

Neighborhood Area Planning



PLAN SEQUENCING

Mac Cummins
Terry Cullen

August 6, 2018

PROCESS



Bellevue is a city of diverse neighborhoods, each with its own unique and distinct character.

Neighborhoods have a prominent place in the Comprehensive Plan:

- Neighborhoods Element
- Subarea Plans

PROCESS



Neighborhood plans will be:

- Based on the Comprehensive Plan
- Strategic and action-focused
- A ground-up community process

PROCESS



Throughout the process, residents will partner with the City to:

- Identify the unique and distinct character of their neighborhoods
- Envision and plan for their future

Neighborhood Area Planning PROCESS TIMELINE

Attachment B

Phase 1
DISCOVERY
September-November



Share information and identify neighborhood priorities

"Let's get to know each other and share what we know"

Phase 2
**DEVELOP AND
REFINE STRATEGIES**
November-April



Strategic solutions and initiatives

"Let's develop our plan for the the future"

Phase 3
**REVIEW AND
VALIDATION**
April-June



Share initiatives and resolve issues

"Help shape our recommended plan"

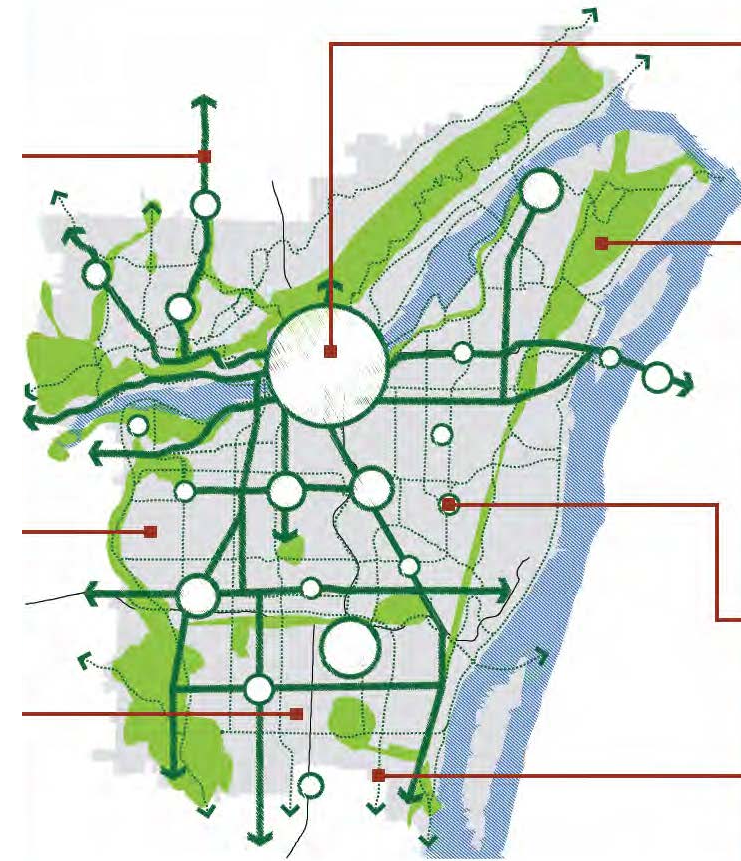
Phase 4
**CITY REVIEW AND
ACTION**
September-December



Legislative process, hearings and action

"Share your thoughts about the draft plan with Planning Commission and City Council"

PROCESS



- Each Neighborhood Area Plan will include:
- A community profile
 - A neighborhood opportunities map
 - Its relationship to the larger Comprehensive Plan
 - Vision, goals and strategies

TENETS



- Be on the ground, in the neighborhoods.
- Listen to the community.
- Have a conversation with the community.
- Understand the community.
- Organic and home grown is important.

PROCESS



New plans will have:

- Key priorities and initiatives
- Neighborhood-based actions to help support neighborhood and citywide priorities
- Updated information to inform Comprehensive Plan updates
- A strong sense of ownership

THE NEXT STEP



Every neighborhood is impacted by internal and external changes:

- Increases in traffic
- Loss of tree canopy
- More and larger buildings
- Demographics
- Housing affordability

THE NEXT STEP



Every neighborhood area deserves a plan, and a plan will be done for every neighborhood area.

Two plans will be completed each year.

THE NEXT STEP – SEQUENCING



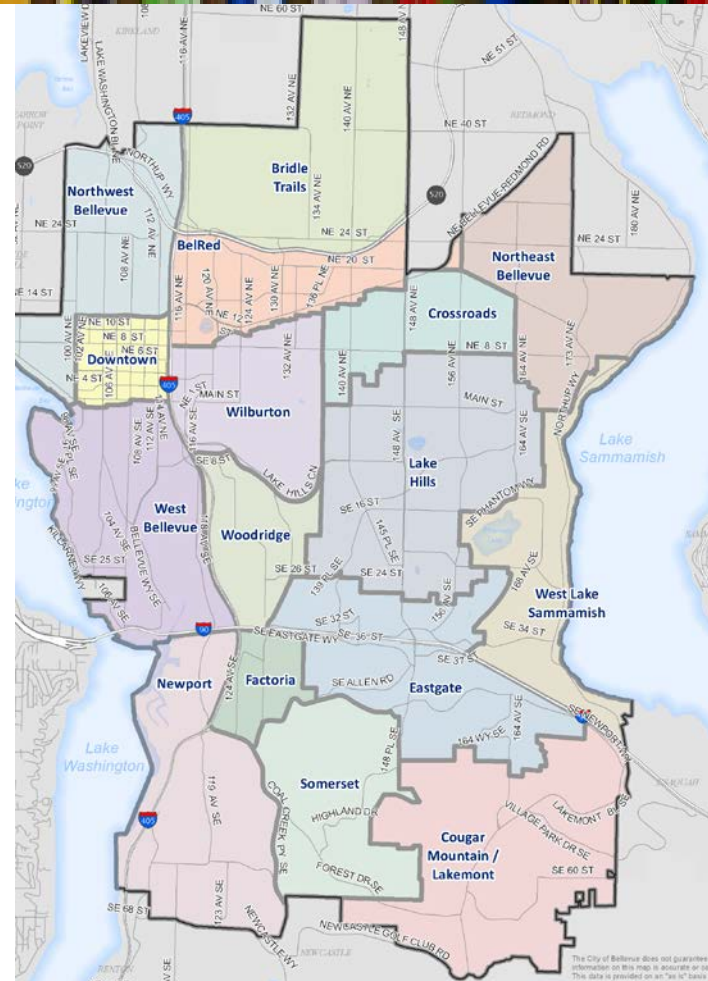
Choosing where to begin can be challenging:

Every neighborhood has its own unique circumstances.

PLAN SEQUENCING

Evaluation Criteria

1. Subarea plan age
2. Growth and development:
 - a) New single family residential permits
 - i. Undeveloped land; and
 - ii. Infill development
 - b) New commercial & multi-family permits

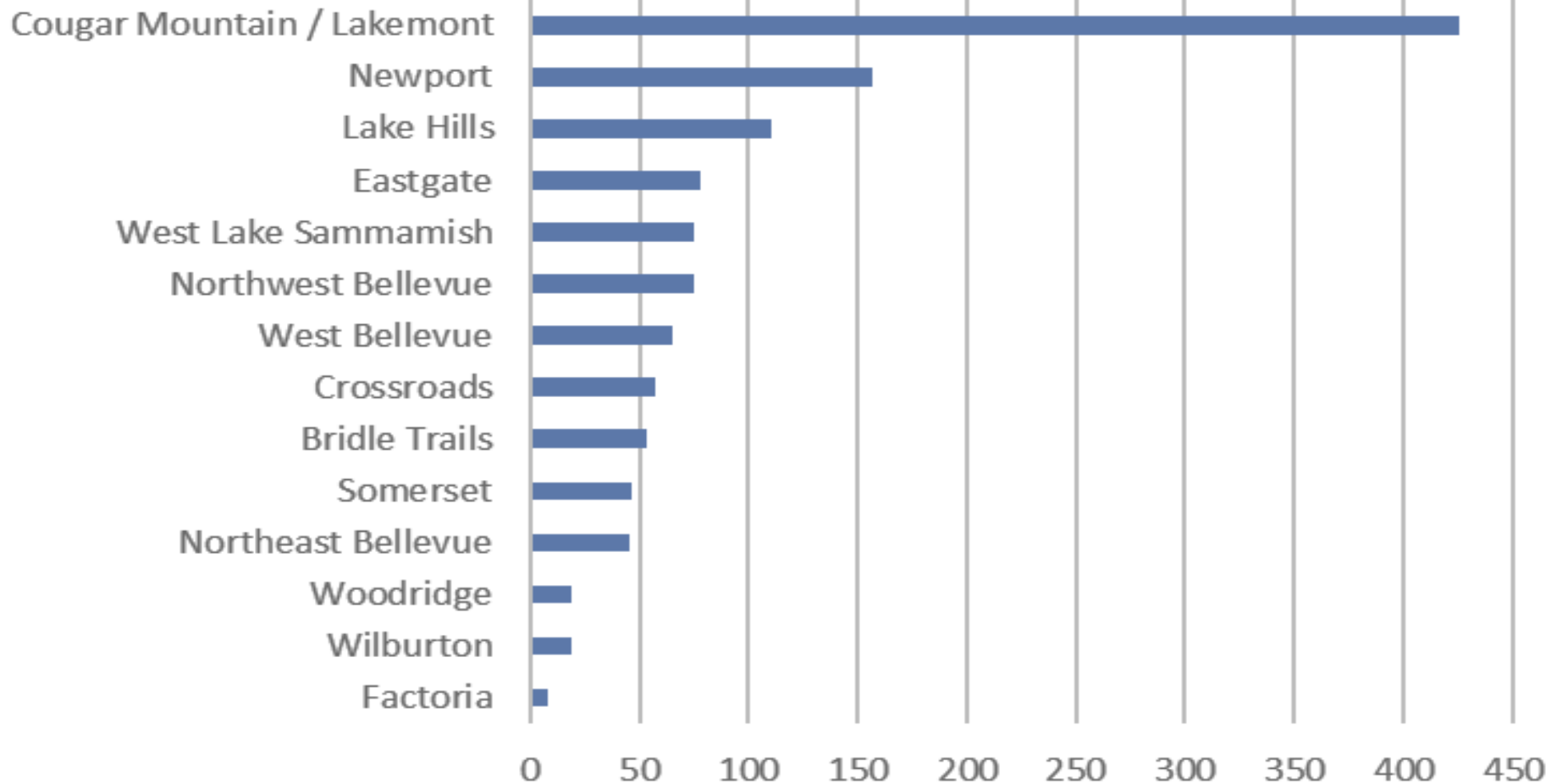


SUBAREA PLAN AGE

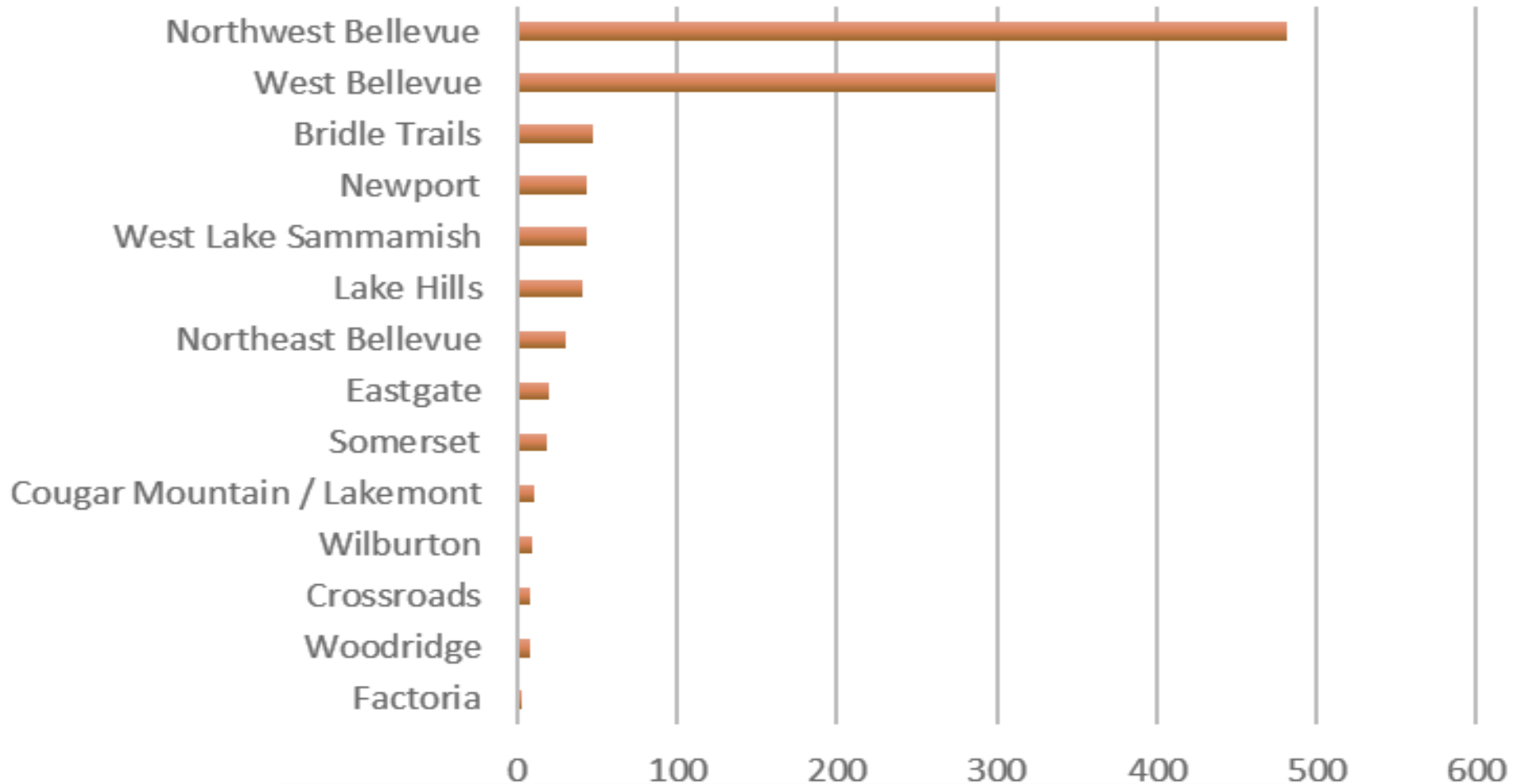
- Based on date of adoption
- Subarea plan that corresponds to neighborhood area
- Some date back to mid-1980s
- Most recent plans were completed in the mid-1990s



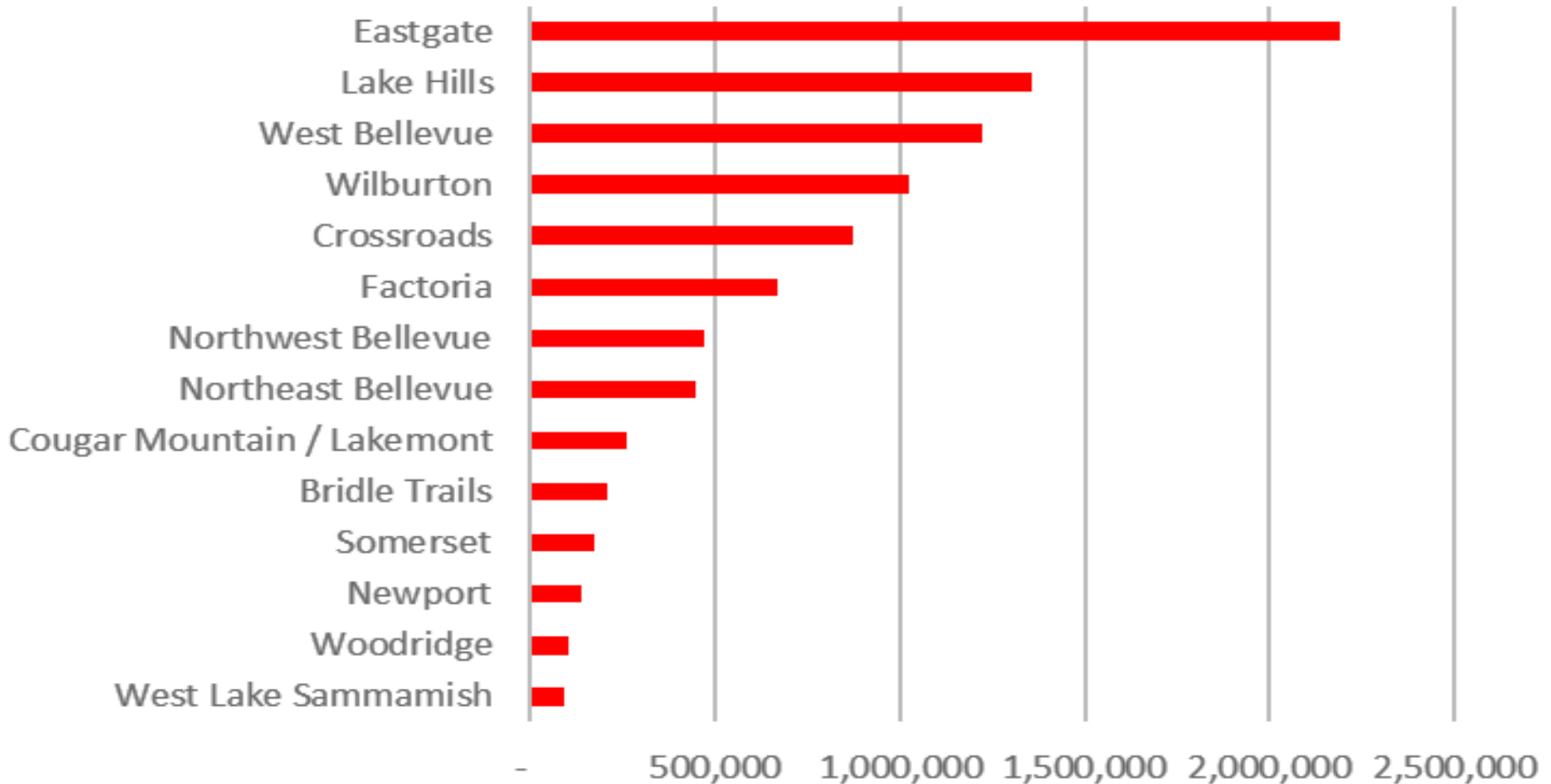
NEW RESIDENCES – UNDEVELOPED LAND



NEW RESIDENCES – INFILL DEVELOPMENT



MULTIFAMILY & COMMERCIAL DEVELOPMENT



FINDINGS

Highest ranked areas:

1. Northwest Bellevue
2. Crossroads
3. Lake Hills
4. West Lake Sammamish



POTENTIAL ADDITIONAL FACTOR

The rapid growth in adjacent jurisdictions impacts many Bellevue neighborhood areas.

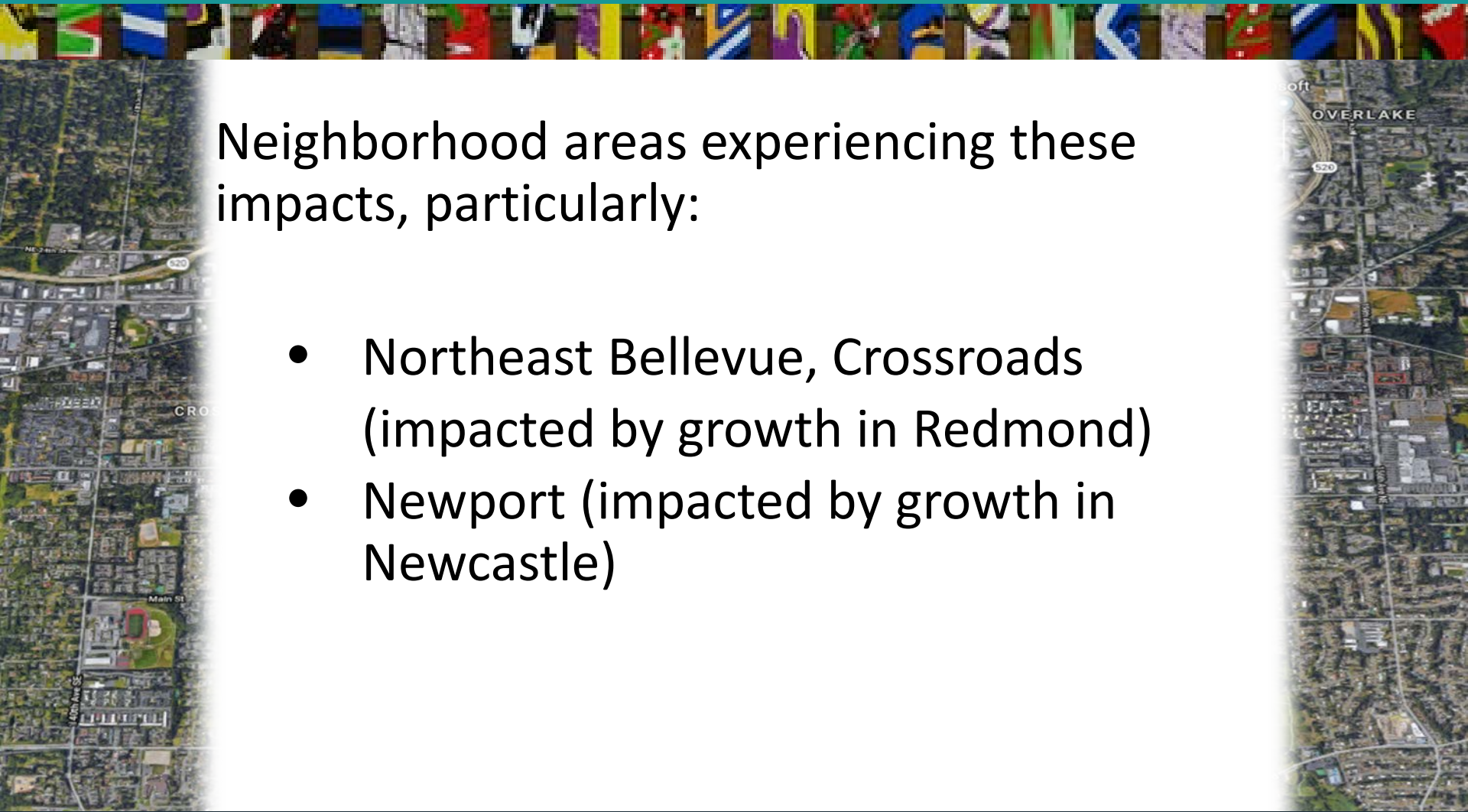
This may be worth considering when sequencing the plans.



POTENTIAL ADDITIONAL FACTOR

Neighborhood areas experiencing these impacts, particularly:

- Northeast Bellevue, Crossroads (impacted by growth in Redmond)
- Newport (impacted by growth in Newcastle)



OPTION 1 - ACTION



Initiate comprehensive plan amendments for preparation of the:

- Northwest Bellevue and Crossroads neighborhood area plans in 2018/2019, and
- Lake Hills and West Lake Sammamish neighborhood area plans in 2019/2020.

OPTION 2 - ACTION



Initiate comprehensive plan amendments for preparation of the:

- Northwest Bellevue and Crossroads neighborhood area plans in 2018/2019, and
- Direct staff to return in 2019 with updated ranking information incl. growth from surrounding cities for Council to consider before initiating 2019/2020 plans.

RECOMMENDATION



Option 1 – Initiate plan amendments for 4 neighborhood area plans.

2018/2019: Northwest Bellevue and Crossroads

2019/2020: Lake Hills and West Lake Sammamish

CITY OF BELLEVUE
Neighborhood
Area Planning



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