

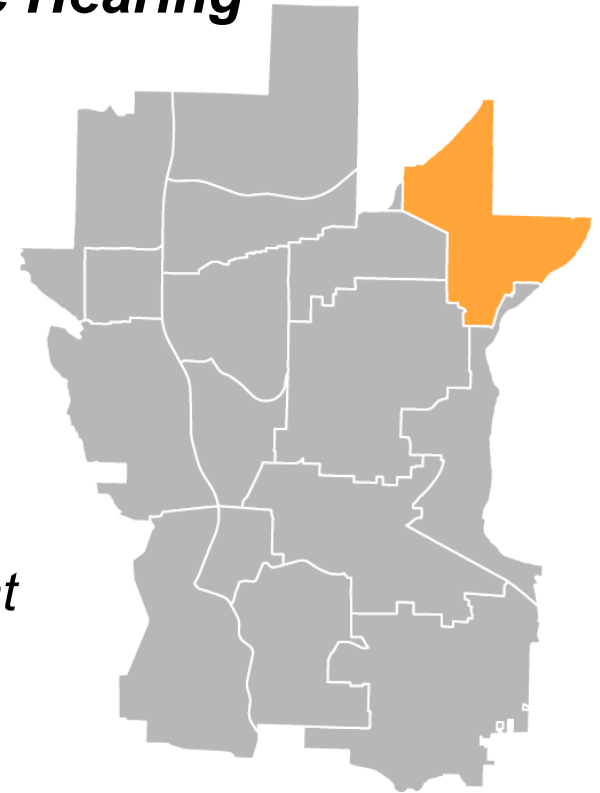


GN

GREAT NEIGHBORHOODS

MANY VOICES • ONE VISION
OUR FUTURE

**2021 Comprehensive Plan
Amendment: Northeast Bellevue
Neighborhood Area Plan
*Public Hearing***



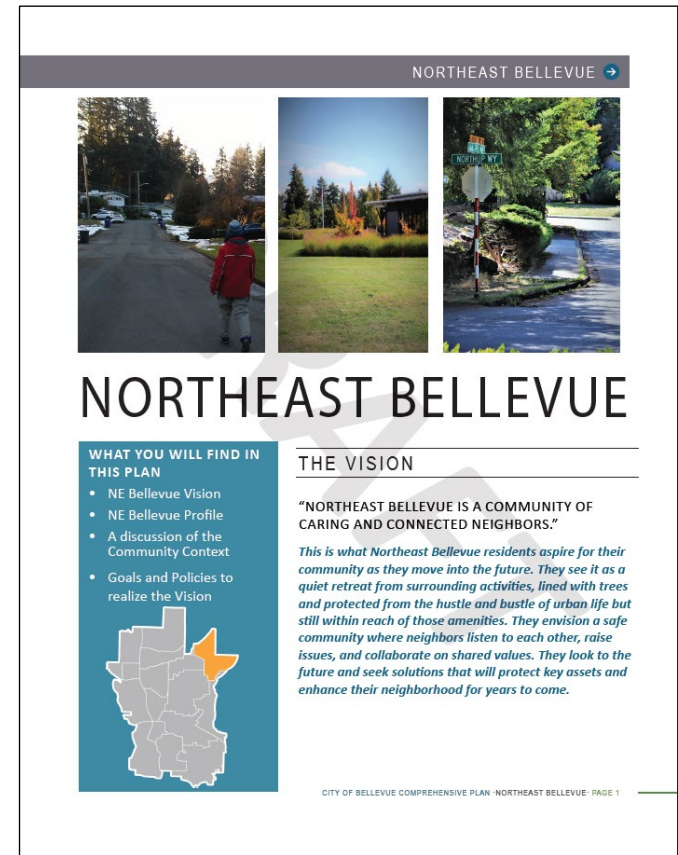
Gwen Rousseau AICP
Brooke Brod
Community Development

July 14, 2021



Planning Commission Direction

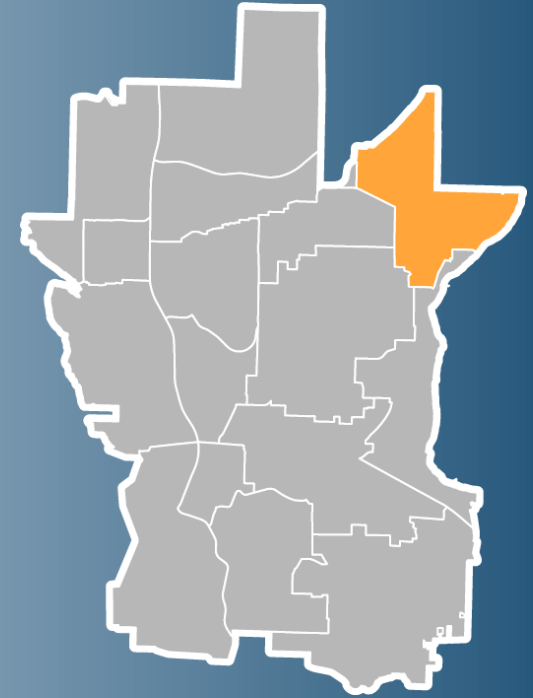
1. Conduct a Final Review public hearing for the 2021 CPA for the Northeast Bellevue Neighborhood Area Plan.
2. Conduct a discussion.
3. Take action on a recommendation.





Agenda

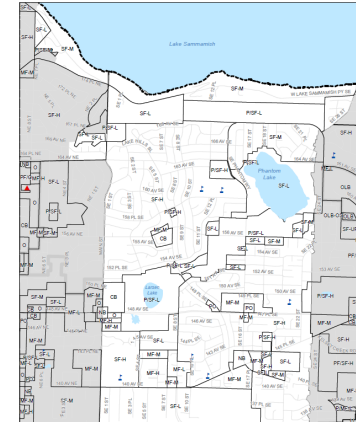
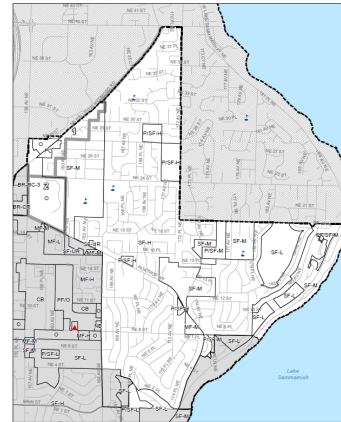
- Decision Criteria Overview
- Outreach Summary
- Public Comments
- Commission Comments and Proposed Amendments



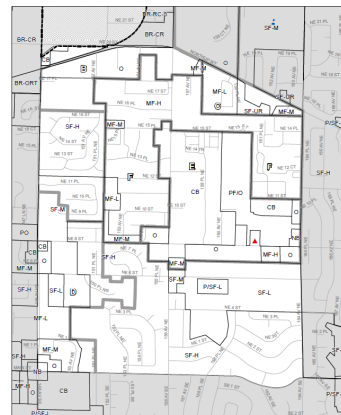
Proposed Amendments

Northeast Bellevue




Southeast Bellevue



Crossroads




NORTHEAST BELLEVUE →

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.

CITY OF BELLEVUE COMPREHENSIVE PLAN - NORTHEAST BELLEVUE - PAGE 1

POLICIES

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

District A

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

Crossroads Subarea Plan

Page 71

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

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

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



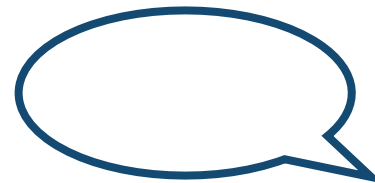
Decision Criteria Overview

1. The proposed amendment is ***consistent with the Comprehensive Plan.***
2. The proposed amendment ***addresses the interests and changed needs of the entire city.***
3. The proposed amendment ***addresses significantly changed conditions*** (since the last time the pertinent map or text was amended).
4. Implicit in the proposed amendment is an expectation of general conformance with adjacent land use and the surrounding development pattern. However, it is not a site-specific amendment in property terms so the decision criterion for development suitability ***does not apply***;
5. The proposed amendment ***demonstrates a public benefit and enhances the public health, safety and welfare.***

[LUC 20.30I.150](#)

Outreach Summary

- Notice of this public hearing published June 17; notice of application published on May 27
- 10 community meetings over 11 months (June '20 through April '21)
- 2 mailings to every household, first linked to a questionnaire and second included a prepaid mail-back questionnaire (400 returned)
- Engaging Bellevue utilized for ongoing engagement (~4000 visits)
- Facebook, Nextdoor, WeChat, Kakao Talk used to spread the word
- *Neighborhood News* and *It's Your City* utilized for broad updates
- Interlake High School student led virtual and in-person events.



Resulting Plan Sections



Sense of Place



Housing Affordability



Sense of Community



Mobility and Access



Environment



Public Comments



- Address impacts of BelRed and Overlake development on Northeast Bellevue and coordinate with the City of Redmond,
- Strengthen mechanisms for tree preservation and retention.
- Address traffic and improve multi-modal transportation facilities, and
- Discuss housing issues within a larger citywide context.



Previous Commission Comments: 4/28, 5/26, 6/9

Future
Engagement
Feedback

Additional review
and discussion
time requested

Separation of
controversial
policies
suggested

Importance of
providing choices
emphasized



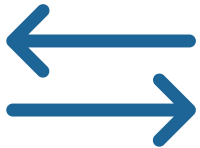
Commission Comments 7/7



- Renovation versus Rehabilitation:
 - S-NE-1. Preserve Northeast Bellevue's existing neighborhood identity by **supporting efforts to maintain and renovate** ~~encouraging rehabilitation and maintenance of existing mid-century homes and later styles, and to preserve~~ preservation of trees.
- Group Sense of Place policies together:
 - ~~S-NE-22.~~ **S-NE-2.** Minimize impacts from any new housing typology to the environment and to the existing residential character of the street experience.
- Reflect what city can do regarding schools:
 - S-NE-21. Ensure adequate infrastructure exists for new housing typologies (e.g. transportation, utilities, **schools and parks**), **and work with Bellevue School District to address additional educational facility needs.**



Commission Comments 7/7



- Coordination needed especially where projects are in close proximity:
 - S-NE-40. 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.**
- Preserve individual trees in addition to protecting the tree canopy:
 - S-NW-41. Support efforts to ~~both~~ protect Northeast Bellevue's tree canopy, **preserve its trees**, and enhance the health of trees on both public and private property.

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Direction / Feedback

Results of real-time auditing of tonight's material

