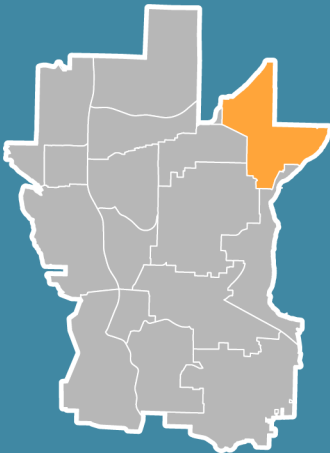


NORTHEAST BELLEVUE

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.

Many photos in this plan have been provided by residents to show the unique character of the Neighborhood. Their contributions are much appreciated.

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

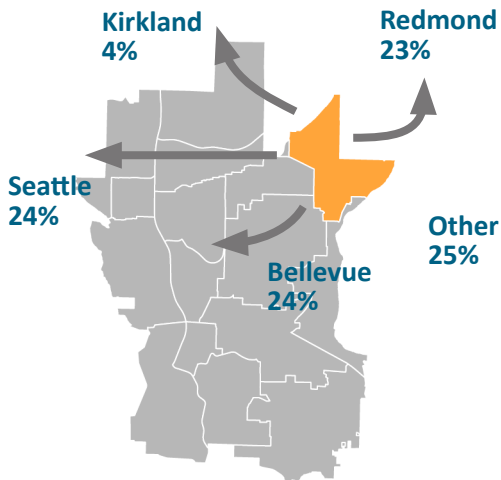
Residents made their own vision statements as an exercise during a community meeting. Here are a few:

- ▶ 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 *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*



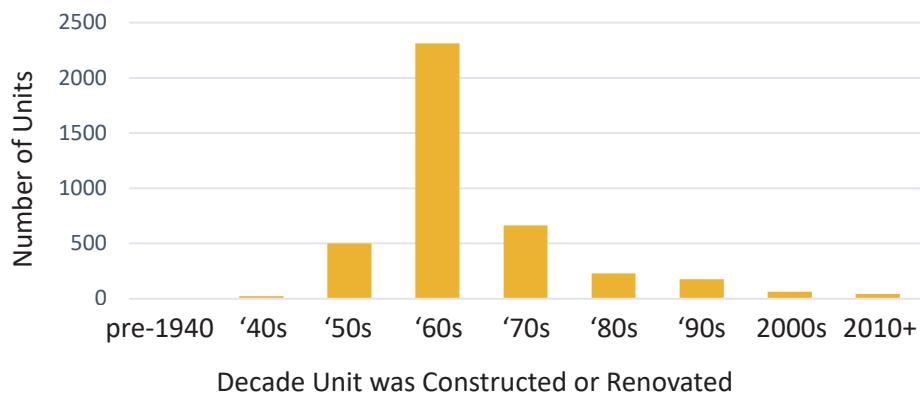
Residents of Northeast Bellevue commute to other areas for work on a daily basis. While about a quarter stay within the City of Bellevue, the rest commute to other cities in the area.

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*

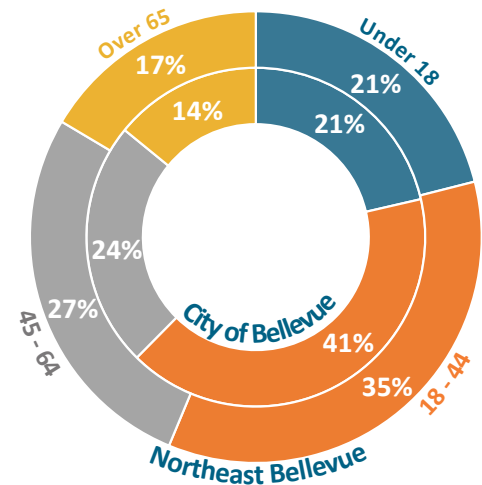
Population	10,986
Number of Households	3,846
Average Household Size	2.86
Number of Multifamily Units	190
Number of Single Family Units	4,053
Vacancy Rate	5.1%
Units Occupied by Owner	82%
Residents Born Outside the US	32%
Residents Speaking a Non-English Language at Home	33%
Population with any Disability	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

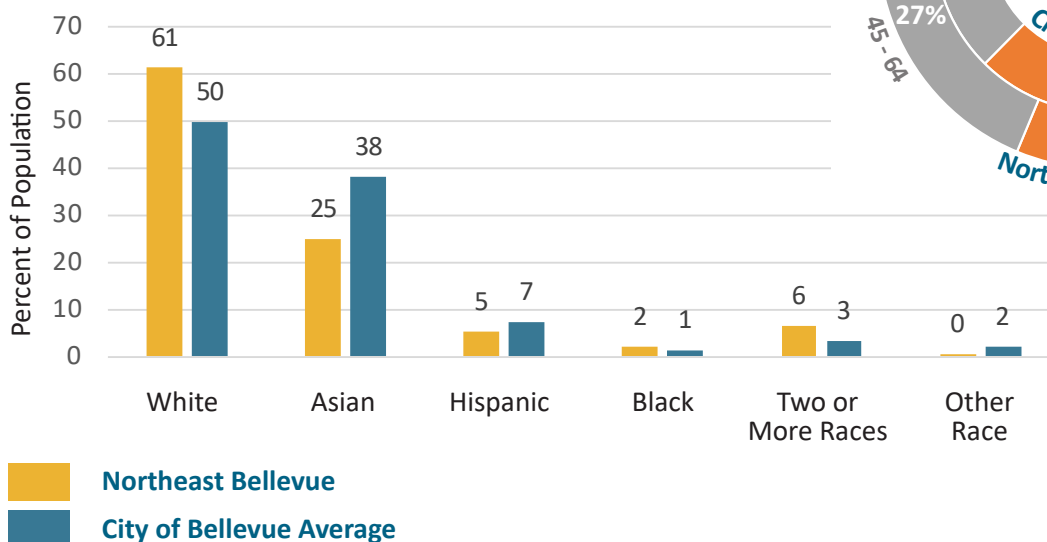
33% of residents speak a non-English language at home. These are the most common of those languages.

- ▶ 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



NORTHEAST BELLEVUE VALUES NATURE

“NE Bellevue has a lot of large trees. We value those trees, our parks and open spaces. You know you are approaching home when you see the gorgeous trees along West Lake Sammamish Parkway, Northup Way, NE 24th Street, or when you see the beautiful meadow and forest at the Bellevue Technology Center. This is primarily a single family and low-density multi-family neighborhood where residents invest in their yards and homes. We love walking in our neighborhood, many of us with dogs. We share our neighborhood with wildlife, such as birds, rabbits, deer, squirrels, coyotes and bobcats. We are also fortunate to have magnificent views of the mountains and Lake Sammamish.”

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 supporting efforts to maintain and renovate existing mid-century homes and later styles, and to preserve trees.
- S-NE-2.** Minimize impacts from any new housing typology to the environment and to the existing residential character of the street experience.
- S-NE-3.** Support sub-neighborhood area events that seek to celebrate and enhance each area’s unique identity.

- S-NE-4.** Encourage a graceful transition between the neighborhood scale of Northeast Bellevue and the scale of higher intensity uses in surrounding neighborhoods.
- S-NE-5.** 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-6.** Maintain a treelined buffer along Bel-Red Road to buffer adjacent homes from adverse impacts.
- S-NE-7.** 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-8.** Retail uses are not allowed in Northeast Bellevue District 1.
- S-NE-9.** Office use is appropriate for Northeast Bellevue District 2.

To maintain and enhance the livability of Northeast Bellevue.

- S-NE-10.** Encourage the undergrounding of utility distribution lines where feasible, particularly when new development occurs.
- S-NE-11.** Collaborate with neighboring jurisdictions to promote a welcoming experience when crossing jurisdictional boundaries and work with neighboring jurisdictions to ensure that development impacts are mitigated.
- S-NE-12.** 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.





NEIGHBORLY GREETINGS

“As our latest dog got more crippled with arthritis, I started walking more within Sherwood Forest where I live. It was quieter and the greetings became less formal and more friendly. More neighbors became familiar, petted our dog, waved and said Hi at a greater distance, and even stopped and chatted with me. I really never appreciated the quiet that existed just a few houses away. I never really appreciated the diversity of ages, ethnicity or similarity of concerns for one another and the environment.”



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 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.

Northeast Bellevue residents value living in a safe and inclusive community. They value having safety in their homes, on their streets, and in places where people shop, work, and gather. Northeast Bellevue residents also value having a clean and healthy environment. The policies below seek to expand opportunities for strengthening community connections and safety 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-13.** 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-14.** Create new gathering places for community members to meet, mingle, and get to know one another.
- S-NE-15.** Connect communities to their past by preserving valued sites that reflect Northeast Bellevue’s history.
- S-NE-16.** Build neighborhood connections by celebrating the diverse cultural backgrounds of Northeast Bellevue’s residents and supporting community events and avenues of communication.

- S-NE-17.** Build community resilience and cohesion by fostering supportive programs such as Day of Caring, support for older adults and emergency preparedness.
- S-NE-18.** Create opportunities for residents to learn about city government and ways to engage in policy and investment decisions.
- S-NE-19.** Support community organizations that allow residents to connect with one another and with the City.
- S-NE-20.** Create a safe community, including safe places to gather, walk, and play.



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-21.** Create opportunities for a mix of housing typologies to allow for a range of affordability options with a variety of housing units and visual styles and ease of movement for the physically disabled.
- S-NE-22.** Ensure new housing typologies in single-family areas maintain adequate separation from adjacent properties to reduce potential impacts to neighbors.





SIDEWALK SUCCESS

In my portion of Northeast Bellevue, I have had many opportunities to walk the dog(s) around the various streets nearby. I noticed a distinct difference when sidewalks were put in along NE 24th. It changed from a country road where cars were more interested in getting where they were going and pedestrians an annoyance to a more formal regard for each. Pedestrians became more common, runners more common, small groups of people walking and other dog walkers. There were a few friendly waves and greetings.



S-NE-23. Ensure adequate infrastructure exists for new housing typologies (e.g. transportation, utilities and parks), and work with Bellevue School District to address additional educational facility needs.

To support seniors staying in their neighborhood as they age.

S-NE-24. Build awareness of programs that support and enable older adults to stay in their home as they age.

S-NE-25. Support the creation of a physical, economic, and social variety of living space types for seniors to remain in the neighborhood.

S-NE-26. Encourage co-habitation and multi-generational living opportunities for seniors.

S-NE-27. Encourage housing for the elderly in areas designated for multifamily development.

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 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-28.** Design and prioritize street improvements to encourage safe travel behaviors, especially where arterials intersect one another.
- S-NE-29.** Design or retrofit residential streets to discourage cut-through traffic, while providing for connectivity.
- S-NE-30.** Employ traffic calming measures to reduce vehicular travel speeds along residential streets and discourage cut-through traffic.
- S-NE-31.** Maintain and improve the existing transportation system to ensure safety and connectivity for users of all modes.
- S-NE-32.** 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-33.** 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.





WONDERING THROUGH SHERWOOD FOREST

“Walking through the neighborhood makes me aware of the benefits of tall fir trees. The amount of sound that is deadened as I move away from busy streets. The height that exists above. In the winter, the snow that is moderated by the trees opening spaces for walking and protection. The cooling they provide from the summer sun. The signs of life that are abundant around them with squirrels, birds, rabbits, etc.. I have solar collectors but when asked, why not cut down trees to collect more sun, I say, no way. I may collect a few drops of solar energy, but the trees clean the air, clean the water, sequester carbon dioxide, produce oxygen and much more with the same solar energy. I am saddened to see land cleared for temporary desires in place of the long term benefits the tall trees provide.”

- S-NE-34.** Provide separation between motorized vehicles, pedestrians, and bicyclists, as feasible, reasonable, and appropriate to the neighborhood context to improve safety.
- S-NE-35.** Explore opportunities to create/extend bicycle routes to local and regional major bicycle facilities.
- S-NE-36.** 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-37.** Discourage blocking sidewalks with moveable obstructions that represent a barrier for pedestrians and people with disabilities.
- S-NE-38.** Involve affected neighborhoods in the planning and design of transportation system improvements.
- S-NE-39.** Monitor traffic volumes on residential streets and establish appropriate traffic control measures with residents’ input.
- S-NE-40.** Minimize new vehicular access points along major arterials to facilitate efficient traffic movement.

To expand convenient access to employment, goods and services.

- S-NE-41.** Prioritize improvements to bicycle and pedestrian facilities that connect residential areas with adjacent commercial shopping and job centers.
- S-NE-42.** Increase opportunities for pedestrians to safely cross arterials to enhance connections between neighborhoods.
- S-NE-43.** Coordinate with Bellevue School District to minimize spillover parking impacts on adjacent residential areas.
- S-NE-44.** Review private sector development projects in Redmond and recommend mitigation for transportation system impacts that may occur in Bellevue paying close attention to projects and their related impacts proximate to the boundary of the two cities.

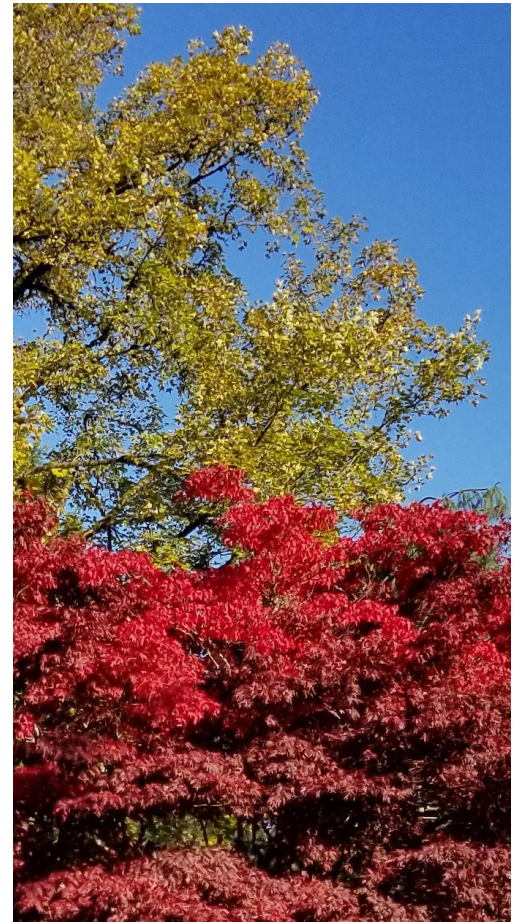
ENVIRONMENT

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 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.



SOLAR POWER

“One thing that makes me happy to see on neighborhood walks is solar panels on neighbors’ roofs! :) It fills me with a little spark of joy to see that people are transitioning to a decarbonized future. And I know that home solar panels are a pretty new thing in the overall history of our neighborhood, but I think that they are here to stay and will always be a big part of what makes Northeast Bellevue amazing!”



Environment Goals and Policies

To preserve and enhance the tree canopy in Northeast Bellevue.

- S-NE-45.** Support efforts to protect Northeast Bellevue's tree canopy, preserve its trees, and enhance the health of trees on both public and private property.
- S-NE-46.** Support citywide efforts to introduce or amend requirements for tree preservation to support the City's tree canopy goal.

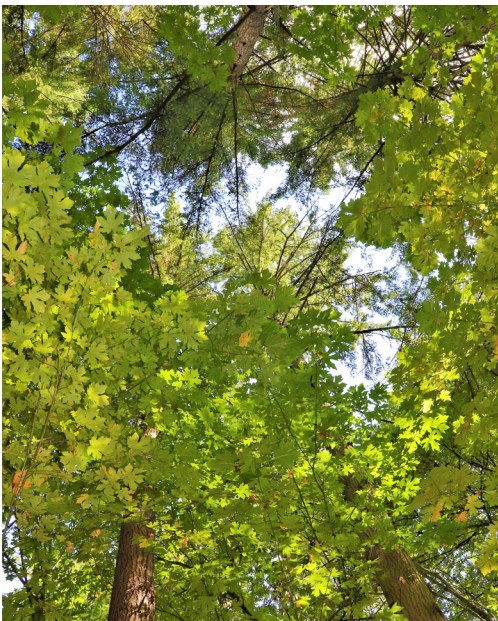


- S-NE-47.** Pursue opportunities for increasing tree canopy through planting of new trees on public and private property throughout Northeast Bellevue.

- S-NE-48.** 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-49.** Encourage natural stormwater best management practices and the reduction of water pollution.
- S-NE-50.** Encourage low-impact development and the use of pervious surfaces in new public and private developments.

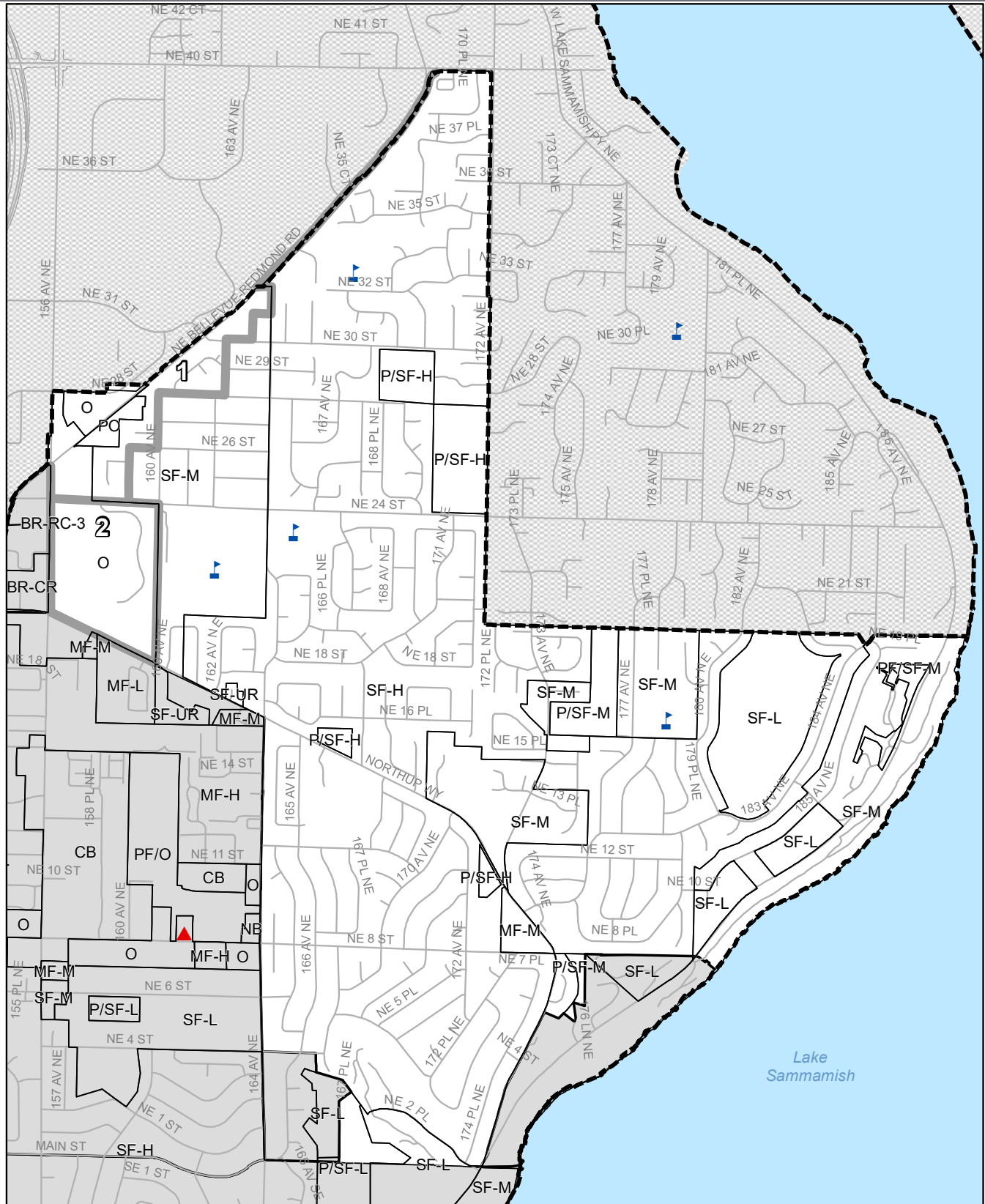


To preserve and enhance parks and open space in Northeast Bellevue and to build connections between them.

- S-NE-51.** Ensure all people have safe and convenient access to parks and open space in Northeast Bellevue.
- S-NE-52.** In collaboration with residents and community organizations, identify and address gaps in recreational programming for, and between, residents of all ages.

- S-NE-53.** 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-54.** Support park enhancements in Northeast Bellevue that encourage social interactions between diverse ages, abilities, and cultures.
- S-NE-55.** Coordinate with Bellevue School District and other organizations to expand opportunities for community gathering throughout the year.





NORTHEAST BELLEVUE 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

