

2025 Annual Final Review Comprehensive Plan Amendment Recommendation
Council-initiated Amendment

Newport Neighborhood Area Plan

Staff recommend approving this proposed amendment because the application satisfies Land Use Code decision criteria for Final Review of a City Council-initiated Comprehensive Plan Amendment (LUC 20.30I.150) amending the Comprehensive Plan with the Newport Neighborhood Area Plan.

Application Number: 24-123870-AC

Proposal: Newport Neighborhood Area Plan

Elements: N/A (Volume 2)

Subarea Plans: Newport Hills, Factoria

Final Review is the second step in Bellevue's two-part plan amendment review process. Proposed amendments initiated by the City Council go straight to this step, as the Council's decision to initiate validates the proposal as worthy of plan amendment consideration. Final Review evaluates the merits of proposed amendments included in the annual Comprehensive Plan Amendment (CPA) work program. Final Review evaluation and decision includes staff review, a Planning Commission public hearing and recommendation by resolution, and City Council action by ordinance.

PROPOSAL

This proposed plan amendment would adopt a Newport Neighborhood Area Plan within Volume 2 of the Comprehensive Plan, replacing the existing Newport Hills and Factoria Subarea Plans to the extent that these plans cover the Newport neighborhood area. The Newport Neighborhood Area Plan includes a vision statement, community context including the neighborhood area's history and a demographic profile, neighborhood challenges and opportunities identified during the planning process, an urban design framework, and a neighborhood policy summary providing an overview of the goals and policies included in the final section of the plan.

This amendment would repeal the existing Newport Hills subarea plan. Attachment C shows the boundaries of both the neighborhood areas and old subareas. Additionally, this amendment would amend the boundaries of the Factoria subarea plan to align with Map NH-1 Neighborhood Area Boundaries of the city's Comprehensive Plan (Attachment D).

Work Program and Background

On September 17, 2024, staff presented to Council the plan to resume the Great Neighborhoods program with neighborhood area plan updates in Newport. Since the September 2024 launch, staff have implemented a robust community engagement plan working with the Newport community. The goal of the community engagement plan is to manage equitable, informed community dialogue about the community's vision at the neighborhood level. The neighborhood area planning process is rooted in extensive community engagement and seeks to equitably engage local communities to define specific neighborhood values and policies. Particular attention was given to historically underserved communities and identifying any missing voices and perspectives to have representative engagement.

Staff connected with the community through a diverse set of engagement activities, including both in-person and virtual events and online feedback options, and supported by the City's expanded Cultural Outreach Assistant program to ensure representative participation. This series of community engagement activities identified priorities for the Newport community and garnered feedback regarding

public space opportunities and specific policies to incorporate into the plan. The plan and its policies focus on neighborhood-specific priorities, with ties to larger Citywide issues and concerns mentioned in the narrative.

OVERVIEW OF STAFF RECOMMENDATION

This proposal satisfies the Final Review Decision Criteria for a Comprehensive Plan Amendment:

- √ The proposed amendment is **consistent with the Comprehensive Plan** *because it fulfills the goals set forth in the Neighborhoods element to implement citywide policies within the neighborhood area plans, particularly policies NH-17 through N-19;*
- √ The proposed amendment **addresses the interests and changed needs of the entire city** *because it addresses the need for a neighborhood scale of interest to be incorporated into the Comprehensive Plan, allowing for variety across the city;*
- √ The proposed amendment **addresses significantly changed conditions (since the last time the pertinent map or text was amended)** *due to changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. The most recent major update to the Newport Hills subarea plan, covering most of the Newport neighborhood area, occurred in 1994. Many significantly changed conditions exist since this time and are represented by updated goals, policies, and priorities represented in the proposed CPA;*
- √ Implicit in the proposed amendment is an expectation of **general conformance with adjacent land use and the surrounding development** pattern. However, it is not a site-specific amendment in property terms so the decision criterion for **development suitability** does not apply;
- √ The proposed amendment **demonstrates a public benefit and enhances the public health, safety and welfare** *because it addresses an identified need for neighborhood-specific long-range planning across the City, allowing for the current needs and priorities of the Newport community to be reflected in the Neighborhood Area Plan.*

FINAL REVIEW DECISION CRITERIA

The Final Review Decision Criteria for a proposed Comprehensive Plan amendment are set forth in the Land Use Code in Section 20.30I.150. A proposal must meet all of the criteria to be recommended for approval. Based on the criteria, Community Development Department staff recommends **approval** of the proposed amendment:

Final Review Decision Criteria	Meets/Does Not Meet
A – Obvious technical error	N/A
B1 – Consistent with Plan and other plans and law	Meets
B2 – Addresses interests and changed needs of entire city	Meets
B3 – Addresses significantly changed conditions	Meets
B4 – Could be suitably developed	N/A
B5 – Demonstrates a public benefit	Meets

This conclusion is based on the following analysis:

A. There exists obvious technical error in the pertinent Comprehensive Plan provision, or

Not applicable to this proposal. While the existing Newport Hills subarea plan dates back to 1994, updating it does not constitute addressing a technical error but rather focuses on Decision Criterion B3 regarding changed conditions.

B1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the city, the Countywide Planning Policies (CPP), the Growth Management Act and other applicable law; and

The proposed amendment is consistent with such plans, goals, and policies of the city and of the CPP, the GMA, and other applicable law.

The proposed amendment is **consistent with the Comprehensive Plan** because it fulfills the goals set forth in the *Neighborhoods and Land Use* elements to address neighborhood-specific issues within the neighborhood area plans, particularly policies NH-17 through NH-19 regarding *Neighborhood Area Planning*.

- **Policy NH-17.** Use the neighborhood area planning process to implement citywide policies adopted within the comprehensive plan.
- **Policy NH-18.** Periodically update neighborhood area plans consistent with the planning boundaries shown in Map N-1. For any given site, the 2014 subarea plan policies remain in effect until and unless they have been superseded by new planning area boundaries and policies.
- **Policy NH-19.** Use the neighborhood area planning process to equitably engage local communities to define neighborhood area specific values and policies.

These policies are addressed through the action of updating the neighborhood plan to current conditions, amending the planning boundaries to align with the boundaries in Map NH-1 Neighborhood Area Boundaries in the Comprehensive Plan, engaging the Newport community in developing and reviewing the plan, and confirming consistency with other Comprehensive Plan policies.

Growth Management Act

The proposal is consistent with GMA planning goals, which encourage the optional addition of subarea plans (RCW 36.70A.080.2).

Countywide Planning Policies

The proposed amendment is consistent with [Countywide Planning Policies](#) around neighborhood planning, such as DP-38 and EC-17. The policies included within the draft plan are also consistent with implementing the broader CPPs around the environment, development, housing, the economy and transportation.

B2. The proposed amendment addresses the interests and changed needs of the entire city as identified in its long-range planning and policy documents; and

The proposed amendment addresses the interests and changed needs of the entire city *because it addresses the need for a neighborhood scale of interest to be incorporated into the Comprehensive Plan. As the city and its current issues, challenges, and opportunities change, the neighborhoods must also define how they will fit into this change. Neighborhood Area Plans are an important part of that long-range planning for the city, reflecting the diversity found across the city and allowing for communities to take part in planning for their own future in a more local way.*

B3. The proposal addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 (below) for the definition of “Significantly Changed Conditions:”

Significantly changed conditions. Demonstrating evidence of change such as 1) unanticipated consequences of an adopted policy, or 2) changed conditions on the subject property or its surrounding area, or 3) changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan text was amended *due to changed conditions on the subject property or its surrounding area. The Newport Hills subarea plan was last significantly updated in 1994. Since that time, many changes have impacted the area, including significant changes to the adjacent Newcastle. Increased residential development within adjacent areas and Newport itself has led to physical changes as well as the introduction of new community members. The impacts of the many changes that have occurred since 1994 and the resulting current priorities for the area are reflected in the proposed CPA.*

B4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications; and

Not applicable to this proposal.

Implicit in the proposed amendment is an expectation of general conformance with adjacent land use and the surrounding development pattern. However, it is not a site-specific amendment in property terms so the decision criterion for development suitability does not apply.

B5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the city.

The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare *because it addresses an identified need for neighborhood-specific long-range planning across the city, allowing for the current needs and priorities of the Newport community to be reflected in their Neighborhood Area Plan. Many of the needs incorporated in the proposed plan are focused on creating public spaces reflective of the community’s unique identity, enhancing neighborhood connectivity and access, improving environmental sustainability, building climate resilience, and creating community gathering places to strengthen connections between members of the community.*

PUBLIC NOTICE AND COMMENT

The 2025 annual proposed Neighborhood Area Planning amendments were introduced to the Planning Commission with an October 9, 2024, study session where an initial briefing and overview of the neighborhood area planning process for Newport was provided. A study session on April 9, 2025, followed, where staff provided an update to Planning Commission on the neighborhood area planning process for Newport, highlighting community engagement efforts and overarching themes in community feedback provided to date at that point. The Planning Commission reviewed the draft goals and policies found within the Newport Neighborhood Area Plan CPA at its June 11, 2025, study session.

The Newport Neighborhood Area Plan was drafted through a robust community engagement and planning process provided by the Great Neighborhoods program. Since September 2024, staff have engaged in a wide variety of engagement activities to garner feedback from the community on their needs and priorities. Nine community-wide in-person and virtual events have taken place to understand how the community sees itself, identify neighborhood assets and opportunities, articulate urban design priorities to improve public spaces, and get community feedback on draft policies. Twenty meetings have occurred with neighborhood leaders and neighborhood groups within the community, in addition to staff participating in pop-up tabling at two community events.

Information about the project was sent to all Newport households in October 2024, using a mailing that included a pre-paid mailed questionnaire that received nearly 290 responses from residents of Newport. The project received nearly 1,500 site visits on the [project](#) website, with over 670 informed participants viewing materials and providing comments or feedback through this platform.

The Newport Neighborhood Area Plan CPA application was introduced to the Commission during an October 9, 2024, study session. Notice of the Application was published in the Weekly Permit Bulletin on January 9, 2025, and mailed and posted as required by LUC 20.35.420. Notice of the July 23, 2025, Final Review Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on July 3, 2025, and included notice sent to parties of interest.

Effective community engagement, outreach, and public comments at Final Review

Community members are engaging across a variety of media in proactive public participation during the 2025 annual review process. The City's early and continuous community engagement includes tools and occasions to provide and respond to public information and engagement. Public comments come in throughout the process. All written comments are included in the public record, for reference and for use by decision-makers and are posted on the [City's Great Neighborhoods webpage](#).

STATE ENVIRONMENTAL POLICY ACT

The Environmental Coordinator for the City of Bellevue has determined that this proposal will not result in any probable, significant adverse environmental impacts. A final threshold determination of non-significance (DNS) was issued on July 3, 2025.

ATTACHMENTS

- A. Draft Newport Neighborhood Area Plan
- B. Newport Urban Design Concept Maps
- C. Neighborhood Area and Subarea Boundaries Map
- D. Figure S-FA.1 Factoria Planning Districts (Factoria Subarea Plan)



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

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Newport Neighborhood Area Plan Comprehensive Plan Amendment (CPA)
LOCATION:	Newport Subarea
FILE NUMBERS:	24-123870-AC
PROPONENT:	Kate Nesse, Community Development, City of Bellevue
DESCRIPTION OF PROPOSAL: The Newport Hills Subarea Plan is being updated as part of the Great Neighborhoods program, initiated by Council in 2018. The objective of the program is to adopt plans for each neighborhood area that are relevant to their community's distinctive identity, adaptability, social connectivity and core needs with a high level of community ownership of the plan.	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the DNS process in WAC 197-11-230. This DNS is only appealable as part of the City's action on the amendment to the Comprehensive Plan. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action.

DATE ISSUED: 7/3/2025

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

Issued By: Reilly Pittman **for** Date: July 3, 2025
Reilly Pittman, Environmental Coordinator
Development Services Department



SEPA Environmental Checklist

Project Proposals

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Newport Neighborhood Area Plan Update
2. Name of applicant City of Bellevue
3. Contact person Katherine Nesse Phone 4250452-2042
4. Contact person address 450 110th Ave NE, Bellevue 98004
5. Date this checklist was prepared 10/14/2024
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

Launch 2024, adopt as part of the 2025 Comprehensive Plan Amendments

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

2044 Comprehensive Plan Periodic Update EIS

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

11. List any government approvals or permits that will be needed for your proposal, if known.

None.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Update the Newport Neighborhood Area Plan by combining the relevant portions of the Newport Hills Subarea Plan and the Factoria Subarea Plan.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Newport Neighborhood Area (See Map NH-1 in the Comprehensive Plan).

Environmental Elements

Earth

1. General description of the site:

- ☐ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☒ Other Varied

2. What is the steepest slope on the site (approximate percent slope)? Newport Hills Woodlawn Park

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Varied

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

No filling or excavation

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

no clearing or construction proposed.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? non-project

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Possible policies to support environmental stewardship in accordance with the Comprehensive Plan.

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction not proposed

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

I-405 runs through the neighborhood area.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Possible policies to support air quality in accordance with the Comprehensive Plan.

Water

1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The neighborhood area borders Lake Washington.

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The update will be for the entire neighborhood area.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No

- e. Does the proposal lie within a 100-year floodplain? parts of the neighborhood are within the flood plain
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None

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

no

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

no

- d. Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

No

Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other _____
- ☒ evergreen tree: fir, cedar, pine, other _____
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☒ orchards, vineyards or other permanent crops
- ☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☒ water plants: water lily, eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

none

3. List any threatened and endangered species known to be on or near the site.

none

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

none

5. List all noxious weeds and invasive species known to be on or near the site.

not aware of any

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☒hawk, ☒heron, ☒eagle, ☒songbirds, ☐other _____

Mammals: ☒deer, ☐bear, ☐elk, ☒beaver, ☐other _____

Fish: ☒bass, ☒salmon, ☒trout, ☒herring, ☒shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

not aware of any

3. Is the site part of a migration route? If so, explain.

not aware of a route

4. Proposed measures to preserve or enhance wildlife, if any.

Possible policies to support wildlife in accordance with the Comprehensive Plan.

5. List any invasive animal species known to be on or near the site.

Not aware of any

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

no

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

none

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- a. Describe any known or possible contamination at the site from present or past uses.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

- d. Describe special emergency services that might be required.

- e. Proposed measures to reduce or control environmental health hazards, if any.

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

I-405 and arterial traffic noise

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

none

- c. Proposed measures to reduce or control noise impacts, if any.

Possible policies to support noise control in accordance with the Comprehensive Plan.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Shoreline properties in Newport are marine functions and residential uses.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

no

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

3. Describe any structures on the site.

N/A

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

No

5. What is the current zoning classification of the site? See city zoning map

6. What is the current comprehensive plan designation of the site? See Map LU-1 in the Comprehensive Plan

7. If applicable, what is the current shoreline master program designation of the site?

Recreational Boating, Shoreline residential, shoreline residential canal, urban conservancy, urban conservancy open space

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

yes. There are steep slopes, streams and wetlands throughout the neighborhood.

9. Approximately how many people would reside or work in the completed project? 10,000

10. Approximately how many people would the completed project displace? none

11. Proposed measures to avoid or reduce displacement impacts, if any.

Possible policies to mitigate displacement in accordance with the Comprehensive Plan.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The update will be in alignment with the Comprehensive Plan.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

none.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

none

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

none

3. Proposed measures to reduce or control housing impacts, if any.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

none proposed

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

none proposed

3. Proposed measures to reduce or control aesthetic impacts, if any

Possible policies to address aesthetics in accordance with the Comprehensive Plan.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

none

2. Could light or glare from the finished project be a safety hazard or interfere with views?

no

3. What existing off-site sources of light or glare may affect your proposal?

none

4. Proposed measures to reduce or control light and glare impacts, if any.

none

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Newcastle Beach Park, Coal Creek Natural area, Newport Hills Park, Newport Swim and Tennis Club, Newport Yacht Club

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Possible policies to support recreation in accordance with the Comprehensive Plan.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

None have been documented

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None have been documented

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

2044 Comprehensive Plan Periodic Update EIS -- Historic Resources Survey

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Possible policies to support historic preservation in accordance with the Comprehensive Plan.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

I-405, Coal Creek Parkway, 119th Ave SE

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, routes 240 & 560 (on I-405)

3. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

no

4. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A

5. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

no

6. Proposed measures to reduce or control transportation impacts, if any.

Possible policies to support neighborhood connectivity in accordance with the Comprehensive Plan.

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

no

2. Proposed measures to reduce or control direct impacts on public services, if any.

none

Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature _____

Name of signee Katherine Nesse

Position and Agency/Organization Senior Planner, City of Bellevue

Date Submitted 10/14/24



Non-project Action SEPA Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Update to the plan is not expected to increase discharge to water. Policy updates would support the Comprehensive Plan policies to use LID practices.

Indicate proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The proposal is expected to support the protection of plants, animals and marine life through policies that support the protection of these resources in accordance with the Comprehensive Plan.

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is not planned to increase capacity beyond what has been planned for in the Comprehensive Plan and studied in the 2044 Comprehensive Plan Periodic Update EIS.

Indicate proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

The proposed amendments are expected to support the protection of these areas in accordance with the policies in the Comprehensive Plan.

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed amendments will encourage land and shoreline uses in accordance with the Shoreline Master Plan and the Comprehensive Plan.

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is not expected to increase transportation or public service demands beyond what has been planned for in the Comprehensive Plan and studied in the 2044 Comprehensive Plan Periodic Update EIS.

Indicate proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with any local, state or federal laws or requirements for the protection of the environment.

NEWPORT

The Vision

Newport is a connected neighborhood with strong social bonds and a deep relationship with the natural environment.

The future of the Newport neighborhood is built around supporting connections between neighbors and with the natural world. Newport is home to residents from a variety of cultural and economic backgrounds. Residents often experience the area through smaller sub-neighborhoods and value the hometown atmosphere of the neighborhood. Residents, business owners, and visitors work together to build and maintain the social fabric of the area. The neighborhood-serving commercial center on 119th Avenue SE between SE 56th Street and SE 60th Street is a unique commercial area that contributes to the identity of the neighborhood as a tucked away gem. The neighborhood is anchored by wild areas full of life. It is connected internally and to the region through well-designed roads, convenient transit, trails, sidewalks, bike lanes and paths. Newport's future is supported by transportation infrastructure, environmental amenities and community facilities.

Relationship to the Comprehensive Plan

The Newport Neighborhood Area Plan contains policy direction consistent with the citywide policies in Volume 1 but with details specific to the Newport context. Some of the features that give Newport its character are the neighborhood center and its strong connection to natural areas and Lake Washington.

Community Context

The Newport neighborhood area is a primarily residential area in the southwest corner of Bellevue. It straddles I-405 south of I-90 to the southern boundary of the City. It is bounded to the west by Lake Washington and to the east by the Factoria and Somerset neighborhoods.

Neighborhood Area Planning

Planning for the 16 neighborhood areas in Bellevue is directed by three policies in the Neighborhoods element (NH-17, NH-18, NH-19) of Volume 1.

- NH-17. Use the neighborhood area planning process to implement citywide policies adopted within the comprehensive plan.
 - NH-18. Periodically update neighborhood area plans consistent with the planning boundaries shown in Map N-1. For any given site, the 2014 subarea plan policies remain in effect until and unless they have been superseded by new planning area boundaries and policies.
 - NH-19. Use the neighborhood area planning process to equitably engage local communities to define neighborhood area specific values and policies.
-

History and Continued Evolution

Prior to farming by Europeans, there is evidence that the area near the mouth of Mercer Slough was a settlement and port used by native people into the 1850s. Mercer Slough was the terminus of the trail leading east to Lake Sammamish and Snoqualmie prairies beyond. Fishing and drying of food were common at settlements in this area. When Europeans took control of the area, it was converted to farming and natural resource extraction. Newport's early settlement by Europeans was tied to the logging industry and the discovery of coal around nearby Cougar Mountain in 1863. Later coal was extracted within the neighborhood area at Newcastle Mine which contributed to the booming local coal industry in the 1870s and 1880s. A railway connected the coal mines to the shores of Lake Washington in Newport where it would then be barged over to Seattle. That rail line and the interurban rail line that connected to Kent, Auburn, Puyallup, and Seattle was the basis for the route of the road that is now I-405 and Eastrail, the active transportation route that runs parallel to it through the Newport neighborhood area.

Newport Landing became a population hub revolving around the ferry service to Seattle and the railroad in the late 1800s. The mining and timber industries were central to the local economy.

In 1916 Lake Washington was lowered by approximately nine feet through the completion of the Lake Washington Ship Canal, the Montlake Cut, and the Chittenden Locks. These transformative infrastructure projects had a dramatic impact on the local environment as land that was previously submerged became developable and important ecological features such as the Mercer Slough were changed by the lower water table.

The completion of the original Lacey V. Murrow floating bridge (I-90) in 1940 laid the foundation for a dramatic increase in residential development that began in the 1950s. This coincided with the regional "Boeing Boom" which drew thousands of workers and their families to the area. The real estate company White and Bollard platted and planned the

subdivisions of Newport Hills in 1958, and five years later the Newport Hills Shopping Center was completed.

Compared to the big evolution of the area in the first half of the 20th century, the contemporary neighborhood's built environment has largely remained unchanged over the past 50 years. The total population of the neighborhood has increased modestly, however, the needs of residents have changed. Many of the original residents were white families with young children. The current demographic profile is much more diverse in age, race, and family status. Recent developments in recreation facilities such as Eastrail and the completion of the Newport Hills Woodlawn Park provide community members with enhanced recreation opportunities and access to nature.

Community Profile

Population 10,175

Households 3,700

Homeowner status

Own 80%

Rent 20%

Age & Disability

Under 18 15%

18-34 14%

35-44 15%

45-64 30%

Over 65 16%

Persons with a disability 9%

Race & Language

White 45%

Asian 34%

Hispanic/Latine 11%

Black 3%

All other races 7%

Speaks a language other than English 40%

Commuting

Drive alone to work 62%

Carpool, transit, bike, walk or other to work 27%

No car in household 4%

Source: US Census Bureau. 2018-2022 American Community Survey 5-year estimates

Neighborhood Conditions and Built Form

Newport has historically been a major node in the regional transportation system with its access to Lake Washington as a site of native people's settlement and later as a transfer point for moving coal and timber out of the neighborhood. The residential development of the area, however, was designed to turn the area into self-contained neighborhoods with limited connections to regional destinations, even as some of those routes continue in different forms. The old interurban rail line is now Eastrail. I-405 was a road that provided connection to the areas on either side of it and it has become a highway that facilitates transportation through the area but can be a barrier with limited access points into the area. The neighborhood area is made up of many sub-neighborhoods that developed in the middle-20th century to follow its topography. I-405 bifurcates the neighborhood and limits connections between the sub-neighborhoods to the west and those to the east.

Many Newport residents identify closely with their sub-neighborhood, usually defined by unique signage and other features, housing styles and the boundaries of the original development. The sub-neighborhoods east of I-405 revolve around the Neighborhood Center at the top of Newport Hills and the sub-neighborhoods west of I-405 maintain a strong connection to Lake Washington.

Because of the geographic features like the hills, streams, the lake and the presence of I-405 and its interchanges, access to and from the neighborhood is limited, especially by car. There are primarily four street access points on and off the hill east of I-405 and two street access points in and out of the area west of I-405. The local street network is typical of suburban development with winding streets focused on fitting in with the area's topology and natural features.

Neighborhood Challenges and Opportunities

Community Change

Newport community members value community interconnectedness. The residents of the newly built neighborhood in the 1950s were largely young families. This is reflected in the development of three school facilities in Newport. As young families age and residents' jobs and family situations change, the uniformity of the early community has changed. Today, residents are more diverse in age, race and family make-up. The social life of the early neighborhood revolved around the swim and tennis club and the yacht club, the commercial area -- now identified as a Neighborhood Center -- and the schools. Today, with the more diverse neighborhood, these places remain important but social connections are made in more contexts and the social life of the neighborhood remains a priority for many people, both new and old residents.

Connectivity Challenges and Transit Access

Historically, connections to other places were primarily across the lake both for native people and early settlers that transported the coal and lumber. Those early routes have been supplanted by other connections. Walking paths wind throughout the neighborhood,. The trails are managed by a variety of public entities, including schools, the City of Bellevue, utilities, and other jurisdictions. Eastrail runs parallel to I-405 but connections to it are limited from the more populous east side of I-405. In addition, the trail network connects to trails in other jurisdictions such as King County and Newcastle. The road network remains a challenge both for active transportation modes and cars. I-405 limits access to neighborhoods to the west and to Lake Washington. There are only two arterials that provide access to the neighborhood to the east of I-405. Improving connections from the neighborhood to other places is a primary priority for the neighborhood.

Environment and Natural Areas

One of the prized characteristics of the neighborhood is the many trails that snake their way through the neighborhood and forested parks. This is in part due to the topography. The steep ravines that are difficult to develop, create excellent habitat for wildlife. They also contribute to the goal of expanding the tree canopy citywide. Newport has a higher tree canopy than some other neighborhoods and it is important to maintain those forested areas. Connection to nature is one of the defining features of the neighborhood and a key part of meeting the citywide goal of 80 percent of households having access to a park, open space or trail within a third of a mile of their homes. Maintaining and enhancing that connection to nature through trails, tree canopy, and neighborhood and regional parks is a priority for the neighborhood.

Neighborhood Center in Newport

A Neighborhood Center is a small commercial or mixed-use area in a location that is otherwise primarily residential. Neighborhood Centers are often anchored by grocery stores and often meet the daily needs of local residents. Policy support for Neighborhood Centers is in the Land Use Element (LU-16, LU-17, and LU-18) of Volume 1. Newport contains one Neighborhood Center, named for the largest retail development but includes the commercial and mixed use area around it as well.

- Newport Hills Shopping Center
-

An Urban Design Framework for Newport

An urban design framework visualizes design strategies and provides policy guidance on how to improve public spaces within Newport to achieve the vision. The framework builds from what the community identified as opportunities and challenges for accessing and using public spaces within the neighborhood today. A robust set of activities and workshops were used throughout the planning process for community members to evaluate public spaces within their neighborhood and identify new opportunities.

Urban Design and Public Spaces

Urban design is the practice of planning and designing the physical environment of a community. Within a neighborhood area plan, urban design can improve the design and function of public spaces, including community gathering spaces, parks, plazas, streets, trails, natural areas and public art. Rather than focusing on the design of a specific place, urban design considers how experiencing different public spaces throughout a neighborhood provides for enhanced gathering and social interactions, a more attractive public realm, improved neighborhood connectivity, and a clear neighborhood identity.

Enhancing Neighborhood Connectivity

Arterials such as 118th Avenue SE/Lake Washington Boulevard SE, 119th Avenue SE, Coal Creek Parkway, SE 60th Street are primarily how people move in and out of Newport's neighborhoods. Community members have noted few access points in and out of neighborhoods, lack of connectivity between local and regional trails, and incomplete pedestrian infrastructure along arterials such as SE 60th Street.

An urban design framework for enhancing neighborhood connectivity in Newport entails potential design strategies as illustrated conceptually by the following concept map and supported by neighborhood area plan policies:

- More pedestrian and cycling *through-connections* within Newport's Neighborhood Center to provide safe and convenient access to schools, parks, and housing, especially when these areas redevelop in the future.
- Enhanced *access to transit* options such as the Newport Hills Park & Ride, allowing community members to access opportunities and services across the city and region.
- Improved *pedestrian crossings* on arterials, such as SE 60th Street, 119th Avenue SE, and 118th Avenue NE, that provide frequent and high-visibility opportunities for pedestrians to cross the street.
- Enhanced *thresholds* into Newport, especially from the trail system, using wayfinding and other safety improvements to help community members navigate between the trailhead and their intended destination. Thresholds represent the starting point of an experience or place.

Enhancing Neighborhood Gathering Spaces

The Newport community has expressed a desire for more public places to gather and to make intergenerational connections, as many of these opportunities are located outside the neighborhood area. Several privately-owned properties throughout the neighborhood serve as community spaces by hosting local activities and events, while others have expressed a desire to become that type of accessible, community-oriented space in the future.

Third Places

Third places are places that people go to when they are neither home nor at work that are seen as spaces to provide connection and build community. They can occur informally in any public or privately-owned place as long as it is known to the community as a safe and welcoming space with low barriers to entry.

An urban design framework for enhancing neighborhood gathering spaces in Newport entails potential design strategies as illustrated conceptually by the following concept map and supported by neighborhood area plan policies:

- Strengthened role of Newport's *Neighborhood Center* as a place for community to gather and access goods and services.

- *Community partnerships* with organizations, business owners, property owners, and faith-based communities to develop their existing spaces as third places
- *Potential new neighborhood-scale parks* to increase the community's access to open space and recreation, especially in areas of Newport not well-served today
- *Environmental enhancements* that improve the aesthetic and functional qualities of natural features, such as Coal Creek and Lake Washington
- New and enhanced pedestrian corridors that provide *better connectivity between and into neighborhood gathering spaces*
- Enhanced *thresholds* into Newport's numerous nature parks and trails, using art and other creative elements to reflect the neighborhood's natural beauty and history
- *Arterial streetscape enhancements* to make streets, such as SE 60th Street and 119th Avenue NE, attractive, safe, and comfortable corridors for people to walk and bike to gathering spaces throughout Newport

Neighborhood Policy Summary

Neighborhood Identity

A neighborhood identity evolves over time as residents and businesses change, reflecting the varied history of the area and incorporating the cultures and needs of new residents and businesses. Newport has a very close tie to nature, through the multiple parks and its connection to Lake Washington. The trails and pedestrian paths link sub-neighborhoods together and to parks and points outside the neighborhood.

Neighborhood Center

Neighborhood Centers are nodes of commercial activity in otherwise residential areas. The primary purpose is to serve the daily needs of the local residents and be a focus of moderately dense housing development. The Neighborhood Center, on and around the Newport Hills Shopping Center, serves as a hub of activity and identity point for the community. The future of this area will be a mixed use area focused around a pedestrian-oriented commercial district.

Community Gathering Spaces

People in Newport value good relationships with the people that live around them and strive for an interconnected neighborhood. There are key places of connection such as the Newport Shores Yacht Club, the Newport Swim and Tennis Club and Newport Heights Elementary but there are opportunities to develop other indoor and outdoor points of connection on vacant Bellevue School District property and in other community-focused spaces.

Mobility and Access

Connecting to places outside of the neighborhood is a challenge. The topography and regional transportation system restricts access to the neighborhood by car or bus to a limited number of points. There is one transit route through the neighborhood. However, the regional transportation system does offer the potential for better connections. Eastrail runs through the neighborhood west of I-405 and, with better connections to areas to the east of I-405, could be a primary connector. In addition, there is an opportunity to better connect to the Lightrail and regional transit at the South Bellevue and Downtown stations and at a future station near Factoria.

Environment

Bellevue prides itself as being a “City in a Park” and that is very clear in Newport. The neighborhood is stitched between forested parks and Lake Washington. Bellevue seeks to ensure that the parks, trails, and other natural areas provide a safe and connected habitat for fish and wildlife.

Goals & policies

Newport strives to build connections within the neighborhood through the growth of community gathering spaces and linking trails together into a cohesive system.

Neighborhood Identity

Goal. Support a walkable community with strong connection with natural areas and convenient local shopping and service opportunities.

- S-NP-1. Support Newport’s identity as a diverse and connected community, anchored by forested natural areas and connections to streams and Lake Washington.
- S-NP-2. Enhance locations and thresholds that are significant to the local community and contribute to the neighborhood’s identity.
- S-NP-3. Reflect the continuing contributions of many different cultures to Newport in the design of public spaces and through public art.
- S-NP-4. Connect the Neighborhood Center with residential areas through a network of safe, pedestrian and bicycle facilities.
- S-NP-5. Preserve existing visual features such as trees and hilltops, public views of water, and open space in new development when feasible.
- S-NP-6. Strive to minimize loss of trees, especially on slopes and hilltops, mitigate unavoidable tree removal, and maintain and expand the tree canopy and forested environment in natural areas.

Neighborhood Center

Goal. Support the continued evolution of the commercial heart of the neighborhood and encourage small and unique businesses to locate and grow to support the daily needs of the neighborhood.

- S-NP-7. Support a neighborhood-serving commercial district as shown on Map LU-2 (Volume 1) Neighborhood Centers as a walkable mixed use area with multiple transportation options.
- S-NP-8. Locate new buildings adjacent to the sidewalk to create an engaging street life for pedestrians in the Neighborhood Center.
- S-NP-9. Encourage the inclusion of space appropriate to grow and retain small and independent businesses in new commercial development.
- S-NP-10. Work with developers to retain businesses impacted by redevelopment to the extent possible.
- S-NP-11. Support the unique identity of the Neighborhood Center as a center of community life and commercial activity through signage, public art and activities.
- S-NP-12. Encourage the construction of multifamily housing within the Neighborhood Center.

Community Gathering Places

Goal. Provide for the evolving social needs of residents through the formation of new indoor and outdoor community gathering spaces in partnership with Bellevue School District and other organizations.

- S-NP-13. Create accessible, affordable and welcoming indoor gathering places that support community needs and encourage intergenerational connections on City property or in partnership with organizations like schools, faith communities and social clubs.
- S-NP-14. Identify locations and partners to support a community-serving facility augmented to support residents and coordinate resource distribution and services before, during and after a hazard event.
- S-NP-15. Encourage the Bellevue School District to include community-serving uses, such as a community center, daycare or senior center in the redevelopment of its property and support the use of surplus Bellevue School District property as third places.

- S-NP-16. Collaborate with Bellevue School District on the joint use of public property to benefit operational needs of both organizations.
- S-NP-17. Support multi-functional, programmable parks and other outdoor spaces for sports, cultural activities, community gatherings, events and recreation opportunities that meet the needs of the community.
- S-NP-18. Acquire parcels suitable for neighborhood parks, especially where such parcels can be connected to the trail system.

Mobility and Access

Goal. Meet the needs of people using all forms of transportation to circulate within the neighborhood and connect to places outside the neighborhood.

- S-NP-19. Develop the transportation network to address the mobility needs of a growing and evolving community.
- S-NP-20. Improve the experience of people walking, biking, rolling and taking transit through the use of greenery, trees and landscaping.
- S-NP-21. Address cut-through traffic, speeding and other traffic safety concerns through traffic calming measures that adhere to Vision Zero and Complete Streets principles.
- S-NP-22. Support the expansion of transit service in the neighborhood and work with transit agencies to connect with Downtown Bellevue, light rail service and the region.
- S-NP-23. Expand and connect the public trail network as land and funding become available in collaboration with other public landowners.
- S-NP-24. Collaborate with King County and other managers of local trails to implement signage to help people identify entrances to and connect between trail systems.
- S-NP-25. Support the continued use and enhancement of easements, such as the Pipeline Trail, for active transportation such as walking and biking.
- S-NP-26. Work with Newcastle and King County to connect to trail systems across jurisdictions.
- S-NP-27. Work with school districts to enhance trails that pass through or are adjacent to school district property and connect them to the rest of the trail system.
- S-NP-28. Support the expansion and enhancement of the pedestrian network with an emphasis on safety and connectivity.

- S-NP-29. Expand and connect bicycle network facilities consistent with the Mobility Implementation Plan.
- S-NP-30. Enhance pedestrian and bicycle facilities to connect people to Eastrail safely from nearby destinations.
- S-NP-31. Coordinate with WSDOT to improve the I-405 crossing at the Lake Washington Boulevard interchange to provide safer and more comfortable active transportation connections to Eastrail and Newcastle Beach Park.

Environment

Goal. Care for the many parks, trails and green areas in the neighborhood, promoting safe water and fish and animal habitats and contributing to the health of the larger ecosystem.

- S-NP-32. Work with partners to preserve and enhance the wildlife habitat in Coal Creek Natural Area, Newport Hills Woodlawn Park, Newcastle Beach Park, Mercer Slough Nature Park and the creeks and green corridors between and adjacent to them.
- S-NP-33. Expand access to Lake Washington and its tributary creeks and streams to support their ecological functions, and contribute to educational or recreational opportunities for the community.
- S-NP-34. Support efforts to enhance the water quality in streams and creeks to support fish and animal life.
- S-NP-35. Use low impact development techniques in new developments and public spaces to minimize flooding and contamination of Coal Creek and other neighborhood streams and to support human, fish and wildlife health.
- S-NP-36. Add information signage throughout the neighborhood about the history of the region, the natural areas, the animal habitat, and how people can contribute to the health of the environment.
- S-NP-37. Collaborate with King County and King County Conservation District to prepare the neighborhood and its natural areas in the wildland-urban interface to be resilient against brush fires and wildfires.

CONCEPT MAP - ENHANCING
NEIGHBORHOOD GATHERING
SPACES

- Neighborhood Area Boundary
- City Boundary
- Highway/Freeway
- Arterial
- Existing Park and Open Space
- Stream
- Trail

Existing Community Assets

- Public Schools
- King County Housing Authority (KCHA) Properties

Urban Design Opportunities

- Neighborhood Center
- Third Place with Community Partner
- Potential Park Opportunity
- Environmental Enhancement
- Gathering Space Connectivity
- Treshold
- Streetscape Enhancement

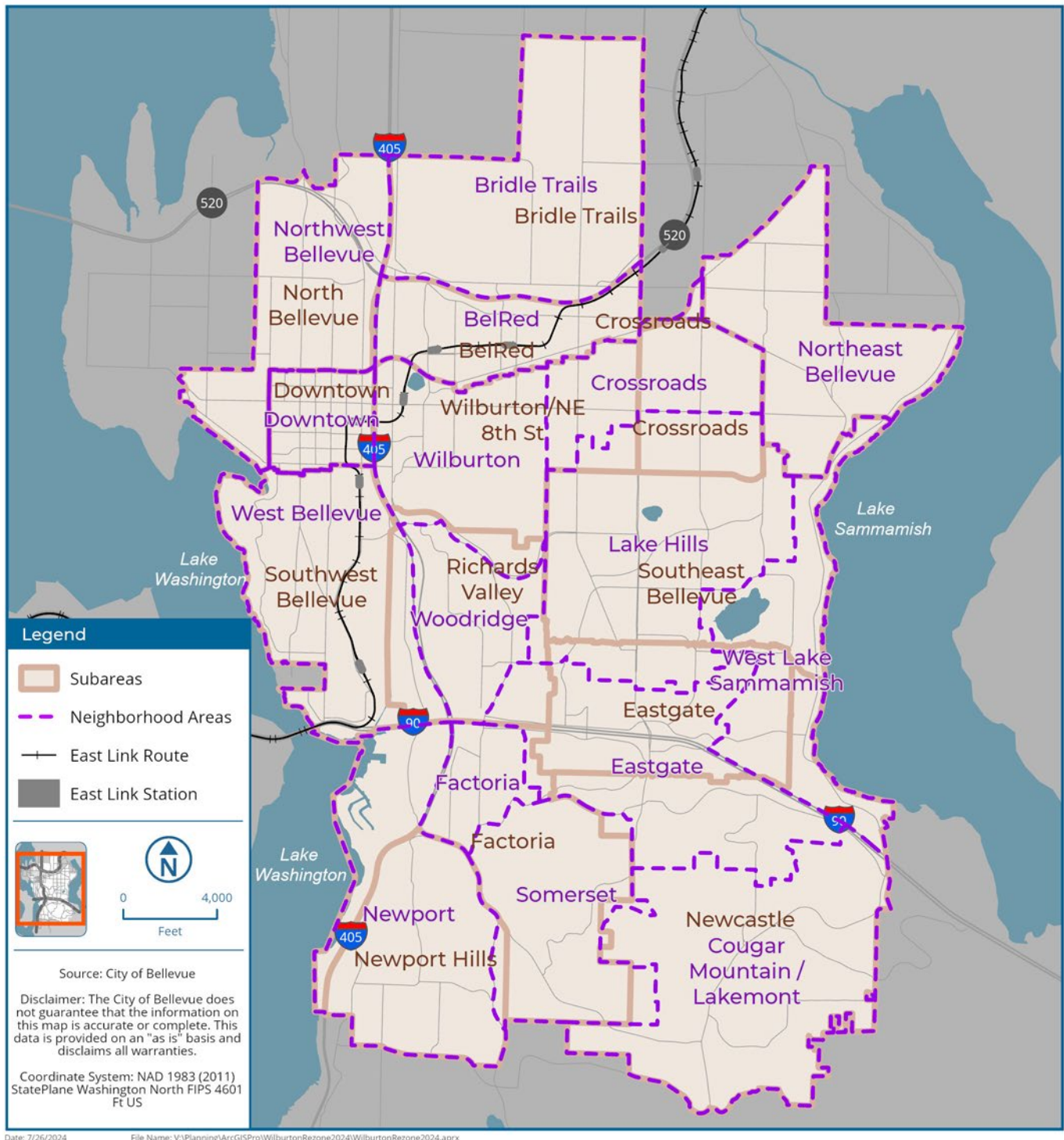


CONCEPT MAP - ENHANCING NEIGHBORHOOD CONNECTIVITY

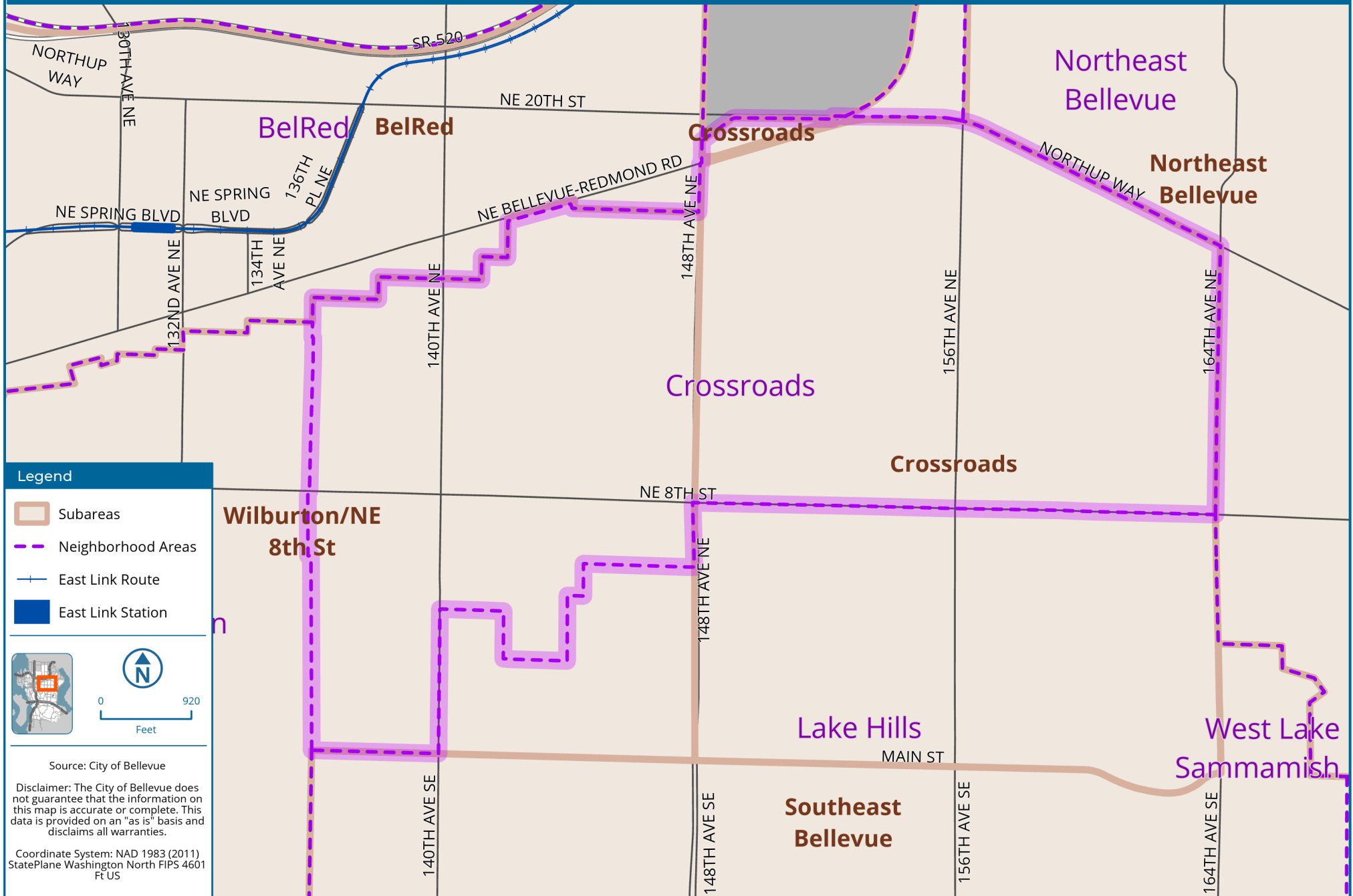


MAP V2.1. NEIGHBORHOOD AREA AND SUBAREA BOUNDARIES

Bellevue established 16 neighborhood areas that are used for planning purposes. As the Subarea Plans are updated, the boundaries are adjusted to meet the Neighborhood Area boundaries.



Crossroads Neighborhood Area



Newport Neighborhood Area



