

Newcastle Subarea Plan

Annexation

GOAL:

To provide for the orderly planning and transition of areas which may annex to the City as shown on the Potential Annexation Area Map (Figure S-NC.1).

OBJECTIVES

1. To ensure that the provision of service to annexing properties occurs with minimal or no cost to existing City residents.
2. To encourage annexation in a sensitive manner, recognizing the past planning efforts of King County and the differing needs of property owners in the developed and undeveloped areas of the Newcastle Subarea.
3. To provide an adequate information base for making decisions regarding annexations in the Newcastle Subarea.

INTENT

The intent of this section is to provide the City of Bellevue, King County, and area residents with direction for decisions regarding annexations in the Newcastle Area. The purpose is to provide guidance in terms of the appropriate location and size of proposals as well as the land use designations and existing and/or proposed utilities and public services. This section, along with the Subarea Plan as a whole, will be used by the Boundary Review Board in reviewing annexation proposals and by the residents/property owners and the City Council in making final decisions.

POLICIES

POLICY S-NC-1. Encourage and provide incentives for the annexation of vacant property within the Potential Annexation Area prior to its development.

POLICY S-NC-2. Encourage the joining together of properties under one annexation proposal whenever possible.

POLICY S-NC-3. Require that annexing properties develop to Bellevue standards and that any service facilities provided by the proposal are consistent with Bellevue standards.

POLICY S-NC-4. Encourage and support cost sharing of needed facility improvements among affected property owners interested in annexation and, when appropriate, include existing owners of undeveloped or underdeveloped properties in Bellevue or affected jurisdictions who may receive benefits from such improvements.

POLICY S-NC-5. Encourage and, when possible, require the simultaneous construction of improvements whenever such an approach is cost effective.

POLICY S-NC-6. Require, either as a part of annexation or as a potential assessment on certain properties already within the City's boundaries, "fair share" contributions from properties benefiting from the construction of regional or community facilities.

POLICY S-NC-7. Where possible, utilize renegotiation of service contracts as a means to encourage annexation.

Discussion: In June, 1979, the cities of Bellevue, Issaquah, and Renton entered into a "sphere of influence" agreement for the Newcastle area adjacent to their present city limits. Sphere of influence boundaries were established which represented each city's interest and potential future expansion area. The intent of the agreement was growth management including planning for land use, utilities, recreation, transportation services, and facilities and other needed services. The agreement was intended to provide a framework for King County in the consideration of plans and public policies. The agreement recognized that the spheres were negotiable and were only to be used for long-range planning purposes. In May, 1983, King County adopted the Newcastle Community Plan which recognized the "sphere of influence" boundaries and the possibility of annexations to the cities as development in the area took place (see Figure S-NC.1). Where possible, property ownerships should be annexed by one jurisdiction and not divided between adjacent jurisdictions. This is consistent with an existing Bellevue annexation policy which states that the City should avoid bisecting an existing or new community. The City will be discussing amendments to potential annexation boundaries with adjacent jurisdictions prior to initiating annexations should property aggregations extend beyond the "sphere of influence."

Since the adoption of both the "sphere of influence" agreement and the Newcastle Community Plan, the City of Bellevue has been approached by property owners wishing to obtain urban services, primarily sewer and water, from the City. The City's Comprehensive Plan states that: "The City should not provide water and sewer service outside the existing corporate city limits without the area requesting service annexing to the City, unless the area is within the City water and sewer service area." Most of the Newcastle Subarea is outside the present City service area. Because development and therefore annexation appears eminent, the City initiated the Newcastle Subarea Plan which provides land use direction and facility and service impact analysis sufficient to respond to annexation proposals in the area.

The Potential Annexation Area includes both vacant and developed land. The developed land is in Eastgate and portions of the Hilltop neighborhoods. These areas have established land use patterns with relatively high single-family densities and urban services provided by Bellevue and other local service districts. The undeveloped areas include both large tracts of Cougar Mountain and the vacant

portion of the Hilltop neighborhood. As annexation requests are submitted to the City, an effort will be made to combine annexation proposals, which should result in large portions of the area annexing at one time due to the large property holdings.

The phasing or timing of the annexation of vacant land depends upon the provision of needed additional services in accordance with the Newcastle Facilities Study. (A study, prepared by the City, to identify service needs in the Subarea.) Land in the Newcastle Subarea will not likely annex until services are available for future residents. The study evaluates the impact of maximum development on the Subarea's facility and service needs.

As part of the study, a phasing plan for development was created. The phasing plan separates the projected growth into three categories: villages; subdivisions; and infill. Ultimate development of all three villages was assumed in order to understand the impact of all possible development in the area on facilities and services. (Table 1 in Appendix A shows potential subarea development.) The proposed timing of the development of the villages and subdivisions was assigned to phases based on discussions with property owners and development applications with King County. Maximum development per village is established as 4,000 housing units. Infill figures included growth outside of known subdivisions and villages and was distributed throughout the phases (based on the rate of growth in recent years in the City of Bellevue and the King County Newcastle planning area).

The phasing plan also estimated the amount of growth that was likely if all the land in the Subarea developed at the densities allowed. In order to arrive at a realistic estimate for ultimate buildout, numbers were taken from property owners for projects which were in the planning or design phases and maximum densities were adjusted based on sensitive areas and existing development patterns. At buildout it was estimated that there would be approximately 11,000 housing units in the Newcastle Subarea (14,150 if both villages develop to their maximum) with the potential for another 3,000 to 4,000 in the Eastern Village outside the Subarea boundaries.

The City of Bellevue supports the land use approach adopted by King County with the exception of the land on Cougar Mountain. The County's plan designates portions of this area as GR-2.5, allowing one dwelling unit per 2.5 acres. The City's plan designates this area as Single-family Low-density with a policy that the density cannot exceed an overall site density of one unit per acre. Further, development cannot occur at a density greater than one unit per 2.5 acres until urban services are extended to the area. Development without urban services in this case would allow the growth reserve in concept (clustering development on 35 percent of the land and reserving 65 percent for future development). Development of villages through a master plan process would allow up to 3 units per acre. Except where noted above, the Subarea Plan translates the County designations to comparable City terms for the land within the Potential Annexation Area of Bellevue and endorses the King County designations for the area outside the Potential Annexation Area. Only annexation proposals consistent with the land use designations or the policies in the Land Use – General section of this Subarea Plan will be accepted by the City.

An important reason for the City of Bellevue to encourage annexations in the Potential Annexation Area is to ensure that the design and construction standards associated with the development of a project and associated facilities are consistent with those currently used by the City and adopted in the Subarea Plan. The most

reliable way for the City to control the standards used is to annex properties prior to development. Short of this, the City should negotiate an interlocal agreement with King County outlining review procedures and guidelines for all development in the Potential Annexation Area. It is also important that future residents of the Subarea using services and facilities that are within the existing City boundaries share the costs related to such facilities.

The financing of needed improvements will come from a variety of sources, as described in the Newcastle Facilities Study. At the time of annexation/development review, a determination will be made as to the specific improvements needed as a result of the development proposal. In some cases a property owner may be required to pay for an improvement in its entirety. In other cases, however, a development may trigger the need for an improvement but ultimately will not be required to pay for the total cost of the project. In such an instance, a formula should be worked out to determine “fair share” contributions.

A table allocating growth to phases and one identifying the accompanying service and facility needs and costs are included in the Subarea Plan as Appendices A and B.

General Land Use

GOAL:

To guide growth in the Newcastle Subarea to ensure a planned transition of land uses.

OBJECTIVE

To ensure that future development in the Newcastle Subarea, particularly within the area which will most likely annex to Bellevue, conforms with the City’s other *Comprehensive Plan* policies and development standards.

INTENT

The intent of this section is to support the past efforts of King County and the citizens of the Newcastle area in the development of the Newcastle Community Plan while at the same time addressing the concerns of the City of Bellevue about land use adjacent to its corporate boundaries. The purpose is to encourage land uses that can be served efficiently, are sensitive to the environment, and are well designed.

POLICIES

POLICY S-NC-8. Participate, as a partner with King County, in the decision making process for issues in the Subarea related to the provision of services, annexation, development review, and construction inspection.

POLICY S-NC-9. Require complete topographic surveys, soils reports, drainage information, and habitat evaluation for projects in areas identified as sensitive due to their environmental characteristics.

POLICY S-NC-10. Encourage a land use pattern throughout the Subarea which accommodates future growth, ensures efficient use of facilities and services, protects existing neighborhoods, encourages historic community uses to continue, and provides the opportunity for an adequate amount of retail and professional services to meet local needs.

Discussion: Existing land use in the Subarea is varied. Current development is limited to the Eastgate and Hilltop neighborhoods and the area along S.E. 60th Street. Most existing development is single-family. The area along S.E. 60th is developed at one dwelling unit per acre.

The King County Newcastle Community Plan land use concept encourages growth in areas where services to support urban development are available and to concentrate future development in up to two villages on Cougar Mountain. Under the first phase of the County concept, new development is encouraged where there are existing public facilities. The area adjacent to the existing Bellevue city limits is to remain residential at densities consistent with current development patterns. Commercial development is to remain concentrated in existing centers such as Factoria and Eastgate.

The second phase of the County's Plan concept allows for development of up to two villages on Cougar Mountain. This was done in response to the environmental constraints of much of the land on Cougar Mountain and the opportunity to control the character of development in the villages through master plan processes. Village development is to be located and designed to be compatible with the Cougar Mountain Wildland Park. The opportunity for both the wildland park and the village development exists because of the many large, undeveloped properties in the Subarea. In the County's Plan, each village could be no larger than 4,000 dwelling units, and would have a mix of activities (single-family and multifamily housing, neighborhood shopping and services, and civic uses such as schools, parks, and senior centers). The County's Plan includes locational and development guidelines and an implementation process which contains criteria for phasing the development of the two villages as well as phasing within each village.

This section of the Subarea Plan supports and amplifies the concept developed in the Newcastle Community Plan for that portion of the County's planning area within Bellevue's Potential Annexation Area. Land use designations in the Potential Annexation Area are converted for that portion of the County's planning area within Bellevue's Potential Annexation Area. Land use designations in the Potential Annexation Area are converted to Bellevue planning designations and County land use designations are recognized for the land outside the Subarea (Figure S-NC.2).

Like the King County Plan, the area permitted for village development is an overlay designation (Figure S-NC.3). Within this overlay area, a land aggregation of three hundred acres or more should be the minimum acreage necessary to support village development.

One difference between the County and City plans relates to the underlying density of residential development. In the County's plan, the property within the village overlay area can either develop through an overall village master plan or at a density of one unit per 2.5 acres. This is a "Growth Reserve" density which allows development at low densities in areas where future urban development is expected. In this plan, development in the areas designated SF-L (see Figures S-NC.2 and S-NC.3) may take place as part of an approved master plan or at an underlying density of one unit per acre if urban services are available. Should urban services not be available, development would, in concept, follow the King County "Growth Reserve" designation with one unit per 2.5 acres while reserving 65 percent of the site for future development. When urban services become available, development of the "reserve" area could occur at one unit per acre. The assumption underlying this policy is that growth reserve is a County concept (where there are large rural tracts of undeveloped land); if an area is ready for annexation and has urban services, then it should develop at a level consistent with urban densities.

The City's preference is for the land within the Potential Annexation Area to annex prior to development. If, however, this is not the case, it is extremely important that Bellevue participate as a partner with King County in the decision making process for development proposals in the area. The policies in this section recognize the importance of such a partnership.

POLICY S-NC-10a. Support a master site planning process for redevelopment of the Sambica CCC-designated parcels. A master site plan will limit the overall intensity of the site to a predominantly non-commercial character consistent with the CCC designation and achieve an integrated site design with transition and performance standards that protect lower intensity uses from the effects of higher intensity uses. A master site plan should address standards of building height and location, landscape buffers, impervious surface ratios, combined trip generation, limited signage size, and parking.

POLICY S-NC-10b. Encourage the use of development review tools for Sambica that distinguish the mix of land uses proposed for Sambica redevelopment to assure the predominant non-commercial character of the camp and conference center, provide predictability in development processes, and maintain compatibility with the surrounding neighborhood.

Discussion: The Sammamish Bible Camp—Sambica—was established along the shores of Lake Sammamish in 1919. It is historically valued by the surrounding community. As Sambica changes over time to maintain its functions and to provide relevant services to its users its buildings and structures will change too.

The current uses as of 2008 at Sambica include group camp facilities, conference and retreat facilities, day care, and outdoor and indoor recreation activities. Other uses that are part of Sambica include lodging and dining, active recreation, administrative offices, staff housing, maintenance and storage, and a camp store.

The camp and conference center designation also allows for redevelopment

which may include active recreation facilities including gymnasiums and pools. Redevelopment may also include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Residential

GOALS:

- To ensure compatibility among residential development of differing densities.
- To ensure that future neighborhoods in the Subarea are of the highest quality in terms of design and services.

OBJECTIVES

1. To maintain established residential densities in developed areas.
2. To ensure that new development is consistent with City standards and guidelines.
3. To identify and address major facility and service deficiencies in existing residential neighborhoods and determine the impact of newly developing areas on these services.
4. To identify and address facility and service needs in newly developing areas.

INTENT

The intent of this section is to ensure provision of a range of housing types that are sensitive to environmental constraints and protect existing neighborhoods from the impacts of new development. Housing design should be of the highest quality and required services should be available before any new development is completed.

POLICIES

POLICY S-NC-11. *[Repealed, Ordinance 6811]*

POLICY S-NC-12. Permit multifamily development at densities ranging from 12 to 30 units per acre in designated areas along I-90 and Coal Creek Parkway if roadway improvements are made consistent with the Newcastle Facilities Study.

POLICY S-NC-13. *[Repealed, Ordinance 6811]*

POLICY S-NC-14. *[Repealed, Ordinance 6811]*

POLICY S-NC-15. *[Repealed, Ordinance 6811]*

POLICY S-NC-16. *[Repealed, Ordinance 6811]*

POLICY S-NC-17. Restrict development in each village to a maximum of 4,000 units. However, total new dwelling units within the Subarea should not exceed 12,000 units in order to ensure that infrastructure facilities do not exceed design capacity.

POLICY S-NC-18. Housing in the villages should satisfy the housing needs of various income levels.

POLICY S-NC-19. *[Repealed Ord. 4806]*

POLICY S-NC-19. *[new]* Encourage new subdivisions to create consolidated access points to S.E. Cougar Mountain Way. *[Amended Ord. 4806]*

POLICY S-NC-20. *[Repealed Ord. 4806]*

Discussion: In 1986, there were approximately 3,000 housing units in the Newcastle Subarea, most of which were single-family dwellings. If the two villages are built, future development is expected to add up to another 11,150 to 15,150 (maximum village development) units throughout the area in the form of both single-family and multifamily housing. Single-family units will be distributed throughout the Subarea. The only new multifamily units in the Subarea will be in the potential villages and

along I-90 and Coal Creek Parkway. A maximum overall density of three units per acre is proposed in the villages with the actual density to be established through a master plan review process.

The Newcastle Facilities Study identified a number of service facility improvements that will be necessary to support the development allowed by the land use concept adopted by the County and supported by this plan (see Transportation, Parks and Recreation, and Utilities sections of the Newcastle Subarea Plan). Other projects may be identified through project development review that will be necessary to mitigate the impacts of future development. Projects within the Potential Annexation Area will be required to develop to, and provide services at, a level consistent with Bellevue standards.

One intent of the policies of this section is to provide a land use concept which will result in housing that will satisfy the needs of people with a wide range of incomes.

Many natural constraint areas exist in the areas designated SF-L. One intent of the policies of this section is to ensure that these natural constraint areas, and the buffers surrounding them, remain undeveloped. It is appropriate to allow reduced lot sizes in these areas in order to permit a reasonable use of the land while preserving the constraint areas. Development proposals in these areas may utilize reduced lot sizes while designating natural constraint/buffer areas as separate tracts, as long as the overall density of each development does not exceed one unit per acre.

The Natural Determinants section of this subarea plan describes the unique environmental features of the Newcastle area. These features were instrumental in arriving at the land use concept developed for the area. In residential areas where steep slopes are a critical factor, densities will remain low.

Commercial

GOALS:

- **To promote high quality, well designed retail, limited office and mixed use districts.**
- **To provide local residents with convenient access to a variety of shopping opportunities and professional, personal and civic services.**

OBJECTIVE

To ensure that residents have to travel no farther than is reasonably necessary from their homes to reach neighborhood shopping, professional services, and limited office and civic uses, such as schools and senior centers.

INTENT

The intent of this section is to ensure that adequate private and public services are provided for future residents of the area while ensuring that services conform to the scale and design of new residential development.

POLICIES

POLICY S-NC-21. *[Repealed, Ordinance 6811]*

POLICY S-NC-22. Small scale neighborhood retail facilities to serve the daily needs of subarea residents are appropriate within the Subarea. Any proposal for such an area should minimize impacts to adjacent residences and natural features and should locate adjacent to principal and/or minor arterials.

POLICY S-NC-23. Ensure convenient access by car and transit from the Subarea to existing retail areas within the Bellevue city limits.

Discussion: Currently, the residents are served by Eastgate, Factoria, and the Downtown business areas. I-90 provides access to Seattle. The villages will be required to include a district containing retail and service uses (such as doctors, dentists, and other professional services) adequate to serve village and adjacent residents. The retail uses should serve the daily needs of residents by providing goods such as food and beverages and services such as laundry or childcare. Light industrial and general commercial uses are not appropriate in the Village Centers.

Should villages not be developed in the Subarea, retail facilities will not exist to serve the convenience needs of residents. To avoid unnecessary use of the arterial streets, small scale neighborhood retail facilities could be considered in the Subarea. The site(s) for such uses could be rezoned to Neighborhood Business but conditioned such that impacts to adjacent residential areas and natural features are minimized. These sites should be located adjacent to principal and/or minor arterial streets and uses should be limited in size to 2,000 to 3,000 square feet per use. Retail sales should be limited to such items as food, drugs, photo supplies, floral goods, and other convenience items. Services should be limited to laundry, dry cleaning, barber and beauty services, shoe repair, childcare, photography, and other like services.

Industrial

GOAL:

To prevent industrial development from occurring anywhere in the Subarea except on existing sites and in the designated LI area in the southwest corner of the Subarea.

OBJECTIVES

To ensure compatibility between the limited industrial uses in the Subarea and the surrounding development.

INTENT

The intent of this section is to prevent additional industrial development in the Subarea outside of the designated LI area.

POLICIES

POLICY S-NC-24. *[Repealed, Ordinance 6811]*

POLICY S-NC-25. At redevelopment, require landscaping between industrial properties and adjacent development, along the street frontage and along the parking lot.

POLICY S-NC-26. The landfill site, in the southwestern portion of the Subarea, should continue as a construction debris landfill and only so long as is necessary for attainment of proper and approved reclamation and stabilization. Throughout the filling process, on-site activities should be monitored to ensure compliance with all applicable state and local statutes, codes, policies, and standards. At annexation, the landfill site will be a legal, non-conforming use but subject to all conditions required by King County as part of its approval.

Discussion: The Newcastle Subarea contains two industrial uses: the brick plant on Coal Creek Parkway and the landfill site south of Newcastle Road in the vicinity of the proposed Western Village. The intent of this section is to preclude expansion of light industrial uses and to provide incentive for improving the sites with landscaping. The Newcastle Plan also recognizes the existing landfill site as a temporary use which will be discontinued when the site is stabilized.

Historic Resources

GOAL:

To manage change in a manner which retains and respects the rich history of the Newcastle community.

OBJECTIVES

To preserve tangible reminders of history within the Newcastle community.

INTENT

The intent of this section is to support the past interest and efforts of King County and the Newcastle residents in recognizing the history of their community and retaining historic resources for the future.

POLICIES

POLICY S-NC-27. Require that the development of property considered historic or property adjacent to an historic site be done in a manner sensitive to preserving the historic character of the site.

POLICY S-NC-28. Encourage the identification, preservation, restoration and/or adaptive use, and interpretation of historic sites and resources.

POLICY S-NC-29. Coordinate historic preservation policies with King County's historic preservation program.

POLICY S-NC-30. Utilize, when requested by area residents, a system of dual street signs showing current "grid/number addresses" as well as the historic names for the streets in the area.

Discussion: Historic resources are an important element in the King County Newcastle Plan. The policies in the County's Plan support the nomination of several sites to the National and State Registers of Historic Places and as King County landmarks. If the sites are placed on the registers, they will be protected from alteration or demolition by their status as Federal, State and/or County landmarks. In addition, the sites are protected through the application of compatible land use and zoning designations and the application of conditions of site plan development approval. Historic site guidelines were adopted in the County's Plan to establish a process and criteria for reviewing the impact of development and/or demolition proposals on historic properties.

Five of the properties designated as historic sites by King County are within the boundaries of the Newcastle Subarea Plan: The Baima House, Ford Slope, the Sundstrom House, Thomas Rouse Road, and the Town of Newcastle. The Baima House is on the National and State Registers of Historic Places and three of the other sites are proposed for similar designations (see Figure S-NC.4).

The policies contained in this section of the Subarea Plan support the past efforts of King County with respect to historic resources. However, no specific guidelines or procedures for the protection of historic properties have been adopted on a citywide basis in Bellevue. The City will coordinate with appropriate agencies, such as the

Bureau of Mines, to discuss restoration and/or identification of coal mining sites in the Subarea.

In order to provide the protection necessary to ensure the preservation of historic properties and the identification of additional sites within the Newcastle Subarea, a City historic resources program should be considered.

Residents have expressed a desire to preserve the historic names of established streets rather than replace them with “grid/number” addresses. A dual system of signing whereby a street post has both the grid/number street designation as well as the historic name would allow for more rapid identification of location as well as preservation of the historic character of the area.

Natural Determinants

GOAL:

To respect the natural features and constraints of land in the Subarea.

OBJECTIVES

1. To identify all areas in the Subarea containing slopes greater than 15 percent and document soil conditions, susceptibility to slides/erosion, and seismic hazards.
2. To identify all areas in the Subarea underlain by abandoned coal mines.
3. To protect and enhance the storm water storage and purification; ground water recharge; wildlife habitat, open space and aesthetic, educational, and scientific resources of valuable wetlands and streams.
4. To require the development of an implementation program for restoration or rehabilitation of identified significant natural resources.

INTENT

The intent of this section is to recognize and protect the unique natural characteristics of the Newcastle Subarea in a manner consistent with the entire City. The purpose is to encourage and, when possible, require site divisions which are sensitive to the features of the land. In some cases, development may actually be excluded from property because steep slopes, coal mines, and/or wetlands and streams present hazards to or could be damaged by such development.

POLICIES

POLICY S-NC-31. Protect and retain, in a natural state, significant trees and vegetation in designated greenbelt and open space areas.

POLICY S-NC-32. Require complete topographic surveys, soils reports, tree surveys, and drainage information on projects in areas identified as sensitive due to their environmental characteristics.

POLICY S-NC-33. Maintain or enhance the natural hydraulic and habitat functions of streams, lakes, and wetlands. The functions to be preserved or enhanced include storm water storage and conveyance, groundwater recharge, and fish and wildlife habitat.

POLICY S-NC-34. Route storm water runoff from development adjacent to steep slopes so that it does not cause erosion.

POLICY S-NC-35. Require that development adjacent to streams preserve an undisturbed corridor which is wide enough to maintain the natural hydraulic and habitat functions of the stream and 100-year flood plain.

POLICY S-NC-36. Utilize natural stream channels, rather than culverts, unless absolutely necessary for property access.

POLICY S-NC-37. Establish wetland area boundaries for existing wetlands prior to annexation.

POLICY S-NC-38. Identify all coal mine hazard areas and specify suitable protection measures.

Discussion: The Newcastle Subarea was physically molded by the advance and retreat of glaciers into the Puget Sound area. During this time, massive scouring took place which made valleys wider and deeper and slopes steeper. The steepest slopes in the area are south of the Bellevue city limits and the Hilltop and Eastgate neighborhoods and along the north face of Cougar Mountain. Landslide hazards in these areas are moderate except in portions of the Hilltop and Eastgate areas and just south of Newcastle Road where they are classified as severe by King County.

Areas considered to be a moderate hazard by the County include land where landslides are a possible risk and where the slopes tend to be stable under natural conditions but may become unstable when changes occur, such as excavation or removal of vegetation.

Areas where the landslide risk is considered severe include land where landslides can occur under natural conditions (without intrusion by development). All slopes in this category are believed to be potentially unstable and ready to slide from natural or manmade causes.

Some seismic hazards also exist in these areas, the most severe of these areas are along both sides of Newcastle Road in the area of King County Coal Creek Extension Park, in the Hilltop area, and on the northeast face of Cougar Mountain adjacent to I-90 (Newcastle Community Plan Profile, 1979).

Coal mines running east/west across Cougar Mountain are unique features to the

Newcastle area. In the 1860s, mining operations started in the Coal Creek area near the town of Newcastle. The area was mined until the 1930s when activity slowed considerably. In the early years of World War II the activity increased again but ceased altogether by 1962.

Former coal mining areas contain potentially hazardous conditions which must be considered carefully during site planning for development. The abandoned subsurface mine workings can collapse, causing subsidence and possible leakage of coal gasses. Furthermore, surface openings to the abandoned mines are hazardous.

Development activity in natural constraint areas like those described above, alter the natural environment, destroy wildlife habitat, decrease natural amenities, expose soil to erosion and may present significant life safety hazards. Vegetation removal may lead to erosion which can cause property damage on and off site. The destruction or alteration of wildlife habitat causes the number of species living in an area to decline. These impacts should not restrict development altogether, but are significant enough to require that activities are carried out in a manner to ensure the health, safety, and welfare of Newcastle residents.

The policy direction established in this section is intended to provide guidance to the City when reviewing development proposals in the sensitive areas described above. Generally, the City is interested in development which is harmonious with the existing natural environment, will not result in significant erosion, sedimentation, or siltation on site or in downslope and downstream areas, and which assures long-term slope and soil stability with minimum maintenance. This direction is based on the City's desire to: 1) protect public health, safety, and welfare; 2) preserve the natural drainage system; and 3) protect, preserve, and enhance natural features.

The two main drainage sub-basins in the Subarea are Coal Creek and West Lake Sammamish. Both contain surface water networks which contribute to the dynamic equilibrium of the natural drainage system for the area. This means that even though water levels and flows may fluctuate daily and seasonally, the capacity of the system is relatively constant. Human-induced changes can upset this equilibrium which can result in downstream flooding, erosion, sedimentation, damage to property, and decreased water quality. The Coal Creek Basin Study recommends area-wide controls for reducing these potential hazards.

Wetlands serve several important wildlife habitat and hydrologic functions. Wetlands may exist in the annexation area. Prior to annexation, these areas should be studied and the boundaries of the wetland area established.

Settlement in the Newcastle area has substantially altered wildlife habitats. Logging, mining, and residential development have changed the variety, number, and distribution of wildlife in the area. With future development and changes to the natural environment, some additional loss in the number and variety of wildlife is inevitable. Steps should be taken during the development process to reduce these impacts as much as possible. Examples include replanting of natural vegetation and site planning which leaves portions of the natural environment untouched.

Water quality is a concern in an area like Newcastle where future development is likely to occur. Water quality must be considered an important resource to the community. Good water quality is important for recreation, groundwater recharge, and fish habitat.

Pollutants which adversely affect water quality fall into several categories, each with its own source. Those which could be a concern in the Newcastle Subarea include: suspended and settleable solids in the water caused by erosion as ground is disturbed with new development; logging and unstable hillsides; potential runoff from urbanizing areas which can carry oil, heavy metals, garden chemicals, and animal wastes; and runoff from homes and pastures. Runoff from homes and pastures carry animal wastes and sometimes human wastes from failing septic tanks. However, the last category is unlikely within the Subarea as development will be served by sewers and the opportunity for pasturing animals will be limited, given the proposed densities. The streams in the area could be affected, however, by the more rural development to the east (see Figure S-NC.5).

Limitations on, and guidelines for, land activities can minimize the effect of development on the streams, intermittent waterways, and groundwater resources in the Subarea. In providing such limitations, a balance of competing interests must be recognized. In addition to the effect of development on the water resources of the area, recreation opportunities, essential public services, and a reasonable use of private property must all be considered.

Transportation

GOAL:

To ensure that needed transportation system improvements in the Subarea are identified, funded, and implemented.

OBJECTIVES

1. To develop a safe and efficient road network to accommodate future traffic needs.
2. To maintain or attain a minimum Level of Service “C” for most arterial intersections in order to minimize traffic congestion.
3. To develop a network of pedestrian, bicycle, and equestrian facilities which will provide Newcastle residents with a high quality, nonmotorized transportation system.

INTENT

The intent of this section is to provide the guidance for making future transportation planning and implementation decisions for the Newcastle Subarea. The purpose is to develop a transportation system which will adequately handle future travel needs (both motorized and nonmotorized), and do so in a manner which is cost-efficient and sensitive to the existing neighborhoods and the community.

POLICIES

Transit

POLICY S-NC-39. Encourage additional non-peak hour transit service during the mid-day, evenings, and weekends.

POLICY S-NC-40. Provide incentives for high occupancy vehicles in travel corridors where traffic congestion exists in the Newcastle community.

POLICY S-NC-41. Encourage well-sited and designed park-and-ride lots in areas of the Newcastle community where population densities do not support local transit routes.

POLICY S-NC-42. Ensure that adequate vehicle, pedestrian, and bicycle access is provided to parkand-ride lots and that storage facilities for bicycles are included at each lot.

POLICY S-NC-43. Encourage the use of parkand-pool lots and carpools as an alternative to the single-occupant automobile.

Trails

POLICY S-NC-44. Encourage the use of utility and railroad easements and rights-of-way for hiking, biking, and equestrian trails wherever appropriate in the Subarea.

POLICY S-NC-45. Support King County in their efforts to establish a public trail system in the Cougar Mountain area for hiking and equestrian use.

POLICY S-NC-46. Encourage a trail system which incorporates other amenities in the Subarea such as open space systems, historic sites, scenic views, and unique natural features. Where feasible, tie new trail systems to existing trail systems in the Subarea and surrounding neighborhoods.

POLICY S-NC-47. Encourage equestrian facilities in the Subarea in lower density areas where fewer conflicts with autos and bicyclists exist and in urban areas within planned parks and open spaces.

Parks and Recreation

GOALS:

- **To provide a balanced selection of recreation programs and facilities which will contribute to the social, physical, and mental well-being of the residents of Newcastle.**

- **To provide a park system in the Newcastle community which is well coordinated with the overall recreational planning for Bellevue, Issaquah, Renton, and King County.**
- **To implement the park plan for the Newcastle area through public and private funding sources to reflect development and resident needs.**

OBJECTIVES

1. To identify existing and anticipated deficiencies in recreational properties based on existing and future demand in the Newcastle area and implement a renovation for such facilities.
2. To utilize open space areas that are protected due to their natural, ecological, and/or aesthetic qualities for passive recreational purposes when appropriate.
3. To encourage the provision of open space and recreation facilities by private sector for public use.
4. To work cooperatively with King County, Issaquah, and Renton in their efforts to provide recreation facilities and activity programs for the Newcastle area.
5. To pay particular attention to the special needs of the elderly, and handicapped in both the design of and program planning for recreation facilities in the Newcastle area.

INTENT

The intent of this section is to provide the guidance for making future park planning and implementation decisions in the Newcastle Subarea. The purpose is to ultimately provide a park system which adequately serves the existing and future residents of the area and is complementary to the current City, County, and regional systems.

POLICIES

POLICY S-NC-48. Cooperate and coordinate with King County, Issaquah, and Renton in the planning and development of park and recreational facilities to meet the needs of Newcastle residents.

POLICY S-NC-49. Assign priorities, in terms of development or improvement, to existing publicly owned sites which could serve the needs of the Newcastle community.

POLICY S-NC-50. Acquire historic sites as neighborhood or resource-based parks whenever possible.

POLICY S-NC-51. Consider the acquisition of unique geologic features or areas with prominent views for park sites.

POLICY S-NC-52. Cooperate with King County in its efforts to acquire future portions of the Cougar Mountain Regional Wildland Park.

POLICY S-NC-53. Require the inclusion of trails in private development and park designs consistent with an overall trail system for the Newcastle community.

POLICY S-NC-54. Provide park facilities within the various neighborhoods of the Newcastle community that are easily accessible and meet the needs of all segments of the population, including the elderly and handicapped.

POLICY S-NC-55. Require the inclusion of public neighborhood-oriented park facilities in development projects large enough to create a need for such facilities.

POLICY S-NC-56. Require that park facilities, built as part of a private development, be consistent with the City of Bellevue park standards.

POLICY S-NC-57. Encourage the development of a coordinated park, open space, and trail system which complements the land use plan for the Newcastle community.

POLICY S-NC-58. Encourage a safe and aesthetically pleasing environment for all recreation activities in the Newcastle community.

Discussion: Currently, many of the recreational services and facilities in the Subarea are the responsibility of King County through its Parks and Recreation Division. King County has developed and is acquiring land to extend Eastgate Park and Coal Creek Park. An important regional recreational element is the Cougar Mountain Regional Wildland Park. Portions of the Park are in the southeast portion of the Newcastle Subarea. Portions of the property for the Regional Park have been acquired by the County and portions may be purchased or dedicated in the future through the village development process (Figure S-NC.9).

Past park needs have been limited in the Newcastle Subarea because of the large amounts of undeveloped land available to residents. One of the needs identified for the Eastgate, Hilltop, and the adjacent Somerset areas is active recreation space for ballfields, tennis courts, and other facilities for sports programs. Active recreation needs will become greater as development in the Subarea progresses.

Annexation of property in the Potential Annexation Area does not mean the City will automatically be responsible for management and operation of park sites within the area annexed: King County would continue to provide some park service as it does with other incorporated cities throughout the County. Joint development agreements between the City and the County will also be initiated as a way to develop and

manage parks. Decisions on park service and facility responsibilities will be made at the time of annexation and development.

During development of the Newcastle Facilities Study, a “worst case scenario” estimated the impacts of future development on park and recreation needs in the Subarea. Needs were based on population and proposed City park and recreation standards. Actual projects were not identified, rather categories of park projects which would be needed were listed. These are shown in the table in Appendix C.

The Cougar Mountain Regional Wildland Park is anticipated to fulfill many of the demands for a regional park and provide some open space for the Subarea.

Only a gross estimate of park needs can be made at this time, so specific park projects are not identified in the implementation section of this section. General park and facility needs will be identified in the Park Plan completed by the Bellevue Parks Department and specific projects will be identified during the development and annexation process or the capital improvements process.

In addition to park sites, land which is undevelopable due to natural constraints will be maintained for public use as greenbelt or, when appropriate, passive recreation areas. Usually such land is obtained through easement or dedication at the time of land subdivision or project development review. Such will be the case with areas in many of the large subdivisions and the villages. However, the actual use and ownership should be determined by the Parks Department on a case-by-case basis.

Another important element of a recreation plan is trails. The need, cost, and acquisition of trail corridors is covered in more detail in the transportation section. It should be noted, however, that trails are important recreation facilities in and of themselves and also provide links to schools, parks, and community activity centers.

Funding of needed recreation facilities would come from a variety of sources. As stated previously, many parks, trails, and open spaces would be dedicated and developed as a requirement of the development review process. Public sources of funding recreation projects in the City of Bellevue include the CIP operating reserve, general fund, general obligation bonds, golf course fees, grants, contributions from other jurisdictions (in this case, King County and possibly Issaquah), park bond funds, private contributions Referendum 39 Grants, and Special Purpose/Non-Operating funds. This list is a general inventory of possible funding sources and further analysis would have to be completed to determine the appropriateness of the various sources of specific projects in the Newcastle Subarea.

Utilities

GOAL:

To maintain and expand utility networks where necessary to meet the needs of present and future residents of the Newcastle Subarea while meeting the standards of the City of Bellevue.

OBJECTIVES

1. To work cooperatively with other local purveyors to ensure quality utility service to all residents of the Newcastle Subarea.
2. To plan and design utility systems which are cost efficient and consistent with regional system planning.
3. To ensure construction of off-site utility improvements identified in the Facilities Study to mitigate the impacts of future developments.

INTENT

The intent of this section is to provide direction for the most logical and efficient utility service to the Newcastle Subarea. The purpose is to establish, along with the annexation section, the circumstances by which service will be provided by the City of Bellevue to developing properties in the area.

POLICIES

POLICY S-NC-59. Size and locate facilities in a manner consistent with the development patterns and densities contained in the Bellevue Newcastle Subarea Plan Facilities Study and the King County Newcastle Community Plan.

POLICY S-NC-60. Explore the possibility of shared facilities and service agreements with Water and Sewer District #107 and Water District #117 in order to provide the most efficient service to the Subarea.

POLICY S-NC-61. Require that the developer/project applicant finance, at least initially, all on-site and directly related off-site utility improvements required to serve the development.

POLICY S-NC-62. Where appropriate, initiate latecomers agreements for off-site improvements built by developers which will directly benefit other properties.

POLICY S-NC-63. Oversize, where necessary (as identified in the Newcastle Facilities Study), off-site facilities and utilize reimbursements agreement where appropriate.

POLICY S-NC-64. Require that all utility improvements be operational in accordance with the phasing of improvements identified in Appendix C and the Newcastle Facilities Study.

Discussion: Currently, there are five municipalities that provide water, sewer, and storm drainage utility service within the Newcastle Subarea. These include the City

of Bellevue (water, sewer, and storm drainage), the Eastgate Sewer District (sewer), King County Water and Sewer District #107 (water and sewer), King County Water District #117 (water), and King County (storm drainage and on-site sewage disposal). Metro provides transport and off-site treatment of the sewage generated within the area.

Areas within King County served by sewers must be within a Local Service Area (LSA). The LSA adopted for the Newcastle Subarea by the County includes the Eastgate and Hilltop neighborhoods and potentially the village development sites. The property within the County's LSA actually served at this time with sewers includes only portions of Eastgate and Hilltop. The service is provided by both the Eastgate Sewer District and the City of Bellevue. A good portion of the Eastgate Sewer District service area is within the City limits and the District and City work cooperatively in providing service to the residents of the area (Figure S-NC.10).

The Comprehensive Plan supports the restriction of service outside the city limits to pre-existing service agreements. Any property outside existing service areas must annex or agree to annex when contiguous to the City prior to receiving service. Much of the land in the Newcastle Subarea is outside the existing City service area.

Water and Sewer District #107 provides service to a large area south and west of the Newcastle Subarea. This District also has a "franchise area" which includes portions of the Subarea. The designation of the "franchise area" indicates the District's intention to provide water and sewer service to the area in the future. The City of Bellevue also considers this area to be within their future potential service area. At the time services are requested, further studies will be necessary to determine the most cost-efficient manner to serve the overlapping area. A joint facility and service arrangement between the City and the District may be appropriate.

The King County Newcastle Community Plan includes all of the Newcastle Subarea within a water service area. The City of Bellevue, Water and Sewer District #107, and Water District #117 are the purveyors for the water service to the Subarea. The City currently serves all of the area to the north and east of Coal Creek and District #107 serves the majority of the area to the south and west of Coal Creek. Part of the District #107 area is actually its "franchise area" as mentioned above and represents a potential service area boundary. Water District #117 serves portions of the Hilltop Community.

King County currently provides surface water service to the Newcastle Subarea. Developers of property are required to install storm drainage systems to County standards and the facilities are maintained by the County for residential developments or by the property owner for non-residential developments (Figure S-NC.11).

The City of Bellevue storm water facility construction and maintenance standards are more stringent than King County's. The City is concerned that it will inherit below standard facilities upon annexation which will require upgrading or replacement.

A number of utility improvements are identified in the Newcastle Facilities Study that would be necessary to provide future water and sewer service to the area. The cost of such improvements will likely be borne by one or more of the developments which create the need. Utility service studies will be completed by all significant development projects. These studies will further identify on- and off-site utility improvements needed with development.

Several financing options are available to fund the utility improvements recommended for the Subarea. These options are described in detail in the Newcastle Facilities Study. Generally, the costs of improvements directly related to impacts of new development, will be borne by the developer. Other off-site improvement costs could be financed by a combination of private and public sector funds such as “Latecomer Agreements,” “Special Assessment Revenue Bonds,” and grant funds.

Village Development

Land Use

GOALS:

- **To guide development on Cougar Mountain in a manner which respects the natural environment; provides for an efficient utilization of urban land; encourages variety and innovation in type, design, and arrangement of land uses and structures; and provides a range of housing types and quality public services.**
- **To achieve the development of residential communities that contain adequate commercial, public, and professional services.**

OBJECTIVES

1. To provide for efficient utilization of urban land by encouraging a variety of development forms, including single-family and multifamily housing and commercial uses serving local needs.
2. To provide for development which will reduce the pressure of growth and do so with a minimal impact on existing facilities.
3. To provide development criteria which will result in villages which are communities, minimizing the necessity for residents to travel from the villages to meet daily shopping and service needs.
4. To encourage village development occurring under King County’s jurisdiction to conform to Bellevue facility and development standards.

INTENT

The intent of this section is to provide guidance for the master plan development in villages on Cougar Mountain. The purpose is to provide more detail on village development requirements over and above those presented in the preceding sections for the general Subarea.

POLICIES

POLICY S-NC-65. Encourage multiple property owners to designate an agent to represent all involved in the process of obtaining master plan approval and for developing the property in compliance with all conditions of such approval.

POLICY S-NC-66. *[Repealed, Ordinance 6811]*

POLICY S-NC-67. Encourage a process which results in creative, efficient development; construction of a mix of housing types and prices; and sensitivity to the special environmental features.

POLICY S-NC-68. Require that master plans include a mix of land uses including single-family and multifamily housing, community business, and professional office uses sufficient to serve local needs, civic uses, and a village center.

POLICY S-NC-69. Require that the community business, professional office, educational, and civic uses are concentrated in the village center.

POLICY S-NC-70. Require low residential densities (*see Future Land Use Map, Volume 1, Map LU-1*) on the edge of villages as a buffer to the surrounding existing low density development.

POLICY S-NC-71. Require the development of park-and-ride lots away from village centers and residential areas, preferably in conjunction with a major recreational facility such as a ballfield.

POLICY S-NC-72. Permit the development of a second village only when the infrastructure for the first is in place and when the first phase of the first village is complete and self-sustaining.

Discussion: The unique opportunity exists in the Newcastle Subarea to develop property on Cougar Mountain through a master plan process. Environmental constraints such as steep slopes, extensive coal mining areas, and seismic, landslide, and erosion hazards encourage clustered development while the existence of large parcels of undeveloped land allows effective master planning. Master planning and village development can provide benefits in several ways including coordinated facility and service development, developer financed improvements, and more environmentally responsive development. Master planning also benefits property owners by allowing predictability.

Up to two villages could be located in the Master Plan Development Overlay Districts (see Figure S-NC.3). The maximum overall density within the villages is three units per acre, but the actual density for each village will be determined through review of a master plan. Uses required for each village include single-family and multifamily housing, a village center with community businesses, professional

offices, and civic, educational, and recreational facilities.

An overall master plan will be required for each village. Once approved, each property within the “village site” must develop in conformance with the plan.

During the master plan review process, the impacts of village development will be carefully analyzed. All facilities and services required by the development will be conditions of approval and will be phased at a rate consistent with the timing of development. Such services and facilities include transportation, utilities, parks and recreation, fire, police, and schools. The village developers will be responsible for all improvements required to support village development. Financing options may be explored when projects benefit both villages and properties outside of the villages. The improvements and services will be constructed and provided in a timely manner in order not to impact existing neighborhoods.

Village Development

Housing

GOALS:

- To provide quality housing in a variety of housing types.
- To encourage housing development which respects the unique natural features of the land.

OBJECTIVES

1. To provide a range of housing types to meet the housing needs of persons with different income levels and family sizes.
2. To achieve the site designs which support the use of transit.

POLICIES

POLICY S-NC-73. Require that each village include a variety of lot sizes and both attached and detached single-family and multifamily housing units of various sizes and prices.

POLICY S-NC-74. Require that housing designs minimize energy consumption and maintenance costs.

POLICY S-NC-75. Encourage housing in mixed- use buildings in village centers.

POLICY S-NC-76. Encourage high density housing in and adjacent to the village centers, in areas with high view amenities and solar access, and adjacent to community open space and public transit facilities.

Discussion: The Village Master Plan provides incentives to developers in the form of increased density and non-residential uses. The public benefits in the form of sensitive and homogenous planning and design as well as gaining a broad spectrum of housing types.

Village Development

Natural Determinants

GOALS:

- **To manage development in each village in a manner which respects the natural features and constraints of Cougar Mountain.**
- **To enhance the natural character of, and preserve ecologically sensitive areas on, Cougar Mountain.**

OBJECTIVES

1. To identify and protect natural areas which could function as urban open spaces. These areas are important to the natural drainage system and are valuable as natural habitats.
2. To identify and preserve environmentally sensitive areas in the villages including fish-bearing waters, wetlands and floodplain, unstable slope and vegetation, seismic, and coal mine hazard areas.

POLICIES

POLICY S-NC-77. Encourage village plans which include at least 40 percent of the gross area of the overall village to be provided as community open space.

POLICY S-NC-78. Require the preservation of unique and sensitive areas such as prime wildlife habitats, agricultural and fisheries resources, natural drainage features, or unstable slopes as open space.

POLICY S-NC-79. Retain as open space areas unsuitable for building due to natural or manmade hazards.

POLICY S-NC-80. Retain as open space areas with significant educational, scientific, historic, scenic, or aesthetic values.

POLICY S-NC-81. Require perimeter buffering of the village and retain this area as open space.

POLICY S-NC-82. Require trail corridors.

POLICY S-NC-83. Require land to be dedicated for school purposes (if appropriate).

POLICY S-NC-84. Restrict development in coal mine hazard areas.

Discussion: The design of the villages will be determined by the environmental features of the land and the organization of the transportation system. For example, development will be clustered away from sensitive areas such as steep slopes and coal mine areas. Natural areas with special value will be retained as open space and in many cases used as design features such as buffers between uses. Natural vegetation will be retained whenever possible and replanting will be required under some circumstances. Care will be taken to site and design buildings in a manner which minimizes their contrasts with the natural setting (i.e., setback from ridge lines, natural exteriors, and non-reflective surfaces).

Village Development

Transportation

GOAL:

To develop an efficient, well- planned road network for the villages that incorporates the natural features of Cougar Mountain, adequately serves the transportation needs of village residents with minimal impacts on surrounding areas, and includes a variety of alternatives to motorized transportation.

OBJECTIVES

1. To ensure a transportation system within villages which is:
 - a. Consistent with the City of Bellevue road standards;
 - b. Adequately integrated with the overall transportation system of the Newcastle area;
 - c. Designed to ensure that village traffic does not negatively impact existing residential neighborhoods;
 - d. Designed to encourage the use of transit service, pedestrian facilities, bicycle paths and equestrian trails; and
 - e. Designed to accommodate future growth.
2. To encourage a transportation plan which is sensitive to the natural characteristics of Cougar Mountain and is an integral element in the land use plan for the villages.

3. To ensure a trail system which is integrated with the open space, recreation, and community facility plan for the villages and connects to other existing trails and the regional trail system including trails for the Cougar Mountain Regional Wildland Park.

POLICIES

POLICY S-NC-85. Require all public roads to be designed and constructed to be consistent with Bellevue road standards.

POLICY S-NC-86. Require adequate access and road capacity to major arterial roads and highways from each village.

POLICY S-NC-87. Require a transportation system design for each village that ensures traffic generated by the development does not use existing non-arterial roads for access.

POLICY S-NC-88. Require that village road systems are designed so that village traffic does not adversely impact public facilities such as schools and the Cougar Mountain Regional Wildland Park.

POLICY S-NC-89. Require that the community business center of each village be located on roadways which connect to the major arterials. All roads outside the Village Center are to be residential in character as approved by the Bellevue Department of Transportation.

POLICY S-NC-90. Require that each village provide appropriate off-site road improvements and a traffic management system necessary to mitigate the impacts of traffic generated by the development.

POLICY S-NC-91. Require that necessary roadway improvements, identified through the village review process and the Facilities Study, be constructed to ensure that the level of service on the impacted roads is never reduced below LOS C with the exception of Coal Creek Parkway and Coal CreekNewport Way which may not be reduced below LOS D.

POLICY S-NC-92. Require that the use of transit service, van pooling, pedestrian walks, bicycle paths, and carpool facilities be included in each village plan.

POLICY S-NC-93. Require that housing and activity centers be located so that transit service and use by the residents is encouraged.

POLICY S-NC-94. Require that amenities for public transit and school buses, such as bus turnouts, shelters, and park-and-ride facilities, be provided in appropriate areas throughout the village.

POLICY S-NC-95. Require safe and protected pedestrian walks and bicycle paths which connect residential areas to schools, parks, and village centers.

POLICY S-NC-96. Require pedestrian, bicycle, and equestrian trails which provide connections to the regional trail system, including those which provide access to the Cougar Mountain Regional Wildland Park.

Discussion: The design of the transportation system for each village will be instrumental in achieving communities that are self-sufficient and have a minimal impact on adjacent residential neighborhoods. Easy access to village centers by both motorized and nonmotorized modes will be essential to encourage residents to shop and visit service providers in their own community. Roads will be designed to make it difficult for village traffic to use non-arterial roads outside of the village and easy to use major arterials and highways, transit shelters, transit centers, and park-and-ride lots in each village. A well developed, convenient, and safe nonmotorized transportation system will be required in each village providing access to the village center, schools, recreational facilities, and park-and-ride lots. High density housing and commercial uses will be encouraged to locate on roadways which connect to the major arterials so traffic impacts are reduced and transit use encouraged.

Village Development

Parks and Recreation

GOALS:

- **To provide adequate park and recreation facilities to meet the needs of village residents and, when appropriate, the general Newcastle and regional population.**
- **To provide recreational opportunities which are designed to take advantage of the unique natural qualities of Cougar Mountain.**

OBJECTIVES

1. To ensure that park systems within the villages provide active and passive recreation opportunities to all segments of the population, including the elderly and handicapped.
2. To ensure that the village park systems complement park facilities in the general Newcastle community.
3. To ensure public ownership and access to the Cougar Mountain Regional Wildland Park.

POLICIES

POLICY S-NC-97. Require the dedication and private development of neighborhood and community scale parks through the village development process.

POLICY S-NC-98. Require that all park facilities within the villages be designed to be accessible to the elderly and handicapped.

POLICY S-NC-99. Require that open space systems within the villages incorporate passive (and where appropriate, active) recreation facilities which are sensitive to the natural characteristics of such areas.

POLICY S-NC-100. Encourage park and recreation facilities which complement the special land use and development features of the villages.

POLICY S-NC-101. Encourage recreation facilities and programs which help to establish the autonomy and independence of the villages.

POLICY S-NC-102. Encourage the joint development of park and school facilities in the villages.

POLICY S-NC-103. Require trails to link the villages to other existing trails and the regional park system.

POLICY S-NC-104. Encourage the joint use of parking areas for large recreation facilities and park-and-ride lots.

POLICY S-NC-105. Require, when possible, the dedication or sale to King County of lands within or adjacent to the villages important to the full development of the Cougar Mountain Regional Wildland Park.

POLICY S-NC-106. Require that open space be either dedicated to an appropriate governmental agency or be held in perpetuity by an approved private organization with responsibility for maintenance and operation or that the area be designated as an open space easement.

Village Development

Urban Design—General

GOALS:

- To ensure an overall village design which results in separate and distinct communities of the highest quality.
- To ensure compatibility among developed and natural areas within each village and among the village(s) and the natural characteristics of Cougar Mountain, including the Cougar Mountain Regional Wildland Park.

OBJECTIVES

1. To retain as much of the natural vegetation within villages as possible.
2. To designate an open space network based on the natural features of the land and use this network as a basis for organizing residential neighborhoods.
3. To encourage a circulation system which respects the special topographic and landscape features of Cougar Mountain and helps to establish the character of the various development areas within the villages.
4. To encourage site and building plans which complement both the natural character of the area and the design elements of the various development areas within the villages.

POLICIES

POLICY S-NC-107. Selectively clear and trim vegetation to retain significant vegetation while enhancing views from the site to outlying areas and screening views into the villages from off-site.

POLICY S-NC-108. Require the dedication of permanent open space around the border of the villages to provide a separation between the villages and adjacent areas. (In the alternative, this land could be contained within an open space easement.)

POLICY S-NC-109. Preserve existing vegetation, including major tree stands and open spaces and, when appropriate, require additional landscaping using native plants between different development areas within the villages.

POLICY S-NC-110. Wherever possible, position structures below and set back from promontories, ridgelines, and summits, so that they are not silhouetted against the skyline from major viewpoints and so that visual prominence is reduced.

POLICY S-NC-111. Require wide rights-of-way for roads throughout the villages, with the bulk of the right-of-way dedicated to tree corridors.

POLICY S-NC-112. Minimize contrasts between development and the surrounding natural environment by using color tones such as stained wood, which blend with the surroundings and by selecting facade and roof surfaces which are non-reflective.

POLICY S-NC-113. Encourage the consideration of meteorological factors such as wind, rain, and sunlight, when locating and designing buildings and open space areas.

POLICY S-NC-114. Require multifamily housing outside of village centers to develop in clusters compatible in scale with surrounding lower density single-family areas.

POLICY S-NC-115. Limit development outside village centers to single-family and low-density multifamily housing.

POLICY S-NC-116. Require that the park-and-ride lots locate away from the village centers and residential clusters, preferably in conjunction with major recreational facilities such as ballfields.

POLICY S-NC-117. Require physical and/or visual buffers within and between areas of urban development.

POLICY S-NC-118. Require the dedication of land for recreational and/or urban design purposes.

Discussion: The policies in this section provide general urban design guidelines related to land use and street locations, configurations and features, and the use of natural and planted vegetation. The purpose is to achieve subtle development throughout the residential portions of the villages that blends with the natural environment.

In addition to the policies presented in this section, more specific urban design guidelines will be developed for each village through the village development review process. Further discussion with property owners, their architects, and the general public during the village review process will be necessary before specific conditions are set.

Village Development

Urban Design—Village Centers

GOALS:

- To develop a functional and aesthetically pleasing village center which provides services and activities adequate to meet the needs of village residents and which is harmonious with adjacent neighborhoods.
- To ensure that village centers appear cohesive and well planned throughout their development.
- To encourage village centers which act as the center or “hub” of activity for the community.

OBJECTIVES

1. To establish urban design guidelines for village centers related to building location and appearance, amenities, pedestrian orientation, and relationships to other village areas.
2. To approve a design within village centers which encourages complementary functional relationships between various land uses.
3. To encourage village centers which act as a focal point for the community and create an atmosphere with a sense of activity and cohesiveness.
4. To encourage a more intensive urban atmosphere within the village centers.

POLICIES

POLICY S-NC-119. Encourage village centers that are compact and concentrated.

POLICY S-NC-120. Retain a sense of compactness throughout the life of the village center by limiting development to vacant pads adjacent to or abutting developed areas.

POLICY S-NC-121. Require that the development of some community business and professional service uses and the town square take place in the first phase of village development.

POLICY S-NC-122. Encourage the location of small amounts of professional office space throughout the village centers rather than concentrated in one building.

POLICY S-NC-123. Encourage vertical layering of community business and limited office uses within buildings in the village centers.

POLICY S-NC-124. Focus development in the village centers on a single, central street.

POLICY S-NC-125. Require a “village green” or town square within the village centers which includes or is adjacent or connected to such amenities as a formal arrangement of trees, paths, public gardens, children’s play areas, and other community features.

POLICY S-NC-126. Require a street system within the village centers which is urban in design and includes sidewalks, crosswalks, and a combination of major and minor streets.

POLICY S-NC-127. Encourage the location of the town square at an important intersection.

POLICY S-NC-128. Encourage strong visual design elements to reinforce the importance of the town square.

POLICY S-NC-129. Require an attractive, convenient, and safe pedestrian system connecting uses within the town center and connecting the town center itself to the remaining portions of the village.

POLICY S-NC-130. Require the location of a transit center in village centers.

POLICY S-NC-131. Encourage a diverse collection of shops, professional services, offices, community facilities, and high density housing within village centers.

Discussion: Although sensitivity to the natural environment is required, development in the village centers will be more urban and manmade in nature. The urban character will be accomplished by requiring concentrated development, controlled landscaping, geometric street patterns, and parks planned as focal points. The physical design requirements are intended to encourage centers that act as a focus of activity to the community and look and operate in a manner distinctive from the rest of the village.

The urban design policies also direct the timing of village center development. The centers are to be included in the first development phase for a village. The intent is to assure that centers are recognizable entities from the early life of a village.

Development should be compact, eliminating the possibility of vacant “holes” which would detract from the cohesiveness of the village center. Community activity centers such as schools, parks, churches, etc. are encouraged in the centers along with community business and service uses in order to achieve a feeling of completeness.

Figure S-NC.1 Potential Annexation Area

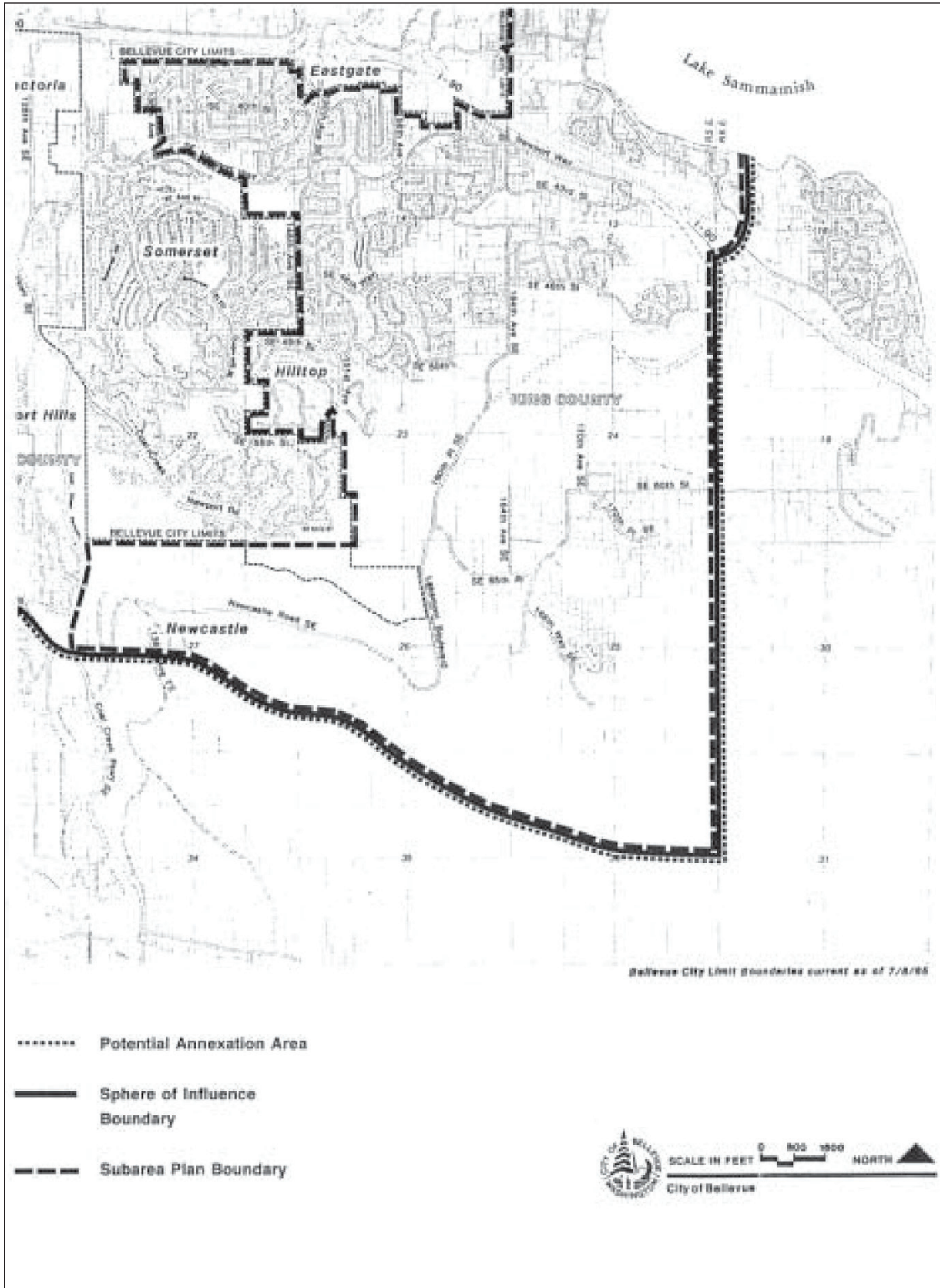


Figure S-NC.3 Master Plan Development Overlay Districts

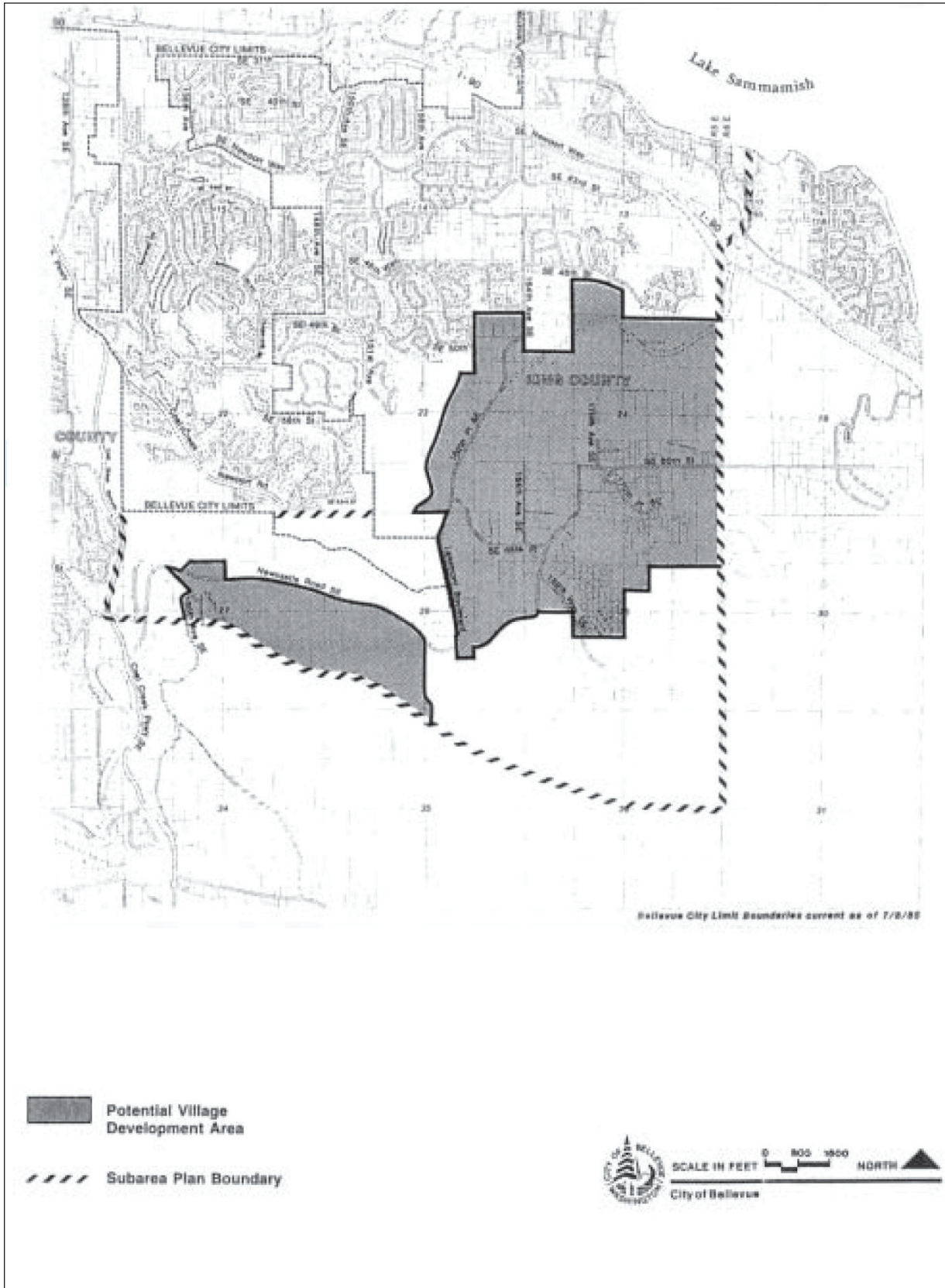


Figure S-NC.4 Historic Sites

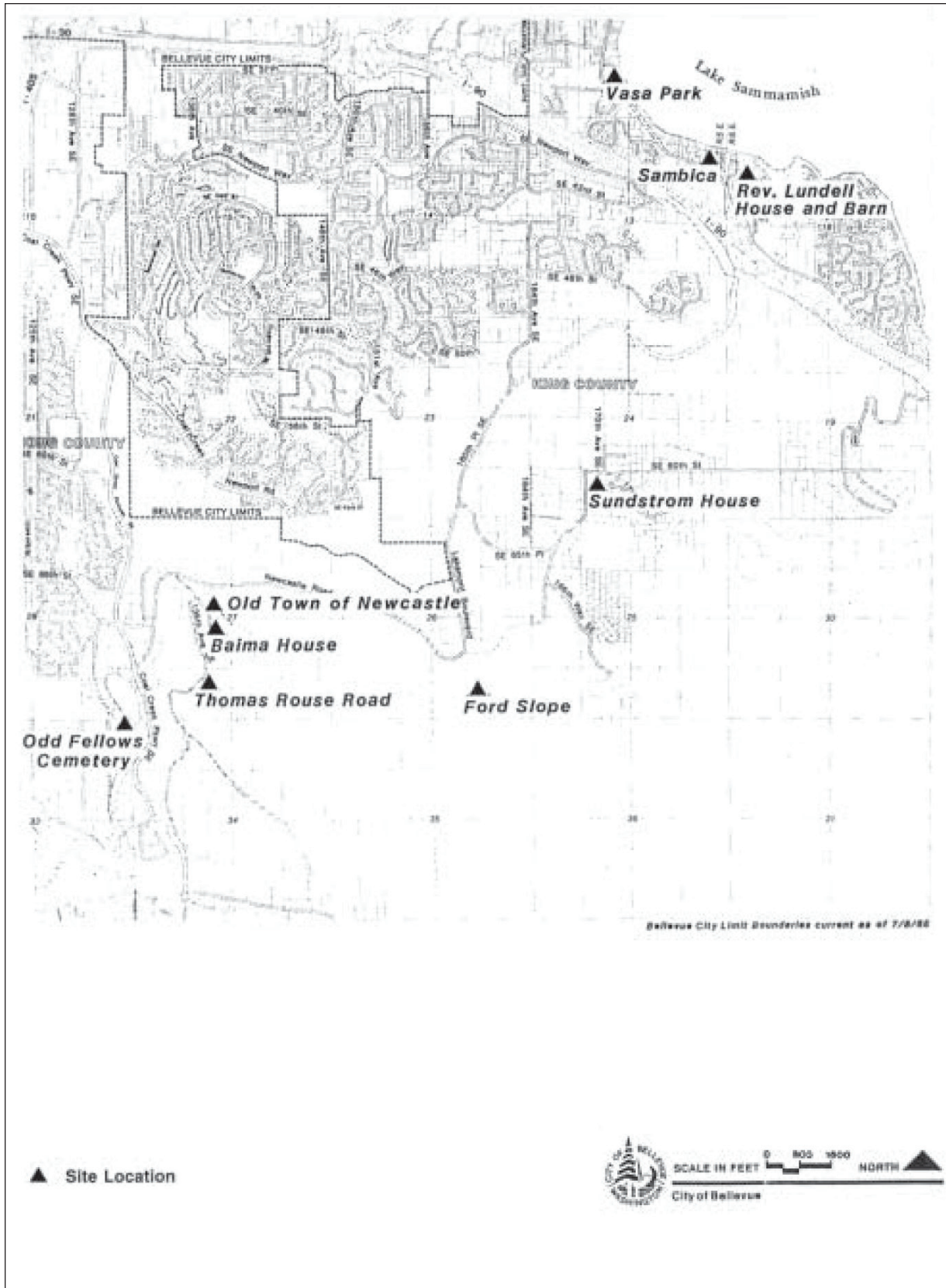


Figure S-NC.5 Creeks and Un-named Tributaries

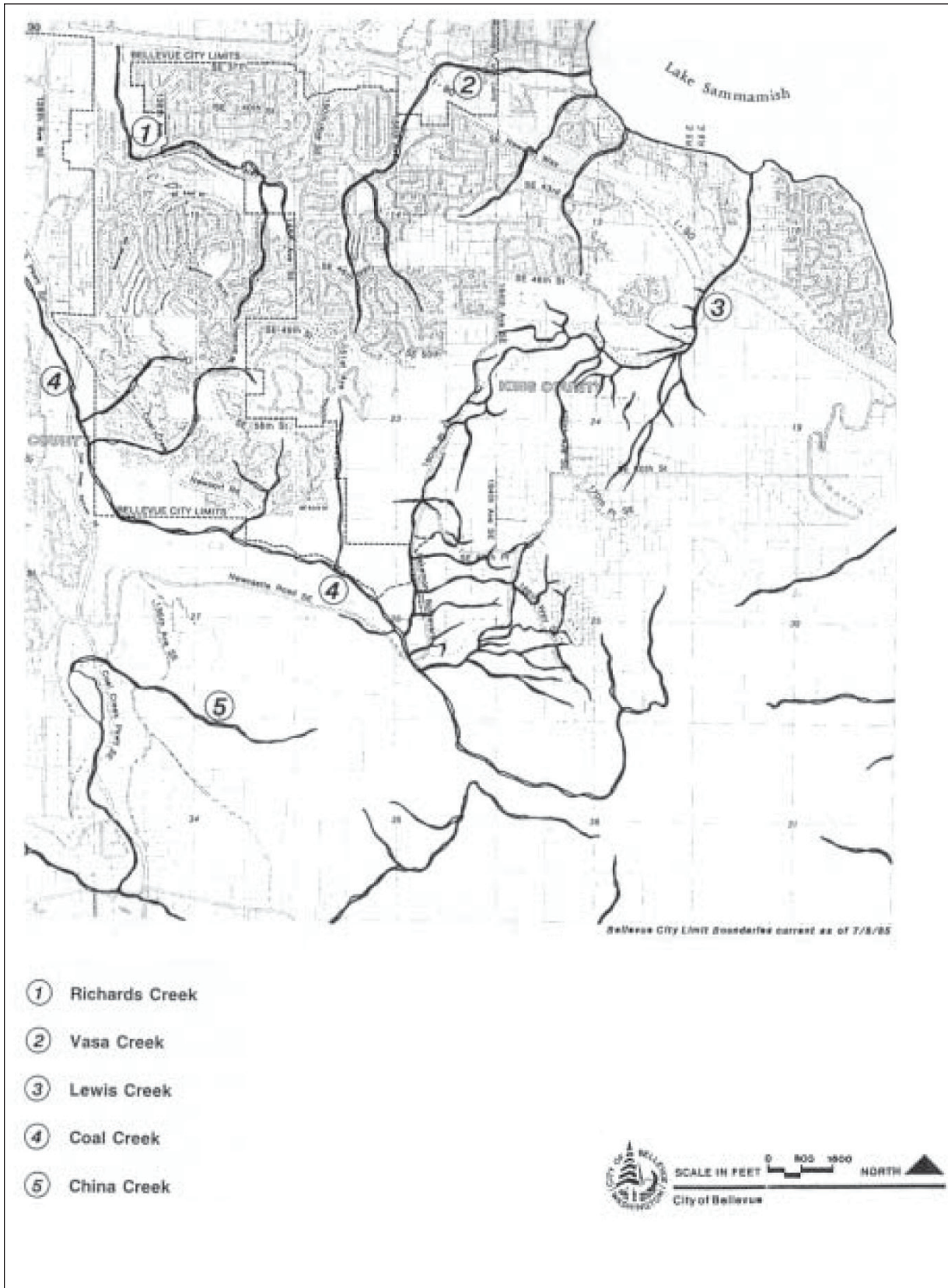


Figure S-NC.6 Transit Service

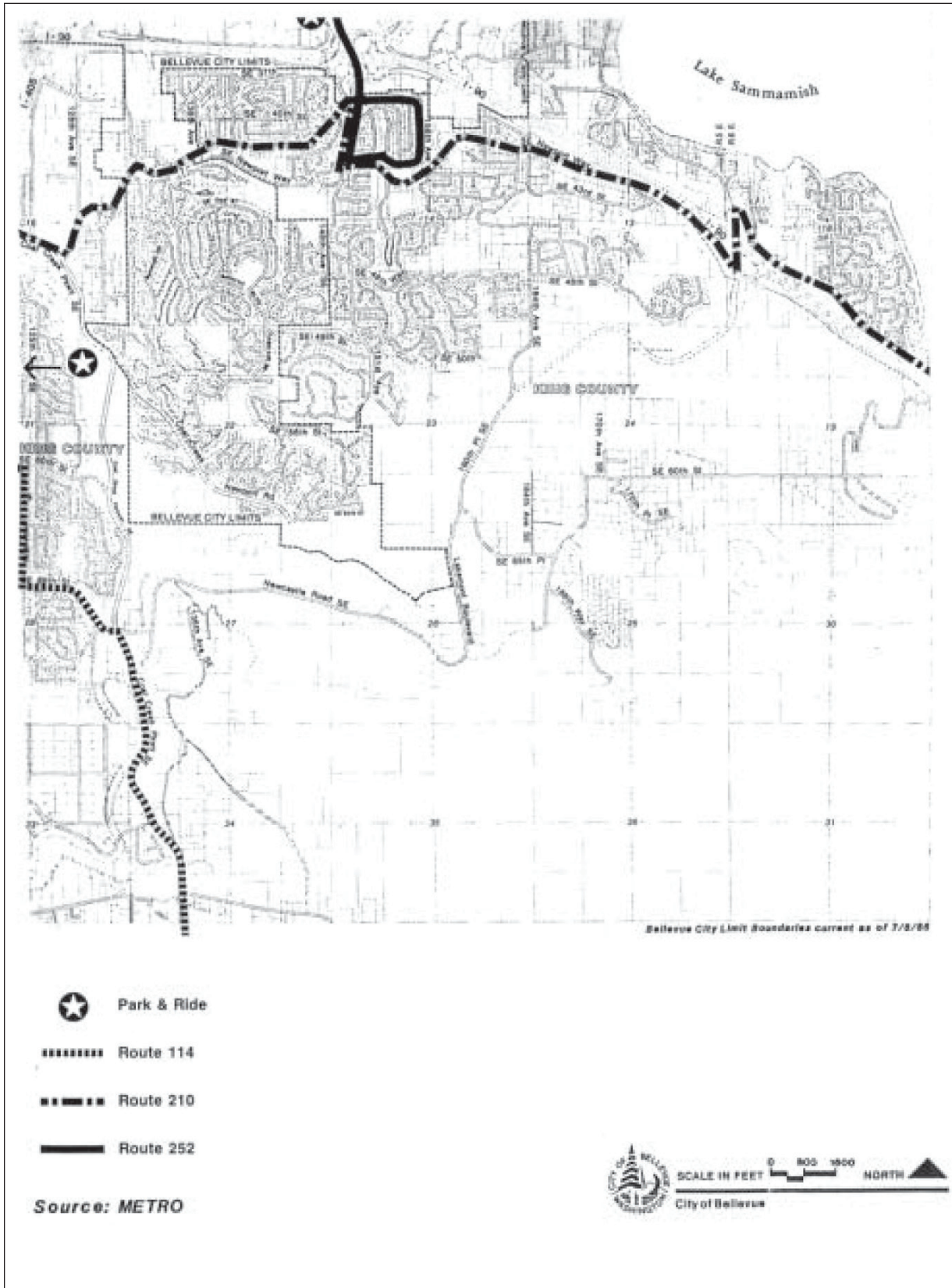


Figure S-NC.7 Potential Park-and-Ride Lots and Transit Service Routes

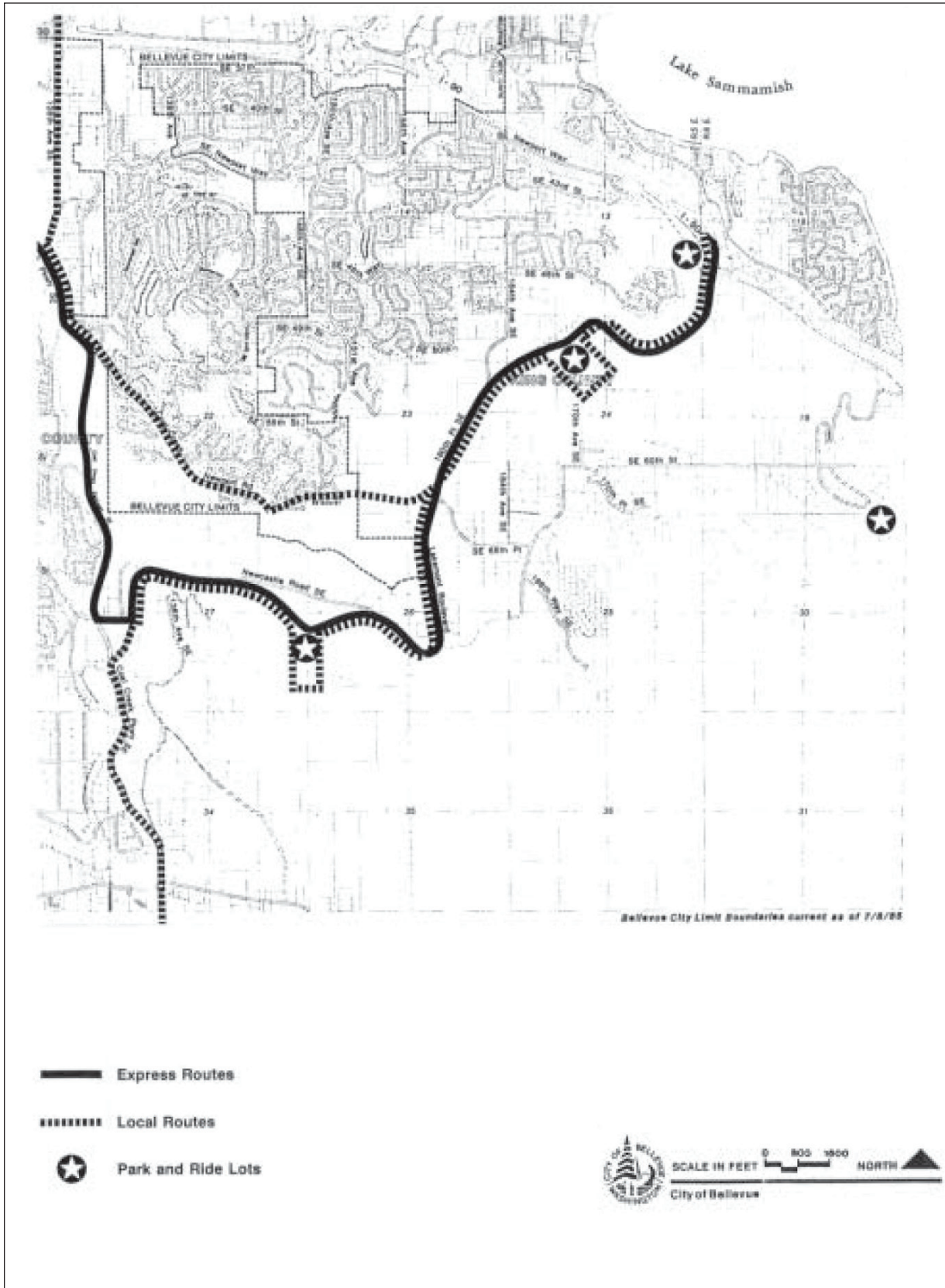


Figure S-NC.8 Trails

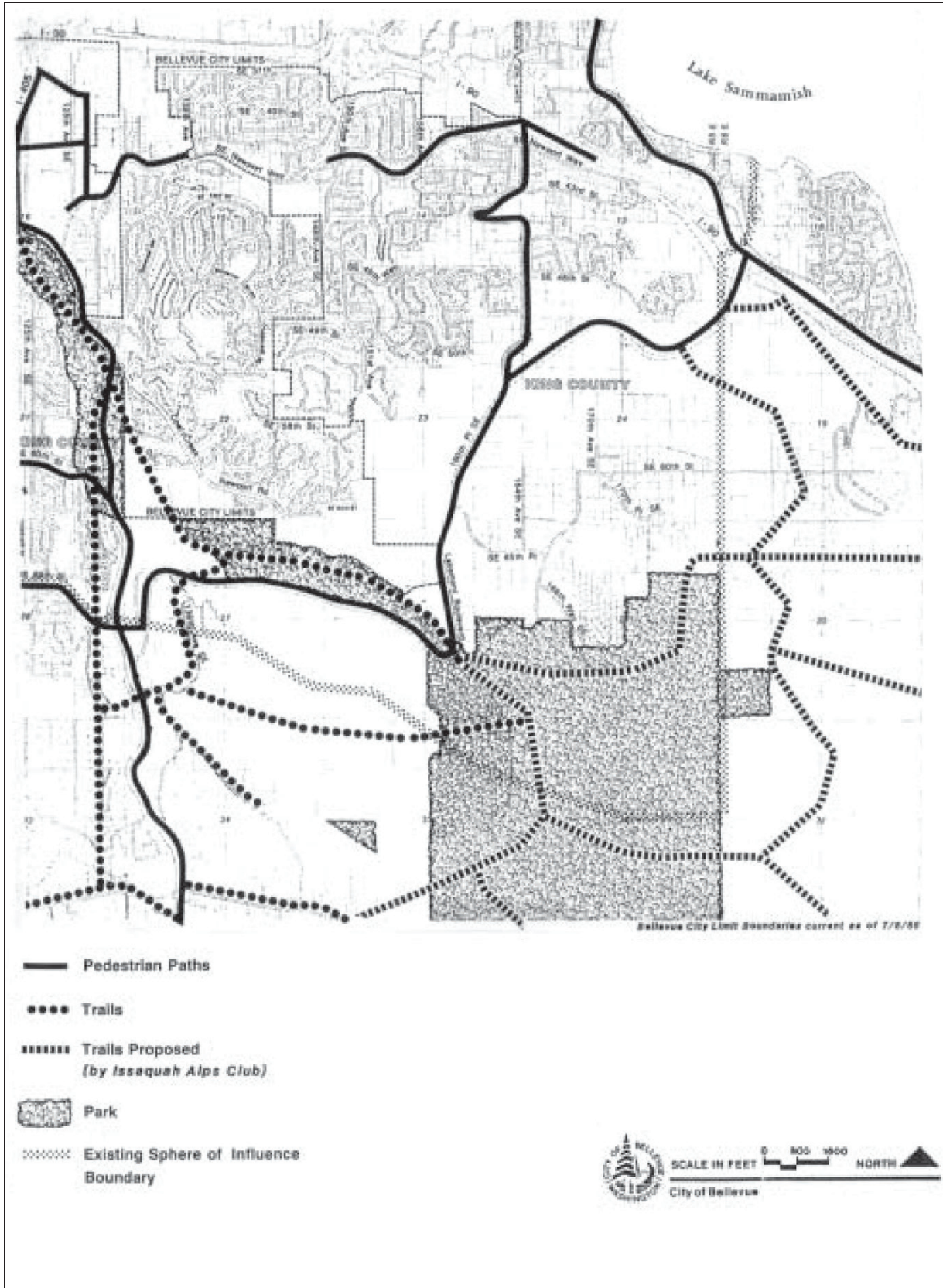


Figure S-NC.9 Parks

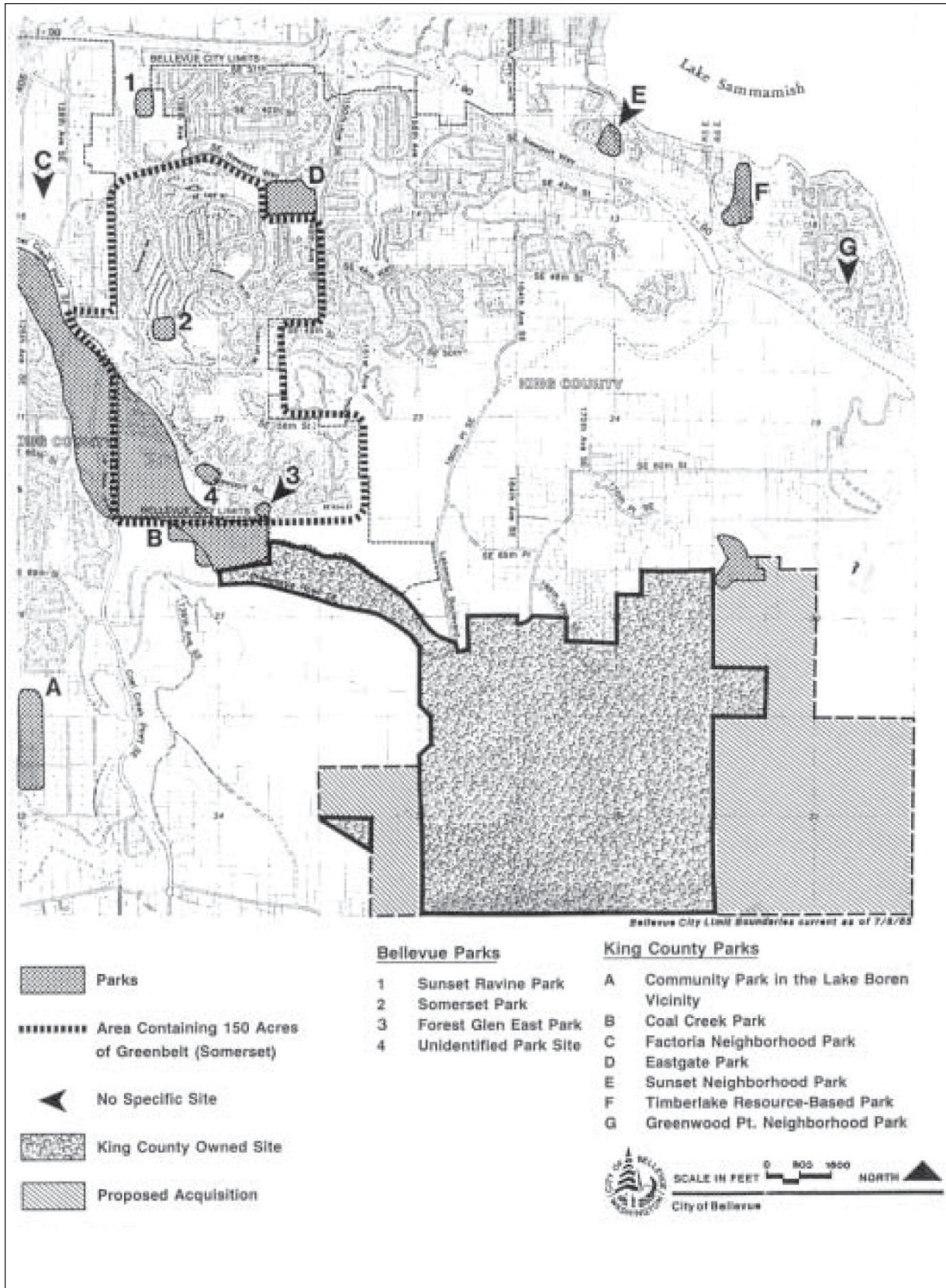


Figure S-NC.10 Sewer Service Areas and Major Sewage Facilities

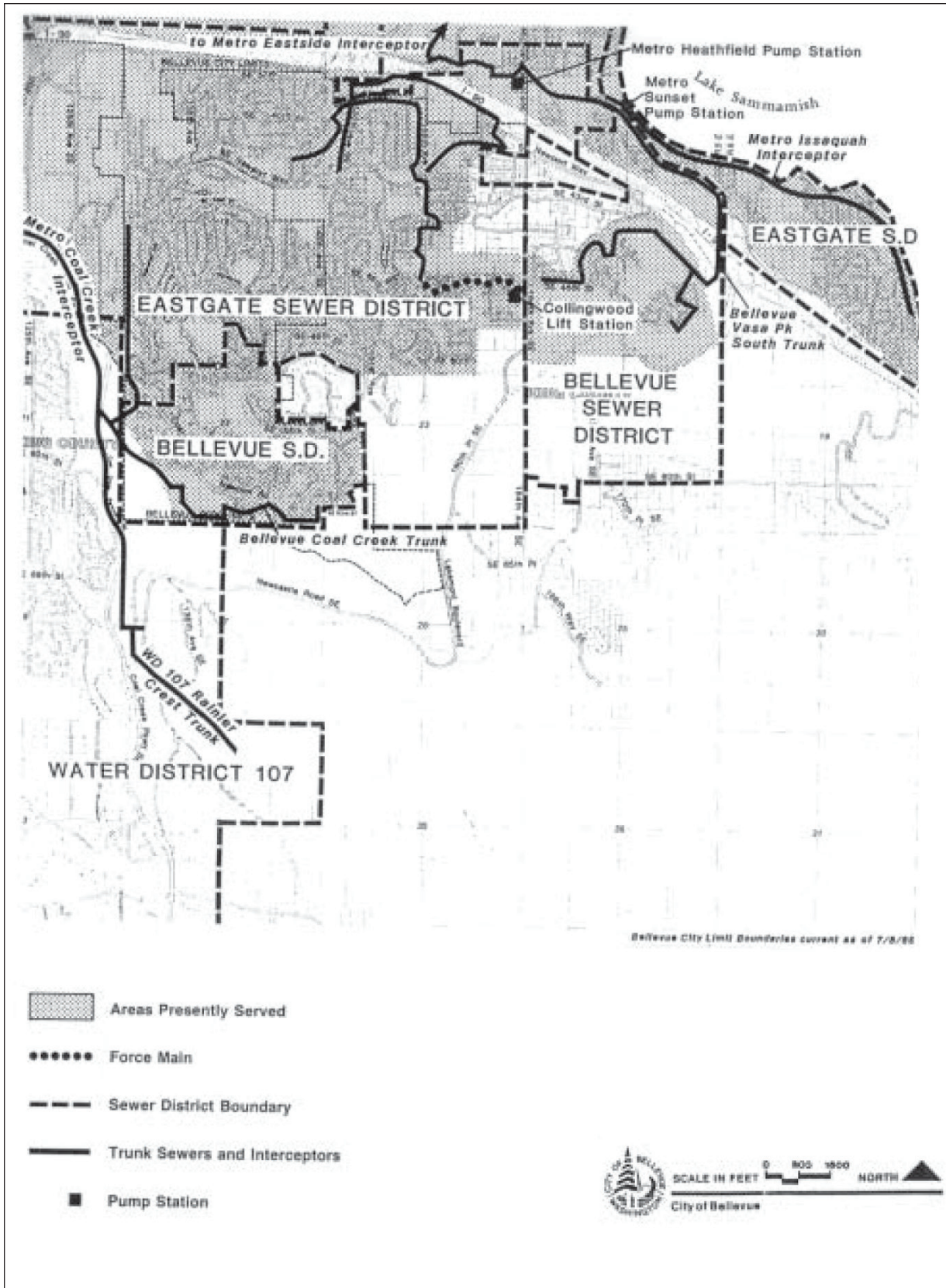
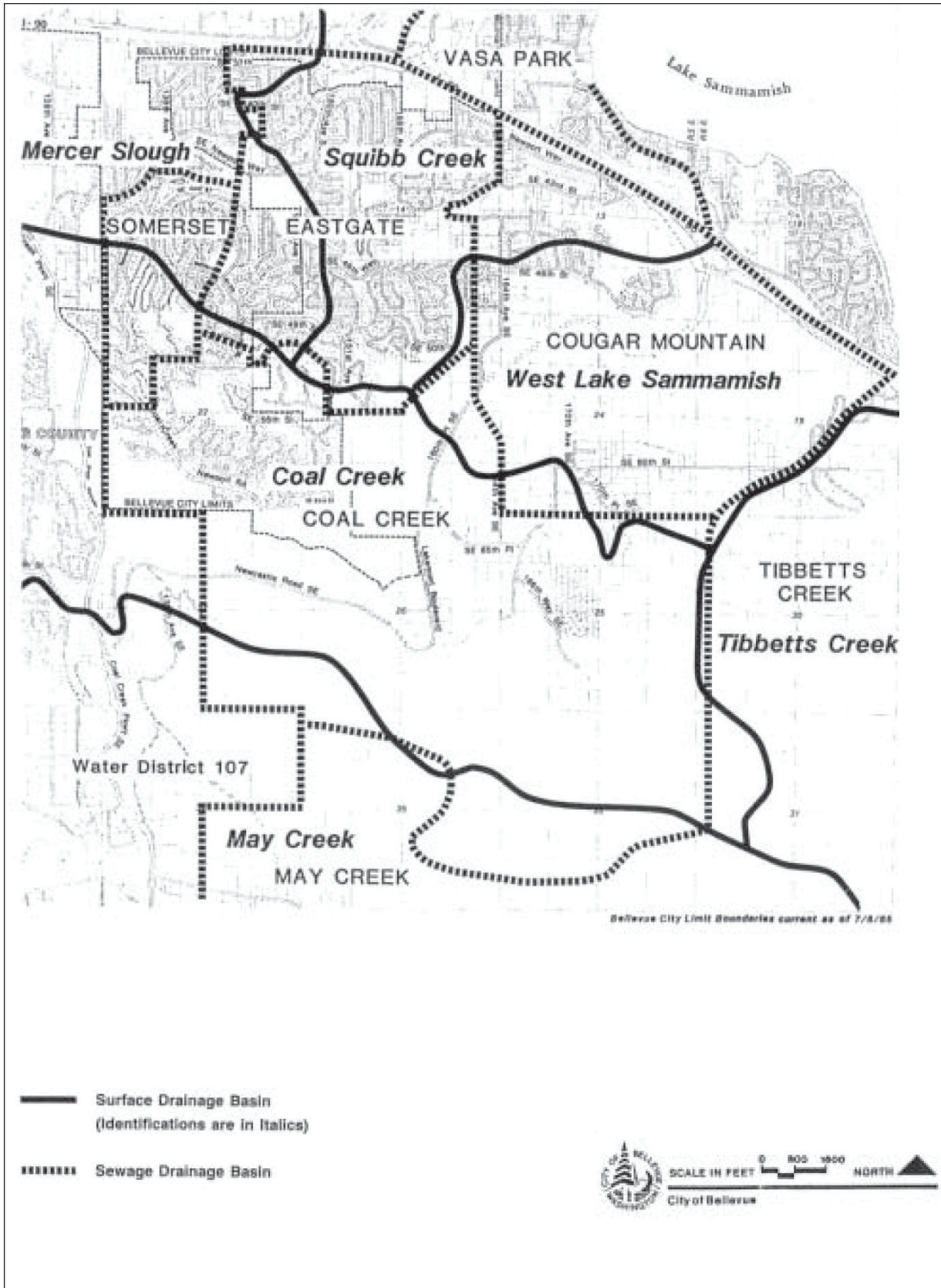


Figure S-NC.11 Surface and Sewer Drainage Areas



APPENDIX A

*Table 1 Summary
Development/Population By Phase
(Maximum Development Anticipated)*

# OF UNITS	PHASE I 0-3 YEARS	PHASE II 4-6 YEARS	PHASE III 7-11 YEARS	PHASE IV 12-16 YEARS	PHASE V BUILD OUT	TOTAL
I. UNITS						
Cumulative	4,250	<u>5,450</u>	<u>7,950</u>	<u>9,800</u>	<u>11,150</u>	<u>11,150</u>
Total		(5,810)*	(10,577)	(13,800)	(15,150)	(15,150)
II. POPULATION						
Cumulative	13,200	<u>16,550</u>	<u>23,400</u>	<u>28,450</u>	<u>32,500</u>	<u>32,500</u>
Total		(17,518)	(30,516)	(39,310)	(43,382)	(43,382)

**North and West village development at the maximum recommended by the plan (4,000 dwelling units per village).*

Methods and Assumptions Used to Calculate Maximum Anticipated Subarea Population

1. The land use adopted for the Subarea by King County in the Newcastle Community Plan was assumed appropriate for all areas.
2. When a project was either in the planning stage and consistent with the adopted land use, or approved by King County, information from the property owner/ developer on housing counts was used. This was the case with the villages and several subdivisions.
3. The boundaries of the potential village sites were taken from the County's Newcastle Plan and EIS. Actual unit numbers were taken from property owners when available, otherwise a density of three units per acre was assumed. In the case of the Northern Village, the conceptual boundary of the village is larger than the "potential MPD area" shown in the King County Area Zoning. For the purposes of this study, the larger area was assumed. A project involving about 1,086 units on 389 acres of the northern village area is currently before the County for review and approval. Plans have not been developed for the remaining portion of the village.
4. It was assumed that no development would take place within the boundaries of the Cougar Mountain Regional Wildland Park (*Figure S-NC.9*).

5. Unit projections for areas where no known projects exist were calculated in three ways: First, actual lot counts were taken in the northwest or Eastgate portion of the study area. This was done using Bellevue maps showing platted lots and comparing these to data in the King County 1984 Annual Growth Report. The development pattern established by existing development was assumed for the minimal amount of vacant land in the area.

Second, a formula was developed for calculating the estimated number of units at buildout for primarily undeveloped areas with RS (Residential Single-family at urban densities), SR (Suburban Residential - a transition from suburban to urban character), and multifamily designations. The formula took into consideration environmental features and existing development patterns. The formula was as follows: Number of acres multiplied by maximum density allowed by the King County land use designation divided by two. The results using the formula were consistent with actual densities in developed areas and proposed subdivisions. Areas where the formula was used have a considerable amount of “sensitive areas” as identified in the King County Newcastle Plan.

Finally, for areas with a land use designation of one acre and above and with a built-in factor for sensitive areas (i.e., clustering), the maximum density multiplied by the number of acres was used to calculate the projected number of units at buildout.

6. Population estimates were calculated by multiplying the Bellevue standard of 3.1 persons per household for single-family and 1.8 for multifamily homes times the estimated number of units.
7. Once the total number of units at buildout was estimated, a phasing plan for growth was developed. The intent was not to tie growth to a specific date or time, but to estimate the amount of growth that might occur in phases or periods. Growth was separated into the three categories: villages, subdivisions, and infill. Ultimate development of all three villages was assumed, even though the King County and Bellevue plans specify only two villages. This was done in order to understand the impact of all possible development in the area on facilities and services.

Development of and in the villages and subdivisions was assigned to phases based on discussions with property owners. Infill growth includes changes in land use that will take place outside of known subdivisions or villages. Based on the rate of growth in recent years in the City of Bellevue and the King County Newcastle planning area, an amount of annual infill was estimated.

APPENDIX B
Development/Population By Phase
(Maximum Anticipated Development)

# OF UNITS	PHASE I 0-3 YEARS	PHASE II 4-6 YEARS	PHASE III 7-11 YEARS	PHASE IV 12-16 YEARS	PHASE V BUILD OUT	TOTAL
I. UNITS						
Existing	3,000		3,000			
New Subdivisions	650					650
North Village	0	600 (960)*	1,000 (1,600)	900 (1,400)	0	2,500 (4,000)
West Village	0	0	1,000 (2,667)	500 (1,333)	0	1,500 (4,000)
In-Fill	600	600	500	450	1,350	3,500
Sub-Total	4,250	1,200 (1,560)	2,500 (4,767)	1,850 (3,223)	1,350	
Cumulative Total	4,250	5,450 (5,810)	7,950 (10,577)	9,800 (13,800)	11,150 (15,150)	11,150 (15,150)
East Village				1,000	2,000	3,000
Cumulative Total	4,250	5,450 (5,810)	7,950 (10,577)	9,800 (13,800)	11,150 (15,150)	11,150 (15,150)
II. POPULATION						
Existing	9,300					
New	3,900	3,350 (4,318)	6,850 (12,998)	5,050 (8,794)	5,050 (4,072)	
Cumulative Total	13,200	16,550 (17,518)	23,400 (30,516)	28,450 (39,310)	32,500 (43,382)	32,500 (43,382)
East Village				2,700	5,400	
Cumulative Total				31,150 (42,010)	40,600 (51,482)	40,600 (51,482)

*Village development at the maximum recommended in the plan (4,000 dwelling units).

APPENDIX C

Facility Needs/Costs by Growth Phase

Estimates are given in 000's based on 1985 costs

Facility	PHASE I 0-3 YEARS Infill	PHASE II 4-6 YEARS Infill, Northern Village	PHASE III 7-11 YEARS Infill, Northern & Western Village	PHASE IV 12-16 YEARS Infill, Northern & Western Village	Buildout Infill
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I. TRANSPORTATION IMPROVEMENTS

Roads	Coal Creek/Newport Extension \$3,588	Lakemont Blvd Extension \$10,695	Widen Coal Creek/ Newport \$2,024	Widen 164th Ave SE \$4,140
	Spot Widening Newport Way	Signalize Lakmont Extension/Newport \$143	Widen Lakmont Blvd Newcastle Rd. SE \$10,120	
			Widen Coal Creek Pkwy North of Coal Creek/ Newport Rd \$3,738	
			Widen Coal Creek Pkwy South of Coal Creek/ Newport Rd \$7,432	
			Rt Turn Lane on Newport Way at 148th SE & Left Turn Lane Coal Creek Pkwy \$83	
			Turn Lane on Newport Way/128th \$58	
			Signalize Coal Creek/Newport Rd/Lakmont Blvd \$115	
Transit	Local Service	Interchange Park-N-Ride Lots	New Express Service	
	Additions to Existing Service		Village Park-N-Ride Lots	

II. UTILITIES

Sewer	Coal Creek Trunk Replacement \$350	Vasa Park Replacement \$330	Vasa Park Replacement \$140	Vasa Park Replacement \$160
	Coal Creek Trunk Extension \$760	Vasa Park Extension \$400	Newcastle Road Extension \$760	
	Rainier Crest Extension \$280			

APPENDIX C

Facility	PHASE I 0-3 YEARS Infill	PHASE II 4-6 YEARS Infill, Northern Village	PHASE III 7-11 YEARS Infill, Northern & Western Village	PHASE IV 12-16 YEARS Infill, Northern & Western Village	Buildout Infill
Water	Newport Pump Station Upgrade \$55	850 Zone Reservoir \$300	1175 Zone Reservoir \$300		
	164th SE Distribution Main Extension to 850 Reservoir \$208	164th SE Distribution Main Extension to 1175 Reservoir \$80	Pump Station to 1400 Zone \$20		
	Supply Main Improvements \$100	Pump Station to 1175 Zone \$400			

III. PUBLIC SERVICE IMPROVEMENTS

*Fire	3-bay Satellite Station \$2,104		3-bay Satellite Station \$2,104		
Police	Additional Service \$286	Additional Service \$244	Additional Service \$471	Additional Service \$328	Additional Service \$286
***Parks	3-6 Small Parks (1 Acre)	4-8 Small Parks	6-12 Small Parks	7-14 Small Parks	8-16 Small Parks
	1-2 Neighborhood Parks (5-15 Acres)	2 Neighborhood Parks	2-3 Neighborhood Parks	3-4 Neighborhood Parks	3-4 Neighborhood Parks
	2-4 Community Parks (15-30 Acres)	3-5 Community Parks	4-6 Community Parks	5-8 Community Parks	5-9 Community Parks
				***1-2 District or City-wide Parks (100 or More Acres)	***1-2 District or City-wide Parks

**Costs include estimates for capital improvements, equipment, and operations and maintenance*

***Cougar Mountain Regional Wildlife Park will serve this purpose*

****Park Department could not do meaningful estimate for cost of park development*

APPENDIX D

Preliminary Village Center Urban Design Guidelines

Once a village center has been located in respect to the overall design of a village, the following urban design guidelines shall apply:

Site and Building Design

1. Require that the core area of village centers be comprised of buildings that generally abut one another along the principal street(s).
2. Require the following design features in buildings within village centers:
 - a. Main entrances to buildings from the sidewalks,
 - b. Retail or service activities on the ground floor of all buildings,
 - c. Clear windows on the street side of buildings,
 - d. Virtually no setbacks from the sidewalk,
 - e. Building facades which incorporate pedestrian-oriented features such as awnings, recessed entries, and display windows, and
 - f. Maximum of 50-foot building height.
3. Ensure a mix of uses in village centers by:
 - a. Requiring a mix of professional offices, retail, and residential development in all phases of village center development,
 - b. Requiring ground floor retail and service uses in office buildings, and
 - c. Requiring housing in the village centers to be scattered and varied in design and type.
4. Minimize the visual impact of parking facilities:
 - a. Restrict parking facilities to areas peripheral to the commercial core and encourage the sharing of such facilities by office, retail, and residential uses, and
 - b. Encourage parking facilities to be placed under buildings or terraced into the topography.

Street and Sidewalk Design

1. Require the following standards for village center street systems:
 - a. Street rights-of-way of 60-75 feet,
 - b. Street widths of 45-55 feet,
 - c. Sidewalk widths of 10-15 feet,
 - d. Block lengths of 200-300 feet, and
 - e. The use of mid-block paths or alleys.

2. Encourage a streetscape character in village centers which are urban in nature by:
 - a. Requiring uniform sidewalk design standards,
 - b. Requiring regularly spaced street trees along the curb line, and
 - c. Creating an integrated system of street lights, signs, informational graphics, benches, litter receptacles, and special textured paving.