



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

DETERMINATION OF NON-SIGNIFICANCE

| | |
|--|--|
| PROPOSAL NAME: | Northwest Bellevue Neighborhood Area Plan, Comprehensive Plan Amendment (CPA) |
| LOCATION: | The Northwest Bellevue Neighborhood Area Plan applies to the Northwest Bellevue Neighborhood Area as outlined in Map N-1 in the existing Neighborhoods Element of the Comprehensive Plan. It is bordered on the North and West by the jurisdictions of Kirkland, Clyde Hill, and Medina. The east edge is bordered by I-405, while the south is bordered by the Downtown Neighborhood Area along NE 12th Street and 100th Ave NE. See attachment outlining Neighborhood Area boundary. |
| FILE NUMBERS: | 21-100174 AC |
| PROPONENT: | Elizabeth de Regt, Senior Planner, Community Development Department |
| DESCRIPTION OF PROPOSAL: <p>This CPA will update the existing North Bellevue Subarea Plan, renaming it to match the new Neighborhood Area boundaries (The Northwest Bellevue Neighborhood Area perfectly matches the old North Bellevue Subarea) and significantly altering the content. The previous plan 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 North Bellevue Subarea Plan was in 1983. As a result, most existing narrative, goals, and policies are out of date.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 Northwest 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

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



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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:

A handwritten signature in black ink, appearing to read "Elizabeth Stead", is written over a horizontal line.

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: [\[help\]](#)
Northwest Bellevue Neighborhood Area Plan, Comprehensive Plan Amendment (CPA) File No. 21-100174 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 Northwest 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 Northwest Bellevue Neighborhood Area Plan. This requires a Comprehensive Plan Amendment (CPA) to enact.

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This CPA will update the existing North Bellevue Subarea Plan, renaming it to match the new Neighborhood Area boundaries (The Northwest Bellevue Neighborhood Area perfectly matches the old North Bellevue Subarea) and significantly altering the content. The previous plan 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 North Bellevue Subarea Plan was in 1983. 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 Northwest 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 Northwest Bellevue Neighborhood Area Plan applies to the Northwest Bellevue Neighborhood Area as outlined in Map N-1 in the existing Neighborhoods Element of the Comprehensive Plan. It is bordered on the North and West by the jurisdictions of Kirkland, Clyde Hill, and Medina. The east edge is bordered by I-405, while the south is bordered by the Downtown Neighborhood Area along NE 12th Street and 100th Ave NE.

See attachment outlining Neighborhood Area boundary.

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

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

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- 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

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

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

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- 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

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

N/A

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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:

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

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

N/A

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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

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

N/A

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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?

N/A

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

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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

- 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.

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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

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

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- 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.

Proposed measures to avoid or reduce such increases are:

N/A

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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.

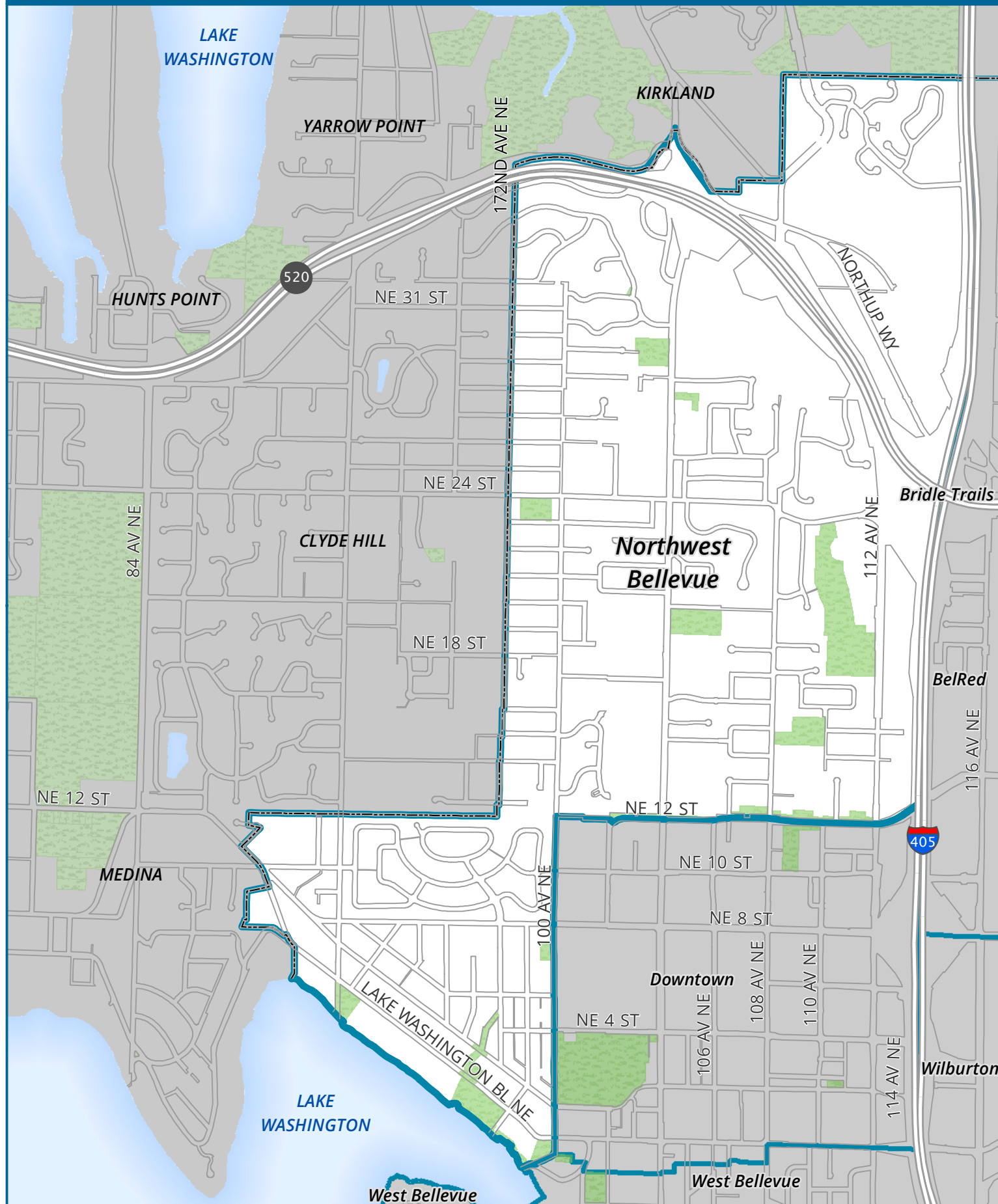
Proposed measures to reduce or respond to such demand(s) are:

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

Northwest 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 Northwest Bellevue Neighborhood Area/Subarea Plan.

Application Number: 21-100174-AC

Proposal: Northwest Bellevue Neighborhood Area Plan Update

Elements: N/A (Volume 2)

Subarea Plans: Northwest 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, Planning Commission study sessions, a public hearing and recommendation by resolution, and City Council action by ordinance.

PROPOSAL

This proposed plan amendment would adopt a new Northwest Bellevue Neighborhood Area Plan within Volume 2 of the Comprehensive Plan, replacing the existing Northwest 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. Attachment B shows boundaries of Northwest Bellevue, which have not changed from the previous subarea plan. The land use plan map associated with the Neighborhood Area Plan does not include any proposed amendments as part of this CPA.

Work Program and Background

On June 1, 2020, staff presented to City Council the plan to re-initiate work on the Northwest Bellevue Neighborhood Area Plan. Work was originally initiated by Council in 2018 but was paused due to staffing constraints. Since the June 2020 re-launch, staff have held a robust outreach effort to the Northwest 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.

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 Northwest 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, so some ties to larger Citywide issues and concerns are 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 Northwest Bellevue subarea plan occurred in 1983. 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 Northwest 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, confirming the planning boundaries, engaging the Northwest 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 Northwest Bellevue subarea plan was last significantly updated in 1983. Since this time, many changes have impacted the area, including significant changes to the adjacent Downtown Bellevue area. Increased development in both adjacent areas and within Northwest 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 1983 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 Northwest Bellevue residents to be reflected in their Neighborhood Area Plan. Many of the needs incorporated in the proposed plan are focused on housing affordability, transportation options, environmental protections and enhancements, and 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 Northwest Bellevue Neighborhood Area Plan CPA. The Commission recommended an additional study session to be scheduled prior to the July 14 public hearing for additional review and discussion.

The Northwest 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 twenty 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 Northwest Bellevue households through the use of two separate mailings, one in November 2020 and the other in April 2021. The latter included a pre-paid mailed questionnaire that received over 250 responses from residents of Northwest Bellevue. The project received nearly 3,000 site visits on the [project](#) website, with over 200 active participants providing comments or feedback through this platform. Facebook, Nextdoor, WeChat, and other social media platforms were utilized to target Northwest Bellevue residents and employees 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 Northwest Bellevue and the other neighborhood area focused on as part of the 2021 annual CPAs, Northeast Bellevue. As part of this effort, six additional presentations and over 75 meetings have occurred between City staff and these communities.

The Northwest 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.

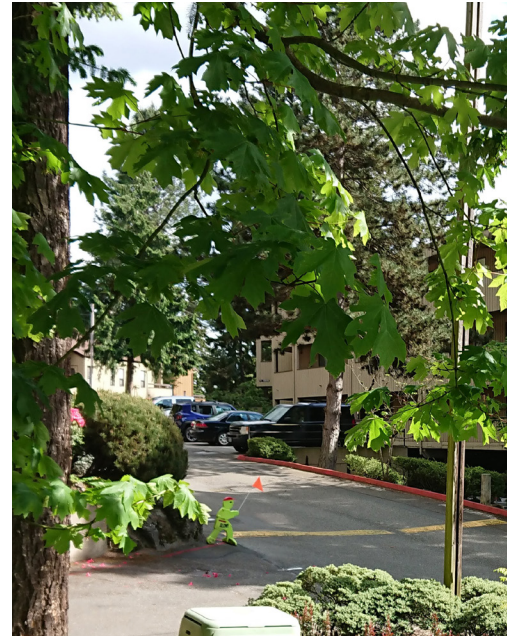
Public comments come in throughout the process. All written comments are included in the public record, for reference and for use by decision-makers. At the various steps, the comments are included in their original form to the Planning Commission as attachments to staff report recommendations. They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

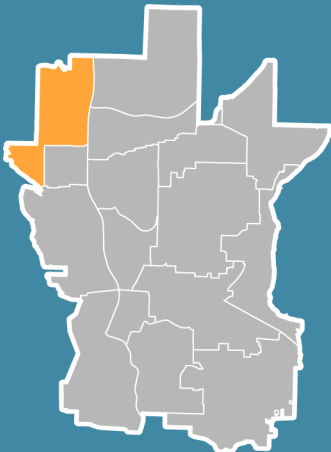
1. Draft Northwest Bellevue Neighborhood Area Plan
2. Existing Northwest Bellevue Land Use Plan Map (to be retained)



NORTHWEST BELLEVUE

WHAT YOU WILL FIND IN THIS PLAN

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



THE VISION

“NORTHWEST BELLEVUE IS A COMMUNITY WITH DIVERSE OPPORTUNITIES FOR EVERYONE.”

This is what Northwest Bellevue community members envision for their neighborhood area as they move into the future. They see it as a welcoming one, with a diverse range of residents living and working within. It is both active and quiet, a destination and a home, connected to yet set apart from Downtown. Throughout both its denser multi-family or commercial areas and the calmer single-family streets, Northwest Bellevue will have maintained a neighborhood feel and embraced the natural beauty and green character of the Pacific Northwest. This balance defines the unique variety that is found in the area, a variety that is preserved in order to allow for diversity – of residents, of experience, and of opportunities.

COMMUNITY VISIONS

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

- ▶ In the future, *a sense of community* will play a vital role in Northwest Bellevue. By focusing on *knowing our neighbors*, we can help people *connect and commune*, and bring a sense of *wellbeing* to NW Bellevue.
- ▶ In the future, *diversity* will play a vital role in Northwest Bellevue. By focusing on a *empathy* we can help people *interact*, and bring a sense of *community* to NW Bellevue.
- ▶ In the future, *multi-generational family values* will play a vital role in Northwest Bellevue. By focusing on *supporting economic and interpersonal connections for growing families* we can help people *thrive socially*, and bring a new sense of *inclusion and preservation of cultural values* in Northwest Bellevue.

Members of the Northwest Bellevue community have come together to shape their future through a shared vision of their community. The following describes that vision as if the reader were transported there into the future.

NORTHWEST BELLEVUE'S VISION

Northwest Bellevue is made up of many unique neighborhoods that provide options for residents, each offering its own element to the larger community. Maintaining this variety and distinction has allowed each area to provide a different *sense of place* and experience walking or driving down the street. Residents are proud of their ability to choose the neighborhood that best suits their needs, helping maintain its unique sense of place for generations to come.

While Downtown Bellevue's proximity allows for easy access to many amenities, there is a clear difference between Downtown's urban character and Northwest Bellevue's neighborhood characters.

A diversity of residents is attracted to Northwest Bellevue's variety. They feel a *sense of community*, part of a larger community that they enhance with their own experience and contribution. Everything from large annual events to small gestures between neighbors helps build connection, with residents supporting and learning from one another. They have developed community gathering places that help bring both newcomers and longtime residents together. Neighbors know one another, providing a sense of safety and a natural resiliency that keeps Northwest Bellevue strong.

These community benefits are felt by the long-time residents, who have a variety of options to age in place, remaining in their community as they get older. Whether they choose to stay in the same home or adjust their lifestyle, these residents are able to remain within the area despite potential physical or economic constraints.

In order to remain welcoming to all, the neighborhood has prioritized **affordability of housing** options. While not all housing will be affordable to everyone, they have enhanced the spectrum of choices available to would-be residents. From small and large single-family houses to townhomes, dense apartments and more in between these options, residents have choices that can fit their needs. Long-time residents are able to stay in the area while new residents can find something of their own.

Community members have found ways to connect to one another throughout the year. **Access** between individual neighborhoods has been improved so that each feels connected to the area as a whole. Residents feel a sense of safety throughout Northwest Bellevue, particularly as they connect to people and destinations inside and outside the community. Bellevue Way and NE 8th St act as spines, providing a safe and enjoyable connection to destinations by foot, car, or other methods of transportation. Families feel safe traveling with their kids both on these major streets and within smaller pockets, whether on their way somewhere or to simply enjoy the great outdoors.

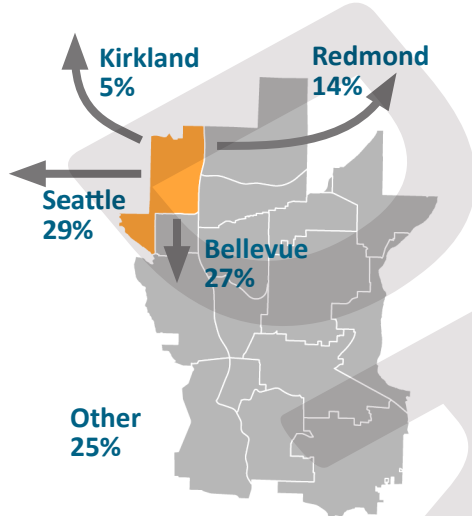
The community's natural **environment** is important, helping residents gather in groups or enjoy greenery in solitude. The beautiful trees and parks encourage outdoor activity, providing physical and mental exercise. Residents have focused on preserving and adding to these trees over the years through their shared commitment to the environment. They have integrated sustainability into their daily activities and planned for a sustainable future through their neighborhood's built environment.



The natural beauty of the area blends together with and supports varied neighborhood experiences, businesses, and gathering places to create and maintain the unique identity of Northwest Bellevue.

A PROFILE (as of 2020)

COMMUTE PATTERNS*



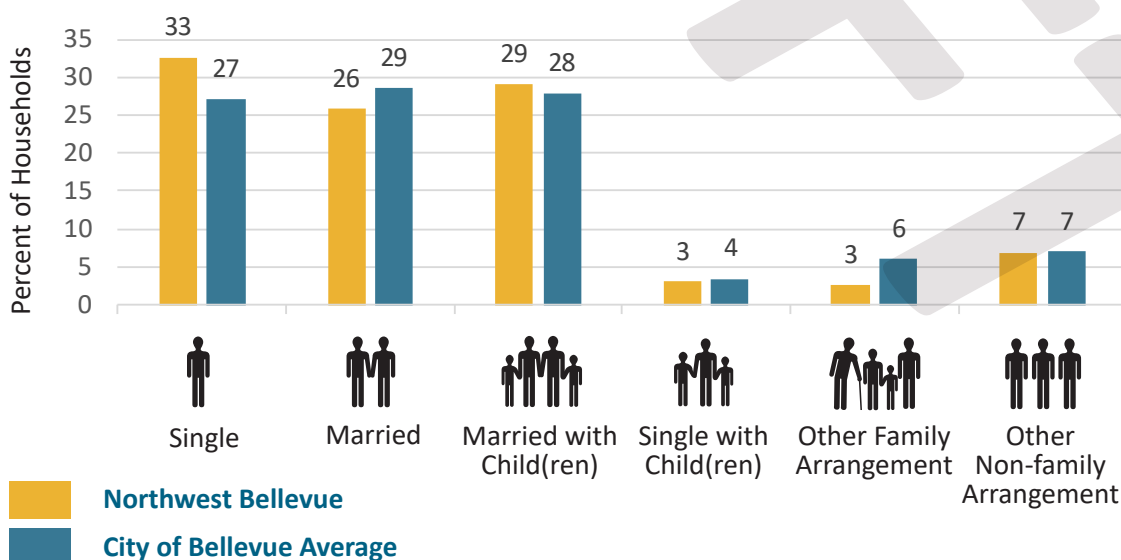
Residents of Northwest Bellevue commute to other areas for work on a daily basis. While about a quarter stay within the City of Bellevue, the rest commute to other cities in the area.

Today, Northwest Bellevue includes some of the oldest neighborhoods in the city and was incorporated into Bellevue in 1953. While much of the area developed in the 1950s, it has had consistent housing growth or renovation in each decade since then. This has led to a diversity of housing types across Northwest Bellevue, with about half the housing units set within multifamily buildings. The area's proximity to Downtown Bellevue leads to lower average commute times than the rest of the City.

The area is popular for both retirees and families with children, with a slightly higher percentage of children under 18 and a significantly higher percentage over age 45 living in Northwest Bellevue than in the City as a whole. The area has a higher average income than the City does but has a range of income levels.

50 percent of those Northwest Bellevue residents that took the 2020 Annual performance Survey rated the neighborhood as having "Neutral," "Little Sense," or "No Sense" of community.

HOUSEHOLD TYPE*



*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*

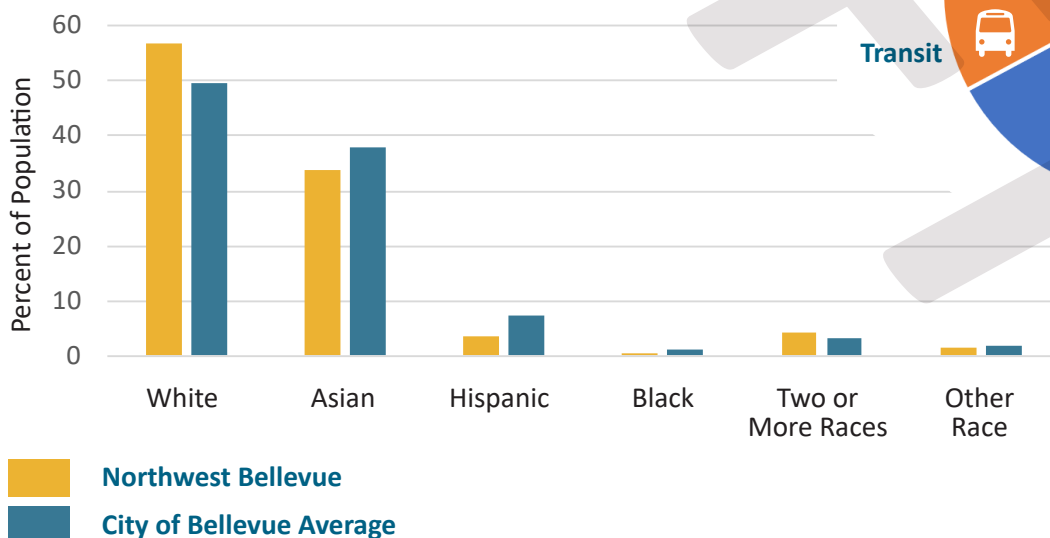
| | |
|---|-----------|
| Population | 9,514 |
| Number of Households | 4,001 |
| Average Household Size | 2.38 |
| Number of Multifamily Units | 2,230 |
| Number of Single Family Units | 2,176 |
| Vacancy Rate | 9.2% |
| Units Occupied by Owner | 58% |
| Residents Born Outside the US | 33% |
| Residents Speaking a Non-English Language at Home | 39% |
| Population with any Disability | 5% |
| Average Commute Time | 22.4 min |
| Average Household Income | \$204,218 |
| Households making under \$50,000 | 18% |
| Households making over \$200,000 | 31% |
| Households Cost-burdened by Housing | 31% |
| Population with a Bachelor's Degree or Higher | 74% |

DIVERSE BACKGROUNDS

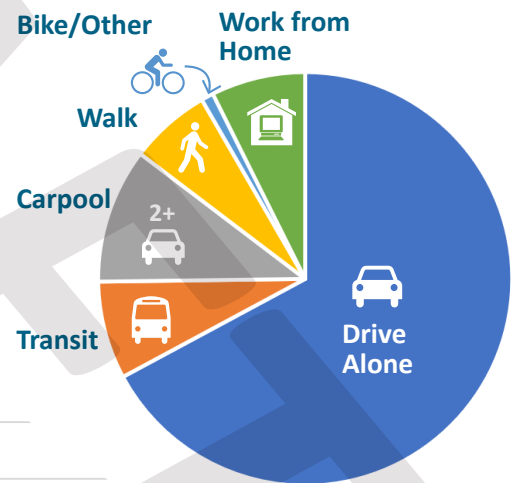
39% of residents speak a non-English language at home. These are the most common of those languages.

- ▶ Chinese Languages: 15%
- ▶ South Asian Languages: 6%
- ▶ Korean: 4%
- ▶ Russian: 3%
- ▶ Spanish: 3%

POPULATION RACIAL DIVERSITY*



COMMUTE METHODS*



*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

SUB-NEIGHBORHOODS

- Each Neighborhood Area, such as Northwest Bellevue, has a number of unique ‘sub-neighborhoods’ within it. Some of Northwest Bellevue’s are Meydenbauer Bay, Vuecrest, Spring Hills, and Apple Valley. Such areas often have their own rich histories and character but together create the distinct experience of Northeast Bellevue.

Northwest Bellevue is a diverse community made up of many smaller sub-neighborhoods. It skirts around Downtown Bellevue, which nearly splits the area in two. The neighborhood of Vuecrest provides a narrow connection between the portions of Northwest Bellevue that sit north and west of Downtown. The neighborhood’s unusual shape borders Medina, Clyde Hill, and Kirkland to the west and north, making collaboration with these jurisdictions essential to successful planning efforts. I-405’s presence acts as a barrier to the east, with SR-520 cutting across the northern portion, splitting Yarrowood from the rest of the Northwest Bellevue. These boundaries segregate it from the rest of Bellevue and split it into its smaller sub-neighborhoods. This split and the large variety of experiences found within the area lead to most residents identifying most closely with their immediate neighborhood (Downtown, Meydenbauer, Northtowne, Yarrowood, etc) rather than with Northwest Bellevue as a whole. This can make it a challenge to identify community ties that define Northwest Bellevue’s identity.

The many sub-neighborhoods within Northwest Bellevue provide contrasts to one another and to Downtown. Many small-scale areas border larger-scale areas, with single-family near multi-family, multi-family near Downtown, and office uses near residential uses in many areas. These contrasts produce varying priorities amongst community members. As the City grows and Downtown changes over time, Northwest Bellevue residents struggle with the impact on their neighborhood’s experience, affordability, and livability.

COMMUNITY THEMES AND INTERSECTIONS

Northwest Bellevue's *proximity to Downtown* provides its residents with a lot of benefits, but it also presents challenges of affordability and preservation. The community is passionate about preserving the natural, wooded feeling in their neighborhood. Even those located at the northern edge, in Northtowne or Yarrowood, feel the pressure of a changing Downtown and want to preserve the neighborhood feel of their sub-neighborhoods.

The *diversity of sub-neighborhoods* and scales attracts a variety of household types, incomes, and backgrounds to Northwest Bellevue, yet residents across the area have expressed a concern about the lack of integration and mingling with their neighbors. They desire *closer connections* with their neighbors, particularly those from other backgrounds. This desire to preserve and enhance diversity while building community intersects with many other challenges and desires expressed by residents.

The pressures of growth and proximity to Downtown have increased the area's living costs, impacting the ability to invite and welcome a diversity of household types. Increased property values have shifted the types of development that are feasible, leading many to express an interest in *broadening housing choices* to help balance this shift. The desire to allow residents to gather together also corresponds to other community elements, such as public parks, social events and opportunities, and physical gathering places, both public and private. All of these elements of community planning intersect with one another when considering how to enhance Northwest Bellevue's livability.

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

Northwest 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.

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

SENSE OF PLACE

One of Northwest Bellevue's strengths is the great variety of experiences already found within its boundaries. Each smaller portion of the neighborhood has its own unique characteristics to offer. These areas range in age, size, use, and style from small and residential in nature to larger multifamily or commercial areas. This variety creates opportunities for unique approaches to any challenges facing the area. Northwest Bellevue also borders Downtown Bellevue, providing residents of the area with easy access to employment, services, and experiences found Downtown.

These same strengths also present a challenge of maintaining this variety of experiences and separation from Downtown's scale and growth. Residents appreciate the broad range of places to live, visit, and access services within and near Northwest Bellevue. There is a clear desire to maintain the neighborhood feel and diverse characters of each unique sub-neighborhood while also maintaining a clear separation from Downtown.

In particular, they are concerned about both the smaller spaces left between new homes and the loss of trees on these lots, losing the shade, privacy, and access to nature that they provide the neighbors and street.

Sense of Place Goals and Policies

To maintain the existing variety of sub-neighborhoods within Northwest Bellevue.

- S-NW-1.** Protect and enhance the existing distinctions between land uses throughout the Neighborhood Area through the use of transition areas between higher-intensity use districts and lower-intensity use districts as well as encouraging design features such as landscape buffers.
- S-NW-2.** Promote transition areas when areas adjacent to a lower-intensity land use district are rezoned, and encourage the integration of pedestrian traffic into the neighborhood structure.
- S-NW-3.** Preserve the existing sub-neighborhood characters by encouraging rehabilitation and maintenance of the existing housing stock.
- S-NW-4.** Integrate new development into its surrounding sub-neighborhood by orienting it in a similar fashion to existing development and transitioning in scale to adjacent land uses.

To maintain and improve upon the experiential qualities found throughout the sub-neighborhoods of Northwest Bellevue.

- S-NW-5.** Encourage the undergrounding of utility distribution lines where feasible, particularly when new development occurs.
- S-NW-6.** Encourage new development to maintain and enhance the neighborhood character of the individual sub-neighborhoods.
- S-NW-7.** Explore opportunities for small-scale commercial uses at key locations to improve access to goods and services throughout Northwest Bellevue.

To maintain a clear separation between Downtown Bellevue and

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Northwest Bellevue.

S-NW-8. Maintain a clear distinction between the scale of Downtown Bellevue and that of Northwest Bellevue.

S-NW-9. Create a separation between the low-intensity uses within Northwest Bellevue and Downtown Bellevue, utilizing buffers such as McCormick Park and/or gradients of building scale within Northwest Bellevue to ease that transition where appropriate.

S-NW-10. Direct vehicles moving between Downtown Bellevue and Northwest Bellevue to the minor and major arterial network rather than residential streets.

To encourage a seamless transition between Northwest Bellevue and its neighboring jurisdictions.

S-NW-11. Collaborate with neighboring jurisdictions to promote a consistent experience when crossing jurisdictional boundaries.

SENSE OF COMMUNITY

Northwest Bellevue's variety of housing types and styles allows for a mix of unit sizes and designs, which can be welcoming to those of many different ages and cultures. Residents hope to enhance this with additional ways to welcome diversity into the neighborhood. The neighborhood provides a good set of opportunities to meet and gather within scattered parks and commercial uses in the Neighborhood Area. They want to maintain these and create others to help improve the sense of community within Northwest Bellevue.

Residents often feel that they do not know one another. They desire ways to learn about their neighbors, particularly those with different backgrounds from their own. While the current variety of options appeals to a diversity of residents, not everyone currently feels welcomed to the area, particularly if they come from a background or culture uncommon in the area. Finding ways to bring people together and make everyone feel

welcome are important challenges to address in the area.

Northwest Bellevue also has a large percentage of seniors living in the area, many of whom worry about their ability to stay as they age. They find that both physical and economic challenges make it difficult for them to find a place to live and safely get around as they get older. Addressing these needs is a key challenge for the neighborhood.

Sense of Community Goals and Policies

To provide opportunities for residents to gather both formally and informally with both old and new friends and neighbors.

S-NW-12. Support efforts to create gathering opportunities, bringing together residents from different sub-neighborhoods, cultures, ages, or backgrounds.

S-NW-13. Encourage efforts to bring neighbors together to help one another, either with ongoing or time-specific challenges, to enhance community resilience and cohesion.

S-NW-14. Support the continued use of existing facilities and the introduction of new businesses and facilities that provide gathering opportunities for community-oriented programs and services.

S-NW-15. Improve public access to outdoor covered areas for residents to gather informally throughout the year.

S-NW-16. Introduce and retain existing recreational opportunities in public spaces, such as pickle-ball courts or outdoor games.

To foster a sense of inclusivity and belonging for a diversity of residents.

S-NW-17. Support efforts to welcome new residents to the neighborhood.

S-NW-18. Include features and activities for children of all ages within Northwest Bellevue's events and spaces when possible.

S-NW-19. Seek opportunities to enhance the usability and accessibility

IMAGES TO BE ADDED

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of new development, parks and public spaces throughout the neighborhood for users with disabilities.

S-NW-20. Provide seating opportunities where possible at scattered locations throughout Northwest Bellevue to allow residents opportunities to rest.

To support seniors staying in the neighborhood as they age.

S-NW-21. Support the creation of a physical, economic, and social variety of living space types for seniors to remain in the neighborhood.

S-NW-22. Encourage co-habitation and multi-generational living opportunities for seniors.

S-NW-23. Encourage housing for the elderly in areas designated for multifamily development.

IMAGES TO BE ADDED

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HOUSING AFFORDABILITY

Many neighborhoods within Bellevue are facing difficulties associated with rising housing prices. Northwest Bellevue has a clear strength for combatting these issues in its existing variety of land uses. This allows for a varied approach to housing options, harnessing the many types that already exist to provide a variety of housing choices. There are opportunities to build upon this diversity to address the continued affordability challenges brought up by residents. In particular, there are a variety of lower density neighborhoods within walking distance of Downtown that are seeing increased land value and costs due to that proximity. There is a tension between residents wanting to maintain the existing neighborhood scale, those building larger homes in these areas, and residents wanting to provide greater density of housing in these areas to help address rising housing costs.

While there are a variety of options throughout the

neighborhood, most of them are high in cost and therefore can be exclusive in nature. Residents have expressed a desire to be welcoming to those of different cultural and economic backgrounds, but the existing housing stock often does not support this desire. Similarly, these options frequently do not address the unique requirements for seniors with both mobility and economic constraints, many of whom have lived in the area most of their lives. Addressing the needs of this desired diversity of residents is a major challenge facing Northwest Bellevue.

Housing Affordability Goals and Policies

To create a diverse supply of housing typologies through the use of existing single- and multi-family densities and the encouragement of housing between these two scales.

- S-NW-24.** Encourage a mix of housing typologies, within both lower and higher intensity districts, to allow for a range of affordability options, size of housing units, ease of movement for the physically disabled, and visual styles.
- S-NW-25.** Explore introducing detached accessory dwelling units as a permitted use within single-family areas.
- S-NW-26.** Explore regulations to minimize the impact from any new accessory dwelling units to the existing residential character of the street.

IMAGES TO BE ADDED

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MOBILITY AND ACCESS

With its proximity to both Downtown Bellevue and highway access to both I-405 and SR 520, Northwest Bellevue has a multitude of jobs, activities, services, and more within easy access. There is a network of arterials connecting the residential streets to this larger system. Transportation improvements are focused on these important arterial corridors.

This great access can also create a challenge to Northwest Bellevue. Nearby highways and major arterials like Bellevue Way can create barriers to local mobility across multiple modes of transportation. In

IMAGES TO BE ADDED

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addition, the residential streets tend not to be interconnected in the area, enhancing reliance on Bellevue Way NE, 100th Ave NE, NE 24th Street, and NE 8th Street to get through the neighborhood. Residential streets that do connect through longer portions of the neighborhood can attract cut-through traffic. Drivers who exceed posted speed limits on residential streets and along the arterials dissuade many residents from walking, biking, and taking transit, particularly with many gaps in the sidewalks and bikeways.

With many arterials that break up the neighborhoods and many neighborhoods that lack sidewalks, residents worry about pedestrian safety. They tend to desire prioritization of pedestrian improvements over vehicular, transit, or bicycle improvements as a way to enhance neighborhood safety and experience.

Mobility and Access Goals and Policies

To improve pedestrian safety and encourage walking in the area, particularly to or from residential areas.

S-NW-27. Encourage pedestrians to cross arterial streets within designated crosswalks or intersections.

S-NW-28. Explore opportunities to install new safe crossing locations where gaps are present, particularly along Bellevue Way NE near Northtowne Shopping Center.

S-NW-29. Improve visibility of pedestrian areas when sidewalks are not present.

S-NW-30. Maintain a pedestrian path clear of obstacles where feasible when sidewalks are present.

S-NW-31. Utilize traffic calming measures to discourage people from driving faster than the speed limit within residential neighborhoods.

S-NW-32. Address vehicle speeds and safety concerns along arterials, particularly along both Bellevue Way NE and NE 24th St near the intersection of the two.

To encourage multiple methods of access through and within Northwest Bellevue.

S-NW-33. Prioritize completing gaps in pedestrian and bicycle networks to provide continuity within the network.

S-NW-34. Explore ways to support increased public transportation and ride-sharing use in Northwest Bellevue.

S-NW-35. Explore ways to improve and maintain bicycle access to Eastrail at 108th Ave NE.

To maintain efficient and safe vehicular movement within Northwest Bellevue.

S-NW-36. Maintain a clear distinction between arterials and neighborhood streets, discouraging commuter through-traffic from using residential streets to get to their destination.

S-NW-37. Minimize new vehicular access points to major arterials to facilitate efficient traffic movement.

S-NW-38. Explore transportation improvements on streets that lead to/from and intersect with SR-520 that reduce vehicle speeds and improve safety.

To protect and enhance easy access to goods, services, and gathering places within Northwest Bellevue.

S-NW-39. Prioritize transportation enhancements that improve safety and access between residential areas and popular destinations, particularly schools and parks.

S-NW-40. Create direct pedestrian connections between parks and nearby residential areas.

IMAGES TO BE ADDED

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- ▶ Stories from community members may be incorporated into this column to flesh out some of the intent behind the policies

ENVIRONMENT

Northwest Bellevue has a variety of parks scattered throughout the neighborhood, providing a variety of recreational options with relatively good access from its residential areas. Many of these parks are large and centrally located, but some areas, particularly at the north and west edges of the neighborhood, do not have a park within easy walking distance. Providing park access for these households provides a challenge that should be addressed over time.

In addition to formal parks and open spaces, Northwest Bellevue residents desire access to greenery. The neighborhood has seen an exceedingly large proportion of recent redevelopment. This activity has removed large swaths of trees in many cases and, when considered over time, has caused tree canopy protection to be the issue that invokes the most passion in Northwest Bellevue residents. They want immediate and continued action to protect and rebuild their tree canopy over time. In particular, they hope that the impact on Northwest Bellevue's tree canopy will be a consideration for any future development regulations that might affect the neighborhood.

Northwest Bellevue also borders Meydenbauer Bay, providing the public with access to the water along Meydenbauer Bay Park. This also enhances the importance of controlling runoff and reducing water pollution throughout the area.

Environment Goals and Policies

To provide continued access to trees and green spaces throughout Northwest Bellevue.

S-NW-41. Pursue opportunities for increasing tree canopy through planting of new trees on public and private property throughout Northwest Bellevue.

S-NW-42. Encourage Northwest Bellevue engagement and support in Citywide efforts to introduce or amend requirements for the preservation and enhancement of the City's tree canopy.

S-NW-43. Support efforts to both protect Northwest Bellevue's tree canopy and enhance the health of trees on both public and private property.

S-NW-44. Explore the potential for small, scattered parks throughout the neighborhood, monitoring opportunities for small public purchases for this purpose.

S-NW-45. Pursue opportunities for the public's active use of green spaces, such as through pea patches, organized self-guided activities or interactive educational opportunities.

S-NW-46. Provide multiple points for pedestrian access to public trails and parks like Eastrail and Meydenbauer Bay Park where appropriate.

To provide education around natural resources within the community.

S-NW-47. Encourage education opportunities for residents to learn about native plants, tree care, and other relevant environmental topics.

S-NW-48. Support community and/or school district partnerships to create environmental and sustainability education opportunities in Northwest Bellevue.

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

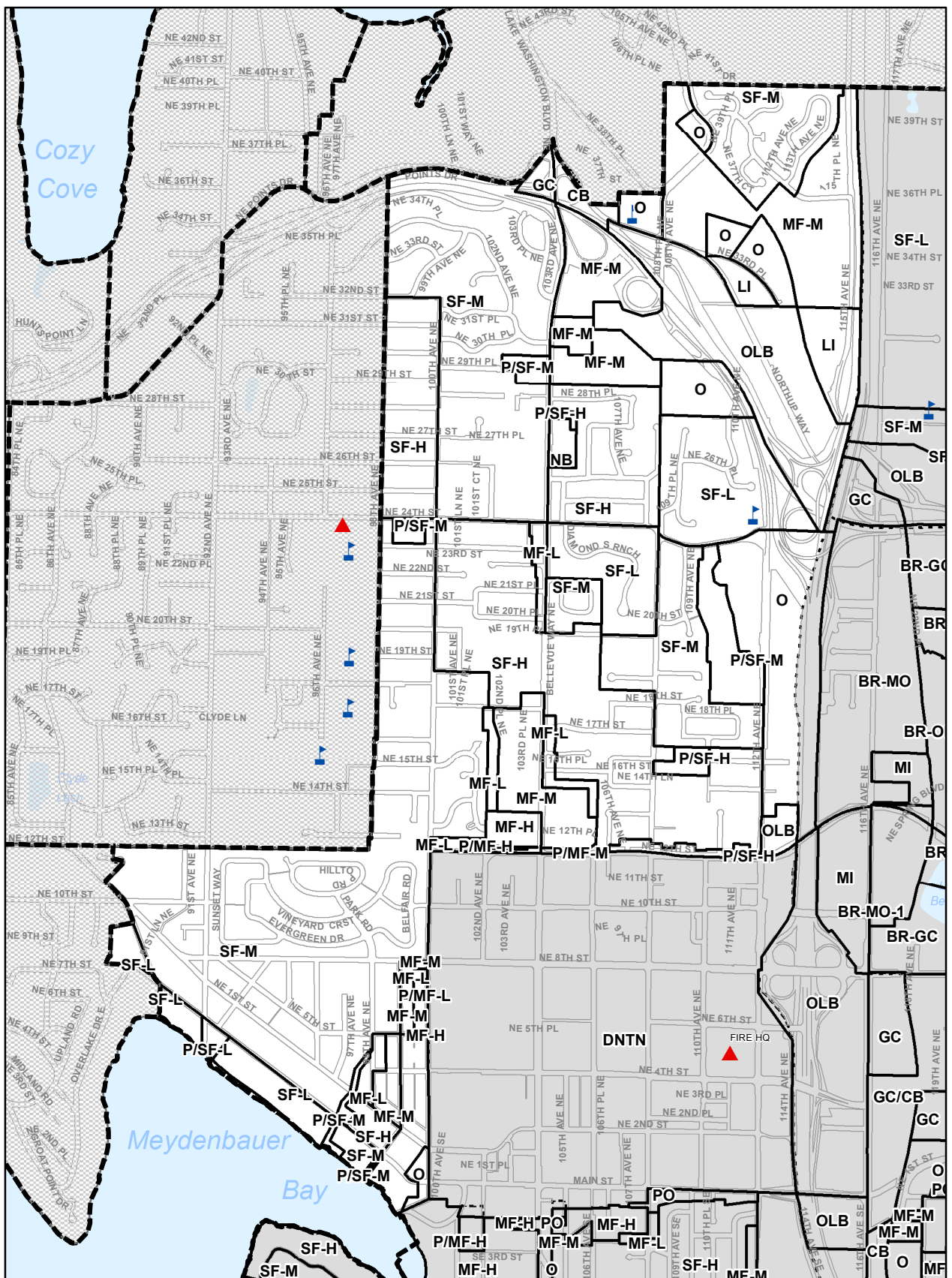
S-NW-49. Encourage natural stormwater best management practices and the reduction of water pollution.

S-NW-50. Encourage low-impact development and the use of pervious surfaces in new public and private developments.

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

DRAFT



Northwest Bellevue Land Use Plan



| | | | | | | | |
|-----|-------------------|--------|--------------------------|------------|---|-----|-----------------------------|
| SF | Single Family | PO | Professional Office | GC | General Commercial | ▲ | Fire Stations |
| MF | Multi Family | O | Office | LI | Light Industrial | ▲ | Public Schools |
| -L | Low Density | OLB | Office, Limited Business | PF | Public Facility | --- | Bellevue City Limits (2015) |
| -M | Medium Density | OLB-OS | Office, Open Space | P | Park | ■ | Lakes |
| -H | High Density | NB | Neighborhood Business | NMU | Neighborhood Mixed Use | ■ | Outside of Bellevue |
| -UR | Urban Residential | CB | Community Business | EG-TOD | Eastgate-Transit Oriented Development | | |
| | | | | OLB/EG-TOD | OLB and Eastgate-Transit Oriented Development | | |