast Bellevue District 1.
- S-NE-8.** Office use is appropriate for Northeast Bellevue District 2.

To maintain and enhance the livability of Northeast Bellevue.

- S-NE-9.** Encourage the undergrounding of utility distribution lines where feasible, particularly when new development occurs.
- S-NE-10.** Collaborate with neighboring jurisdictions to promote a welcoming experience when crossing jurisdictional boundaries.
- S-NE-11.** Encourage clustering of essential services such as schools, libraries, community and recreation centers to make access to public services and amenities more convenient and accessible by all travel modes.

IMAGES TO BE ADDED

- Images and text will be added as they reference the applicable policies
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SENSE OF COMMUNITY

Since the turn of the millennium and as Northeast Bellevue's population has diversified, community members have yearned for closer connections with their neighbors. Some of the traditional avenues of getting to know one's neighbors through school and/or faith-based organizations have not been as effective given the neighborhoods' greater diversity in terms of age and cultural background. Traditionally, Northeast Bellevue has had few

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places for gathering informally with one's neighbors within the neighborhood.

New ways and places for meeting and connecting with one's neighbors are needed. The policies below seek to expand opportunities for strengthening community connections in Northeast Bellevue.

Sense of Community Goals and Policies

To strengthen and sustain a strong sense of community within Northeast Bellevue where all residents feel they belong.

- S-NE-12.** Support the continuation of existing gathering places in Northeast Bellevue such as playgrounds, picnic areas, and sports fields and explore opportunities to restore, preserve, and enhance these locations.
- S-NE-13.** Create new gathering places for community members to meet, mingle, and get to know one another.
- S-NE-14.** Connect communities to their past by preserving valued sites that reflect Northeast Bellevue's history.
- S-NE-15.** Build neighborhood connections by celebrating the diverse cultural backgrounds of Northeast Bellevue's residents and supporting community events and avenues of communication.
- S-NE-16.** Build community resilience and cohesion by fostering supportive programs such as Day of Caring, support for older adults and emergency preparedness.
- S-NE-17.** Create opportunities for residents to learn about city government and ways to engage in policy and investment decisions.
- S-NE-18.** Support community organizations that allow residents to connect with one another and with the City.

HOUSING AFFORDABILITY

The variety in size and age of homes in Northeast Bellevue

provides a range of price points for living in the neighborhood area. However, the price range is constrained due to homes being mostly owner occupied single-family houses. High housing costs can make living in Northeast Bellevue a challenge for both young and older householders.

By allowing for a greater mix of housing types, Northeast Bellevue can expand opportunities for a greater diversity of households to call Northeast Bellevue home, enabling them to gain similar access to opportunities.

Housing Affordability Goals and Policies

To expand opportunities for people of all ages, abilities, and incomes to call Northeast Bellevue home throughout their lifetime.

- S-NE-19.** Explore introducing a mix of new housing typologies such as detached accessory dwelling units, duplexes and triplexes to allow options for a range of households.
- S-NE-20.** Ensure new housing typologies in single-family areas maintain adequate separation from adjacent properties to reduce potential impacts to neighbors.
- S-NE-21.** Ensure adequate infrastructure exists for new housing typologies (e.g. transportation, utilities, schools and parks).
- S-NE-22.** Minimize impacts from any new housing typology to the environment and to the existing residential character of the street experience.
- S-NE-23.** Build awareness of programs that support and enable older adults to stay in their home as they age.

MOBILITY AND ACCESS

Northeast Bellevue residents desire safe, convenient, and reliable access between their homes and where they work, learn, shop, and play. Northeast Bellevue is situated near major employment and commercial centers and near SR 520, yet getting to these locations in a private vehicle can be time consuming during certain times

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- Images and text will be added as they reference the applicable policies
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of day due to congestion along its four primary arterials. With several trails linking neighborhoods together, facilities for walking and bicycling provide alternatives to driving for some residents. However, many people live too far away to walk, and bicycling can often be challenging due to steep slopes. Also, the size of major arterials and the speed people drive can impede pedestrian access to surrounding areas and create safety hazards.

Opportunities to improve safe, convenient and reliable access for Northeast Bellevue residents include upgrading and completing pedestrian and bicycle connections such as mid-block crossings and multi-purpose paths connecting to other major facilities in Bellevue and neighboring jurisdictions, as well as supporting innovative approaches to providing first and last-mile public transportation services. Pedestrian improvements are the priority for Northeast Bellevue residents followed by improvements for public transportation, biking and driving. Monitoring and evaluating needs will be key to identifying when to adjust strategies. Regardless of what mode a transportation improvement project serves, Northeast Bellevue residents will be engaged to provide feedback and consultation.

Mobility and Access Goals and Policies

To have zero traffic deaths and serious injuries on Northeast Bellevue streets.

- S-NE-24.** Design and prioritize street improvements to encourage safe travel behaviors, especially where arterials intersect one another.
- S-NE-25.** Design or retrofit residential streets to discourage cut-through traffic, while providing for connectivity.
- S-NE-26.** Employ traffic calming measures to reduce vehicular travel speeds along residential streets and discourage cut-through traffic.
- S-NE-27.** Maintain and improve the existing transportation system to ensure safety and connectivity for users of all modes.

S-NE-28. Continue to monitor the safety performance of streets and refine and adjust strategies to improve the safety for vulnerable users of the streets.

To reduce congestion by expanding transportation choices making it safe, comfortable, and convenient to walk, bike, roll and/or take public transportation.

S-NE-29. Fill gaps in the non-motorized system especially along arterials by completing sidewalks, trails, and paths, as identified in the Pedestrian and Bicycle Transportation Plan.

S-NE-30. Provide separation between motorized vehicles, pedestrians, and bicyclists, as feasible, reasonable, and appropriate to the neighborhood context to improve safety.

S-NE-31. Explore opportunities to create/extend bicycle routes to local and regional major bicycle facilities.

S-NE-32. Support increased public transportation service including first and last-mile on-demand transit services and connections to and from light rail stations, major transit centers and other key destinations.

S-NE-33. Discourage blocking sidewalks with moveable obstructions that represent a barrier for pedestrians and people with disabilities.

S-NE-34. Involve affected neighborhoods in the planning and design of transportation system improvements.

S-NE-35. Monitor traffic volumes on residential streets and establish appropriate traffic control measures with residents' input.

S-NE-36. Minimize new vehicular access points along major arterials to facilitate efficient traffic movement.

To expand convenient access to employment, goods and services.

S-NE-37. Prioritize improvements to bicycle and pedestrian facilities that connect residential areas with adjacent commercial shopping and job centers.

IMAGES TO BE ADDED

- ▶ Images and text will be added as they reference the applicable policies
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S-NE-38. Increase opportunities for pedestrians to safely cross arterials to enhance connections between neighborhoods.

S-NE-39. Coordinate with Bellevue School District to minimize spillover parking impacts on adjacent residential areas.

S-NE-40. Review private sector development projects in Redmond and recommend mitigation for transportation system impacts that may occur in Bellevue.

ENVIRONMENT

Northeast Bellevue prides itself on its robust tree canopy. Large diameter Douglas firs planted at the turn of the 20th century reach high into the sky performing essential ecological functions including filtering air and water pollutants, stabilizing steep slopes, and providing habitat for an abundance of birds and wildlife. Yet, as new residential development and renovations have occurred, trees have been cut down, and residents have expressed concerns that the value of these significant trees has been not been fully accounted for. Efforts to educate new property owners about the benefits of retaining trees prior to their removal is desired. Northeast Bellevue also supports the consideration of impacts to the tree canopy when new regulations are proposed.

Northeast Bellevue has large areas of open space and parks that provide recreational benefits to the community. Open space on private land is also valued for its trees, ability to let sunlight through, and general greening effect.

In addition to providing access to the natural environment, parks in Northeast Bellevue could be enhanced to supply a greater variety of active uses and places for the community to gather. Residents expressed desires for small exercise stations, picnic shelters, benches next to playgrounds, and temporary food carts to support community events. Residents also expressed a desire for an indoor community gathering place.

One of the largest environmental challenges Northeast Bellevue residents face is a lack of transportation choices making auto travel their largest contributor to greenhouse gas emissions. Opportunities to expand transportation choices, increase convenient access to goods and services, and/or encourage use of electric vehicles are needed to reach citywide emission reduction targets.

Environment Goals and Policies

To preserve and enhance the tree canopy in Northeast Bellevue.

- S-NE-41.** Support efforts to both protect Northeast Bellevue's tree canopy and enhance the health of trees on both public and private property.
- S-NE-42.** Support citywide efforts to introduce or amend requirements for tree preservation to support the City's tree canopy goal.
- S-NE-43.** Pursue opportunities for increasing tree canopy through planting of new trees on public and private property throughout Northeast Bellevue.
- S-NE-44.** Support community efforts to provide educational opportunities about the protection and care of trees, native plants and other environmental topics.

To protect the health of Bellevue's streams, lakes and other water bodies, such as Lake Sammamish.

- S-NE-45.** Encourage natural stormwater best management practices and the reduction of water pollution.
- S-NE-46.** Encourage low-impact development and the use of pervious surfaces in new public and private developments.

To preserve and enhance parks and open space in Northeast Bellevue and to build connections between them.

- S-NE-47.** Ensure all people have safe and convenient access to parks and open space in Northeast Bellevue.
- S-NE-48.** In collaboration with residents and community

IMAGES TO BE ADDED

- ▶ Images and text will be added as they reference the applicable policies
- ▶ Stories from community members may be incorporated into this column to flesh out some of the intent behind the policies

organizations, identify and address gaps in recreational programming for, and between, residents of all ages.

S-NE-49. Prioritize park, open space, and trail acquisitions in Northeast Bellevue where:

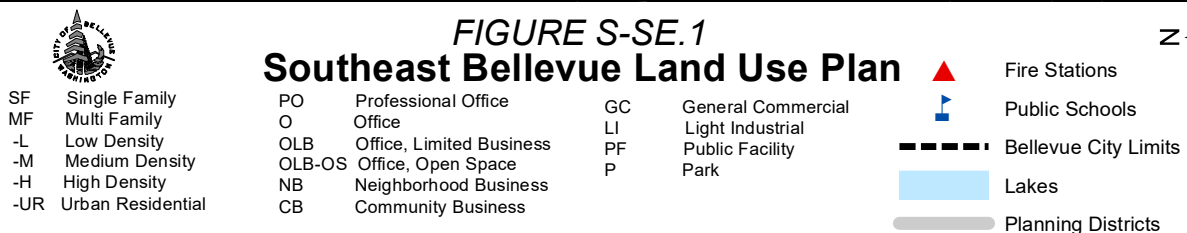
- a. households currently lack walkable access to a park, open space or trail,
- b. gaps between parks, open space, and trails exist,
- c. high density neighborhoods are adjacent, and
- d. stands of significant trees or other natural features perform important ecological functions.

S-NE-50. Support park enhancements in Northeast Bellevue that encourage social interactions between diverse ages, abilities, and cultures.

S-NE-51. Coordinate with Bellevue School District and other organizations to expand opportunities for community gathering throughout the year.

IMAGES TO BE ADDED

- ▶ Images and text will be added as they reference the applicable policies
- ▶ Stories from community members may be incorporated into this column to flesh out some of the intent behind the policies



Crossroads Subarea Plan

GOAL:

To promote positive aspects of Crossroads and to explore the possibilities of diversity within the community and with the entire population of Bellevue.

Discussion: Crossroads is a "city within a city" with unique problems and assets. The diversity of the community and the mix of uses distinguish Crossroads as a neighborhood. These components present special challenges and opportunities to the area's full development.

OVERVIEW

Crossroads is part of what originally was known as the Highland Community. The earliest settlers logged large tracts of timber on land purchased from the government. The first recorded settler in Crossroads built a seven-room house in 1873 on what is now the Unigard site. As the land was logged and cleared for small farms, agriculture became the predominant use in the 1920s. Farming and logging remained the predominant land uses until the influx of people to the Eastside during the 1950s and 1960s marked the end of the rural agricultural settlement pattern.

In the 1960s Sherwood Forest and other areas of Crossroads were annexed into the City of Bellevue. From then and throughout the 1970s, rapid growth dramatically changed the character of the Crossroads area.

During those years population density increased at a rate of twice that of the city as a whole. Most of the increase is attributed to the development of multifamily dwellings and offices.

The original Crossroads Subarea Plan was written in 1978. A focus on human service policies resulted in the construction of the Crossroads Center, a multipurpose community facility located behind the Crossroads Shopping Center. In fact, the ability to confront human service issues and to include policy direction precipitated the subsequent establishment of the city's Human Service Commission.

Crossroads is an area of 1,016 acres bounded by Bellevue-Redmond Road on the north, 148th Avenue NE on the west, Main Street on the south, and 164th Avenue NE on the east. It contains a mix of residential, office, and retail uses. Strong single family neighborhoods, an abundance of multifamily complexes, Crossroads Shopping Center, and office complexes mix together compatibly. Crossroads residents and merchants refer to their part of town as a "city within a city".

Fifty-nine acres of vacant land remain in Crossroads. Projections suggest that this land will be developed over the next decade. Little change is expected in the land use mix in Crossroads; however, there are pedestrian and vehicular circulation needs which must be met to make Crossroads an even more livable community.

There are 4,390 residential units in Crossroads. Of those, 1,183 (27 percent) are single family detached. The remaining 3,207 (73 percent), consist of a mix of attached units: condominiums, townhouses, and apartments. The housing mix in Crossroads suggests the presence of families, children, young adults, and older residents.

Crossroads is also known for its ethnic mix. The presence of the Asian Resettlement Center on NE 8th Street is a response to the needs of area Asians.

Crossroads contains some 460,000 gross square feet of retail use, 440,914 square feet of office space, 503,885 square feet of mixed use, as well as schools and facilities for area children.

The 28-acre city park known as Crossroads Center is a major feature. A youth and community center plus a par 3 golf course provide recreational opportunities for area residents. There are 5.9 additional acres of park land, 14.2 acres of open space, and 61.7 acres of school land in Crossroads.

Current issues focus on maintaining residential stability, improving mobility for both pedestrians and cars, enhancing the economic vitality of Crossroads Shopping Center, and developing a strategy for community involvement to give residents and merchants a stronger voice in shaping Crossroads' future.

Area residents also support cooperation among the city, the school district, and community members to confront issues of mutual concern.

This revised subarea plan is a guide for the continued development of Crossroads. It no longer contains policies on human services: these issues will be addressed through the city's general Human Service Element.

This in no way diminishes the community's concern for those in need. It transfers responsibility to the Human Service Commission, the Planning Commission, and the Department of Parks and Community Services to address such concerns as the concentration of human service agencies in the area and the need to balance their distribution, youth programs, childcare policies, and care of the disabled and the elderly.

This plan focuses on policy direction for land use, circulation, and community design.

General Land Use

POLICIES

POLICY S-CR-1. Maintain land uses as depicted on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-2. Protect existing single family neighborhoods from encroachment by more intense uses.

Discussion (Policies S-CR-1, 2): The Crossroads area contains 20 percent of Bellevue's multifamily housing. To ensure its diversity and character, future development should be in accordance with the Land Use Plan. The protection of the remaining parcels designated single family is vital for the stability of the residential community.

POLICY S-CR-3. Encourage land use density that will not intensify vehicular congestion.

POLICY S-CR-4. Ensure that any development of remaining vacant land in Crossroads is compatible with surrounding uses.

Natural Determinants

POLICIES

POLICY S-CR-5. Retain the wetlands within the 100-year floodplain and the wildlife habitat along Kelsey Creek in the general area east of 148th Avenue NE between Main Street and NE 11th Street.

Discussion: This policy recognizes the role of wetlands in flood prevention, fisheries support, and wildlife protection. It is important to preserve the natural environment and to retain our native habitat for the aesthetic value and character of the community.

POLICY S-CR-6. Recognize the extent of impervious surfaces and the lack of environmentally sensitive storm drainage systems in the Crossroads commercial areas. Encourage new development to reduce environmental impacts, such as by using Green and LEED (Leadership in Energy and Environmental Design) building techniques and improved storm water management.

Economics

POLICIES

POLICY S-CR-7. Strengthen and encourage the economic vitality within all retail districts on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-8. Reinforce the economic vitality of the Crossroads commercial areas and enhance Crossroads as the community gathering area of east Bellevue.

POLICY S-CR-9. Reinforce the vitality of Crossroads Shopping Center by limiting further expansion of community level retail districts.

Discussion: Crossroads Shopping Center is the commercial hub of the Subarea. Its successful redevelopment is in the best interest of the community. Innovative design features in the redevelopment of the shopping center will create an attractive center for the community. To achieve this, cooperation among the shopping center, the city, and the community is imperative.

Housing

POLICIES

POLICY S-CR-10. Retain the single family land as illustrated on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-11. Limit multifamily development to those locations designated on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-12. Continue to designate churches or schools surrounded by, or adjacent to single family uses as single family so that this use will remain predominant if the church or school ceases to exist.

POLICY S-CR-13. Buffer and separate new residential development from traffic along the Bellevue-Redmond Road.

POLICY S-CR-14. Encourage the preservation of open space and existing vegetation within new residential development.

Parks and Open Space

POLICIES

POLICY S-CR-15. Continue to provide passive and active recreational facilities and activities for all ages within the Crossroads Community Center and Park.

POLICY S-CR-16. Encourage the city to purchase land for parks and open space if appropriate land becomes available.

POLICY S-CR-17. Establish the underlying zoning of the Crossroads Community Park as a park zone.

POLICY S-CR-18. Develop a prominent new open space area and entrance to Crossroads Park that increases visibility and access to the park and is integrated with adjacent commercial uses generally consistent with Figure S-CR. 2.

Discussion: A prominent new entrance to the park will enhance non-motorized park access and act as an outdoor gathering place for the community. New open space areas integrated in commercial and mixed use development adjacent to the park will stimulate adjacent commercial activity with improved pedestrian connections and outdoor activities, such as farmers markets and seasonal celebrations.

POLICY S-CR-19. Provide physical and visual connectivity to Crossroads Park, where appropriate.

POLICY S-CR-20. Encourage development adjacent to Crossroads Park to complement the park edge through building and site design.

Discussion: Buildings and landscaping adjacent to Crossroads Park should be designed to provide a graceful transition to the park. The intent is to foster building and site design that provides an attractive face to and visible from the park.

Circulation

GOAL:

Preserve and maintain public safety.

POLICIES

POLICY S-CR-21. Construct and operate city-owned streets, sidewalks, paths, trails, and other transportation facilities to preserve and maintain public safety.

POLICY S-CR-22. Implement the recommended improvements for facilities as identified in the Transportation Facility Plans.

Discussion (Policies S-CR-16, 17): Crossroads has a unique mix of single family and multifamily housing in proximity to shopping and activity centers. This encourages pedestrian and other nonmotorized traffic in the Subarea.

These features, plus the addition of newly developed facilities for senior citizens and the disabled, suggest that a greater emphasis should be placed on pedestrian amenities and convenient access to public transit service.

POLICY S-CR-23. Consider operational solutions to safety and speed problems before developing major capital projects.

Discussion: Operational solutions are defined as rechannelization, stop signs, speed control, and neighborhood traffic control measures. Capital projects include improvements such as new construction, signalization, and road widening.

POLICY S-CR-24. Encourage neighborhood stability by providing transportation mitigating measures when improving the regional system.

POLICY S-CR-25. Discourage through traffic along residential streets.

POLICY S-CR-26. Encourage the city to make nonmotorized interim improvements where major capital projects are not imminent.

Discussion: This policy supports interim improvements, but they are not to replace eventual plans for capital improvements.

POLICY S-CR-27. Ensure that public nonmotorized easements remain open for public access.

POLICY S-CR-28. Develop a safe, balanced circulation system that accommodates both motorized and nonmotorized users in the planning, design, and implementation of transportation projects.

Discussion: Wide streets create a barrier to pedestrian movement. The needs of pedestrians should be balanced with the needs of the automobile.

POLICY S-CR-29. Develop meandering sidewalks where needed to preserve existing significant trees.

POLICY S-CR-30. Develop and implement a systems plan to provide safe nonmotorized circulation within superblocks.

POLICY S-CR-31. Develop and implement safe mid-block crossings where appropriate on superblocks.

POLICY S-CR-32. Give appropriate consideration to the special needs of handicapped, disabled, and elderly persons in planning systems and designing facilities for transportation and nonmotorized circulation.

POLICY S-CR-33. Encourage the use of transit, ridesharing, and other means of sharing trips that have beneficial effects on reducing the demand for improvements to existing roadway facilities.

POLICY S-CR-34. Encourage Metro to provide attractive transit shelters with barrier-free access.

POLICY S-CR-35. Consider restrictions on land development and density as a viable means of controlling unacceptable levels of traffic congestion.

POLICY S-CR-36. Discourage new vehicular access routes from Bellevue-Redmond Road into the existing developed Sherwood Forest neighborhood.

POLICY S-CR-37. Discourage the extension and connection of NE 28th Street to the Bellevue-Redmond Road.

POLICY S-CR-38. Complete roadway reconstruction along 156th Avenue NE from the Bellevue-Redmond Road to the north of the city limits with curb, gutter, and sidewalks.

POLICY S-CR-39. Upgrade the NE 30th Street intersection at the Bellevue-Redmond Road. (No cross traffic shall be allowed at NE 30th.)

POLICY S-CR-40. Preserve sufficient existing natural vegetation along Bellevue-Redmond Road to maintain the existing wooded character of the Sherwood Forest neighborhood.

POLICY S-CR-41. Limit access to Bellevue-Redmond Road to those points which enhance traffic safety and minimize disruptions to circulation.

POLICY S-CR-42. Transportation improvements to Bellevue-Redmond Road should include measures to prevent direct vehicular access to NE 30th Street from Redmond's Advanced Technology Center in Overlake.

POLICY S-CR-43. The design of any connection onto Bellevue-Redmond Road shall be prepared in collaboration with the Sherwood Forest neighborhood. To minimize pass-through trips, any connection onto Bellevue-Redmond Road not otherwise affected by these policies shall be designed and constructed to prevent traffic from entering NE 30th Street and flowing to 164th Ave NE

POLICY S-CR-44. Improve 160th Avenue NE and NE 15th Street with additional landscaping, street trees and street edge enhancements that extend the character of the Crossroads Park. Their connections at 156th Avenue NE and NE 8th Street should include landscaping and design features to act as park "gateways."

POLICY S-CR-45. Maintain and enhance the pedestrian safety and comfort on NE 8th Street and 156th Avenue NE in District E.

Discussion: While these streets have a strong need to move vehicles, they have the highest pedestrian volumes outside of Downtown. They should include generous sidewalks and landscaping, be safe and comfortable for pedestrians, and provide convenient connections between transit and destinations. Vehicle turn-a-rounds that compromise the pedestrian environment should be avoided. They should also include safe crosswalks with signs, markings, signals or flashing lights where appropriate.

Community Design

POLICIES

POLICY S-CR-46. Assure the use of existing vegetation as a screen between differing uses and which provide landscaping on new development.

POLICY S-CR-47. Encourage coordinated lighting and landscaping for all arterials.

POLICY S-CR-48. Encourage landscaping to define entrances to the Crossroads Community Center.

POLICY S-CR-49. Retain and enhance existing vegetation along major arterials to screen residential uses from vehicular traffic and to preserve the wooded character of this area.

POLICY S-CR-50. Encourage street tree plantings that are compatible with pedestrian movement to establish separation from moving vehicles.

POLICY S-CR-51. Establish an attractive gateway to identify Crossroads.

POLICY S-CR-52. Encourage the formation of a community organization to work on image as it relates to commerce and the residential community.

POLICY S-CR-53. Encourage the city to provide visual color and an attractive landscape on city-owned property.

POLICY S-CR-54. Encourage undergrounding of utility distribution lines on existing development and require undergrounding of all new utility distribution lines in new development when feasible.

POLICY S-CR-55. Encourage the maintenance of private and public properties through self-help programs, city and community cooperation.

Discussion: High quality maintenance of public and private residential facilities prevents deterioration and enhances safety. It is an important community goal. Neighborhood identity can also be promoted by private organizations which sponsor contests for yard-of-the-month, community fairs, and ethnic celebrations.

POLICY S-CR-56. Achieve a coordinated visual image on all four corners of the intersection of 156th Avenue and NE 8th Street through special site design and landscape features.

Discussion: The purpose of this policy is to highlight the center of the Crossroads area.

POLICY S-CR-57. Keep a permanent greenbelt along Bellevue-Redmond Road in Redmond's Advanced Technology Center.

Planning District Guidelines

The Crossroads Subarea has been divided into five ~~six~~ Planning Districts in addition to existing single family land. The boundaries are mapped on the Land Use Plan (Figure S-CR.1).

POLICIES

POLICIES S-CR-58 to S-CR-61. have been deleted.

District A

POLICY S-CR-58. Single family ~~medium density residential development is appropriate in the northeastern portion of District A as a compatible land use with the existing Sherwood Forest residential neighborhood to the southeast.~~

POLICY S-CR-59. Allow office uses in the southwest portion of District A as shown on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-60. Multifamily development is not allowed within District A. Existing multifamily uses within District A can be converted to senior citizen housing, senior congregate care housing, assisted living and nursing homes.

POLICY S-CR-61. Retail uses are not allowed in District A.

District B

POLICY S-CR-62. Allow office uses with design review within this district as illustrated on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-63. Multifamily use is not allowed within District B. Existing multifamily uses within District B can be converted to senior citizen housing, senior congregate care housing, assisted living and nursing homes.

*Discussion: Senior citizen housing, senior congregate care housing, assisted living and nursing homes are appropriate on the site located at 15241 NE 20th Street. (See * on the Land Use Plan, Figure S-CR.1.)*

POLICY S-CR-64. Single family residential use up to high density is appropriate north of the Chevy Chase neighborhood as shown on the Land Use Plan (Figure S-CR.1).

Discussion: Single family at a higher density than five units per acre may be appropriate on the land north of Chevy Chase on the east side of 148th Avenue NE (1700 and 1620 - 148th Avenue NE).

POLICY S-CR-65. Allow community level retail uses within District B.

POLICY S-CR-66. has been deleted.

POLICY S-CR-66. Office use as a conditional use is appropriate for the property east of 156th Avenue NE between Northrup Way and NE 24th Street (commonly known as Unigard).

Discussion: This area should be developed under a conditional use permit with attention given to retaining large stands of trees, views through the site from adjacent streets, and the open character of the site.

POLICY S-CR-67. Office uses are appropriate across from Highland Middle School on the north side of Bellevue-Redmond Road east of 148th as shown on the Land Use Plan (Figure S-CR.1).

District C

POLICY S-CR-68. Single family use, up to medium density, is appropriate for the land south of Northup Way as shown on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-69. Residential use up to Multifamily Low-density is appropriate for the land east of the Overlake Presbyterian Church as shown on the Land Use Plan (Figure S-CR.1).

District D

POLICY S-CR-70. Single family uses, up to medium density, are appropriate as illustrated on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-71. Allow all land uses permitted under a Multifamily-Low (MF-L) density designation on the property located east of 148th Avenue NE between approximately NE 2nd and NE 6th Streets. Utilize the Sensitive Areas Overlay District regulations (Land Use Code Part 20.25H) in effect at the time of adoption of the land use designation to determine the maximum number of dwelling units to be developed on the sites.

POLICY S-CR-72. A public facility designation for park uses with an underlying designation of Single family - Low density is appropriate along Kelsey Creek, south of NE 6th Street, as shown on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-73. Allow Single family - High density residential uses east of the multifamily area, north of Main Street as illustrated on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-74. Allow office uses east of 148th Avenue NE and south of NE 8th Street as illustrated on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-75. Allow office development and neighborhood retail uses on the northeast corner of Main Street and 148th Avenue NE as illustrated on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-76. Allow neighborhood-level retail uses on the southeast corner of 148th Avenue and NE 8th Street.

District E

POLICY S-CR-77. Allow community-level retail uses in District E as shown on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-78. Office uses with design review are appropriate for the area east of the Crossroads Shopping Center as shown on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-79. Multifamily uses are not appropriate north of NE 8th Street within District E, except that mixed use multifamily developments may be appropriate when they: **1)** are high quality; **2)** are designed to avoid conflicts with commercial uses; **3)** include measures that ensure residential and commercial uses complement each other, including outdoor gathering areas, public open space, park connectivity where appropriate, and pedestrian connections and activity areas; and **4)** are generally consistent with Figure S-CR. 2.

Discussion: Multifamily residential uses have traditionally been prohibited in District E north of NE 8th Street to avoid impacts on the surrounding neighborhood and to maintain the commercial focus of the Crossroads commercial area. At the time of the prohibition, multifamily uses tended to be stand-alone residential buildings. Today, multifamily uses are commonly integrated into commercial areas in attractive mixed use developments. Such development at Crossroads could encourage reinvestment in the commercial area that enhances the commercial activity and community gathering opportunities at Crossroads.

POLICY S-CR-80. Assess new mixed use multifamily development in Crossroads District E north of NE 8th Street when 300 or more dwelling units are constructed and occupied. The assessment should occur through the Comprehensive Plan amendment process. The assessment must be completed prior to accepting and vesting permit applications exceeding 400 dwelling units in District E north of NE 8th Street. At the time of the assessment the city may evaluate whether to allow or restrict additional multifamily housing within the district.

Discussion: Since multifamily housing has been prohibited from this area in the past, the assessment will allow an opportunity to evaluate new forms of mixed use development that occur and how they integrate with the existing commercial uses. The Comprehensive Plan amendment process assures that public involvement, including a public hearing, will occur as part of the assessment, which should address:

- a. Changes to the Crossroads area, including school enrollment, park usage, traffic and transit use;*
- b. The character of the multifamily mixed use developments, and to what degree they enhance the commercial environment;*
- c. The implementation of the long range organizing principles on Figure S-CR. 2;*
- d. The support for pedestrian activity, safety and comfort; and*
- e. The interface between commercial and mixed used buildings with Crossroads Park.*

POLICY S-CR-81. Require development to include pedestrian connections, open space, and activity areas to support site residents and users.

Discussion: Locations appropriate for pedestrian connections and activity areas are shown on Figure S-CR. 2 and include:

- a. Major activity nodes that allow for community gatherings and activities.*
- b. Activated retail streets that provide pedestrian amenities such as wider sidewalks, street trees, and increased pedestrian safety and comfort. Generally, buildings should front these streets and provide entrances, retail uses, canopies, windows, and wall treatments that provide visual interest.*
- c. A network of pedestrian connections.*
- d. An urban trail linking adjacent areas, the shopping center and the park while providing opportunity for healthful activity.*

New development should incorporate these pedestrian features into their site designs, where appropriate.

District F

POLICY S-CR-82. Multifamily development is the predominant allowed use for District F and in the northwesterly corner of District F, retirement apartments and homes are the appropriate multifamily residential land use.

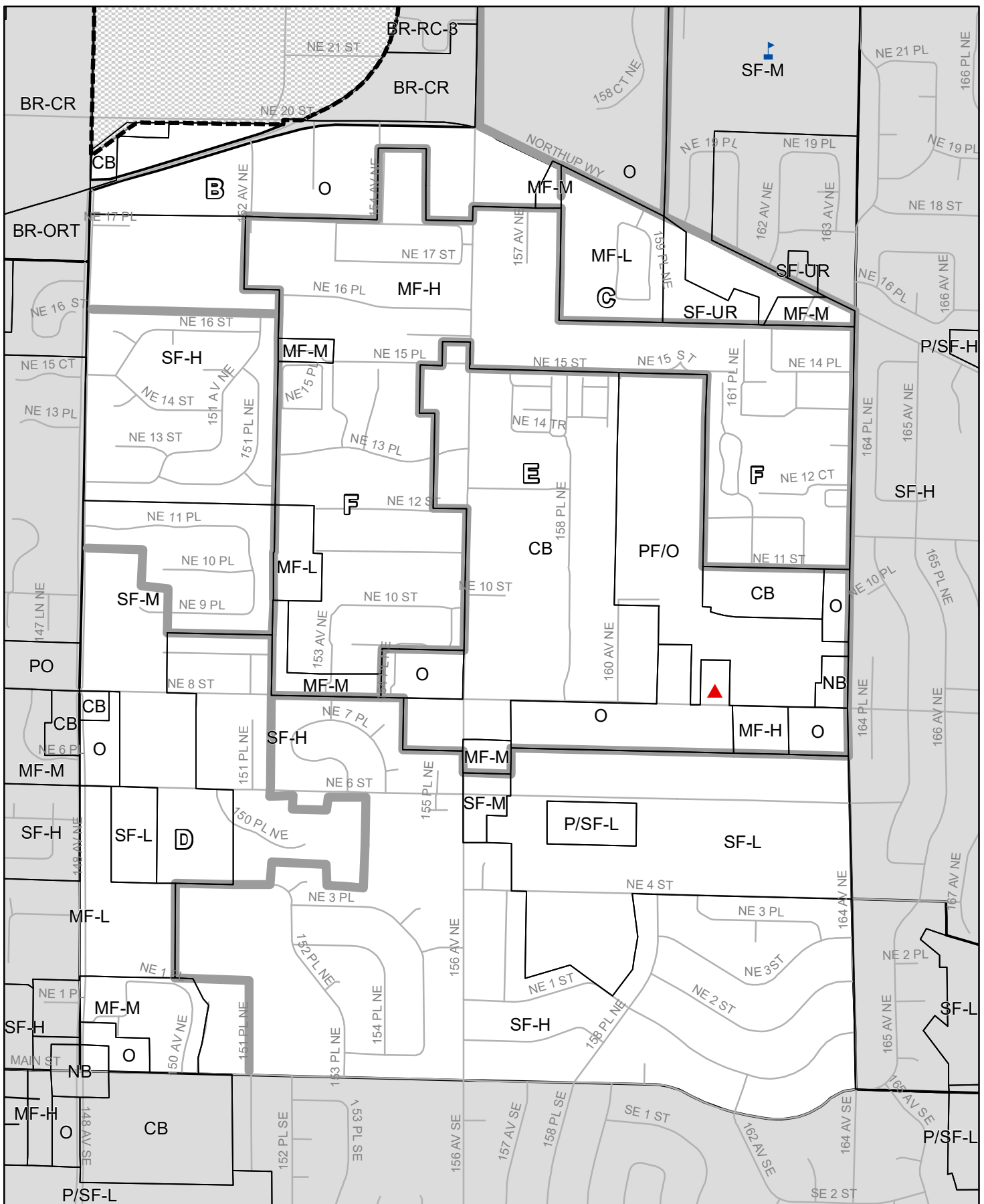


FIGURE S-CR.1
Crossroads Land Use Plan

SF Single Family
MF Multi Family
-L Low Density
-M Medium Density
-H High Density
-UR Urban Residential

PO Professional Office
O Office
OLB Office, Limited Business
OLB-OS Office, Open Space
NB Neighborhood Business
CB Community Business

GC General Commercial
LI Light Industrial
PF Public Facility
P Park

▲ Fire Stations
■ Public Schools

--- Bellevue City Limits
Comprehensive Plan
Lakes
Planning Districts A

