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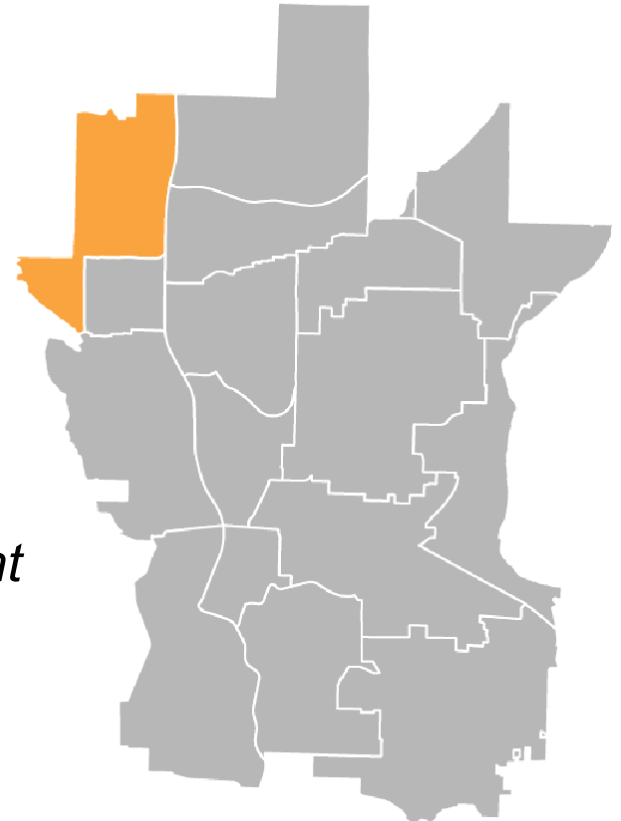
GREAT NEIGHBORHOODS

MANY VOICES • ONE VISION
OUR FUTURE

Neighborhood Area Planning: Northwest Bellevue

Elizabeth de Regt AICP
Brooke Brod
Community Development


July 7, 2021



Planning Commission Direction

Information only briefing.
No direction is requested
at this time.


NORTHWEST BELLEVUE →



NORTHWEST BELLEVUE

WHAT YOU WILL FIND IN THIS PLAN

- NW Bellevue Vision
- NW Bellevue Profile
- A discussion of the Community Context
- Goals and Policies to realize the Vision



THE VISION

“NORTHWEST BELLEVUE IS A COMMUNITY WITH DIVERSE OPPORTUNITIES FOR EVERYONE.”

This is what Northwest Bellevue community members envision for their neighborhood area as they move into the future. They see it as a welcoming one, with a diverse range of residents living and working within. It is both active and quiet, a destination and a home, connected to yet set apart from Downtown. Throughout both its denser multi-family or commercial areas and the calmer single-family streets, Northwest Bellevue will have maintained a neighborhood feel and embraced the natural beauty and green character of the Pacific Northwest. This balance defines the unique variety that is found in the area, a variety that is preserved in order to allow for diversity – of residents, of experience, and of opportunities.

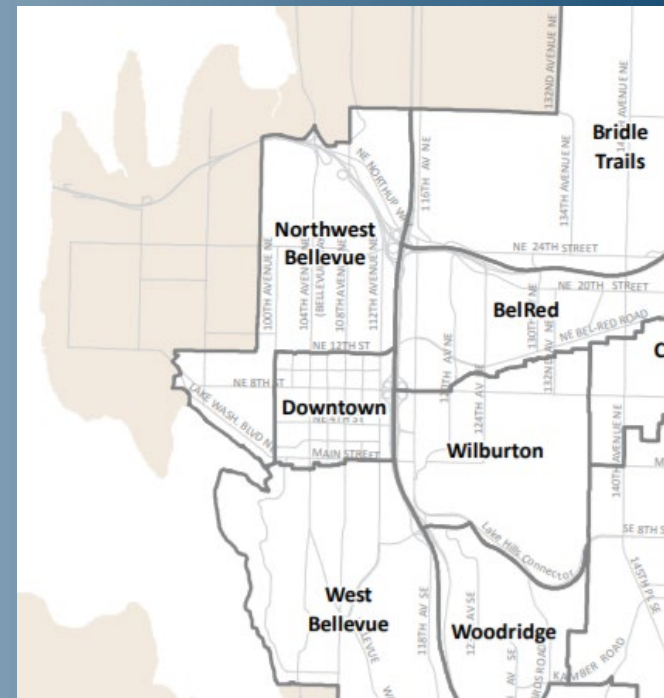
CITY OF BELLEVUE COMPREHENSIVE PLAN - NORTHWEST BELLEVUE - PAGE 1





Agenda

- Decision Criteria Overview
- Public and Commission Comments
- Policy Highlights
- Next Steps



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](#)

Public Comments

- Calls to revise the city codes related to tree preservation and retention
- Concerns about DADUs or other multifamily uses within single-family areas
- Interest in increased density, particularly near Downtown
- Interest in further dividing Northwest Bellevue



Commission Comments

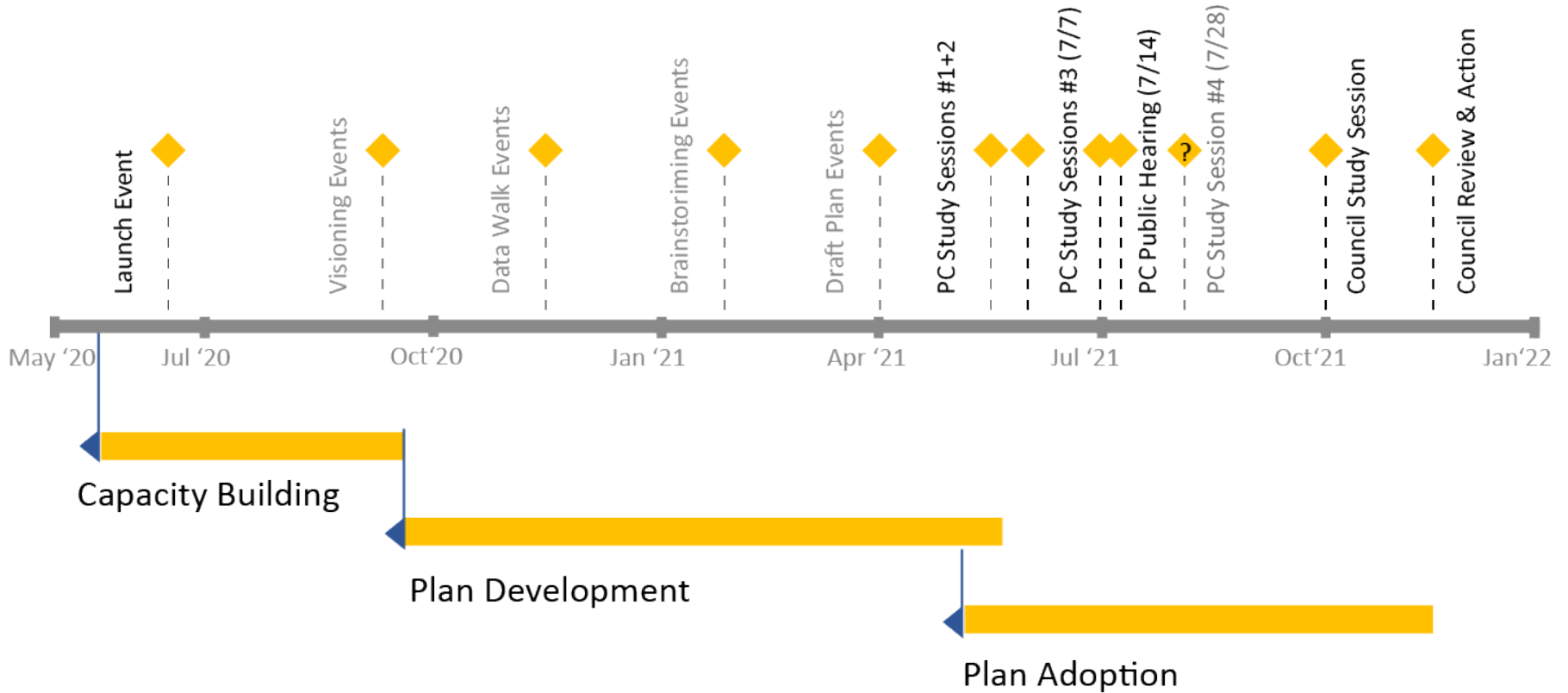
Additional review
and discussion
time requested

Separation of
controversial
policies suggested

Importance of
providing choices
emphasized



Upcoming Schedule



Draft Plan Sections



Sense of Place



Housing Affordability



Sense of Community



Mobility and Access



Environment

Sense of Place

- *S-NW-3: Preserve the existing sub-neighborhood characters by encouraging rehabilitation and maintenance of the existing housing stock.*
- *S-NW-4: Integrate new development into its surrounding sub-neighborhood by orienting it in a similar fashion to existing development and transitioning in scale to adjacent land uses*



Sense of Place

- *Policy S-NW-9: Create a separation between the low-intensity uses within Northwest Bellevue and Downtown Bellevue, utilizing buffers such as McCormick Park and/or gradients of building scale within Northwest Bellevue to ease that transition where appropriate.*





Sense of Community

- No continued comments received on this topic.





Housing Affordability



To create a diverse supply of housing typologies through the use of existing single- and multi-family densities and the encouragement of housing between these two scales.

- *Policy S-NW-24: Encourage a mix of housing typologies, within both lower and higher intensity districts, to allow for a range of affordability options, size of housing units, ease of movement for the physically disabled, and visual styles.*
- *Policy S-NW-25: Explore introducing detached accessory dwelling units as a permitted use within single-family areas.*
- *Policy S-NW-26: Explore regulations to minimize the impact from any new accessory dwelling units to the existing residential character of the street.*





Mobility and Access

- *Policy S-NW-31: Utilize traffic calming measures to discourage people from driving faster than the speed limit within residential neighborhoods.*
- *Policy S-NW-33: Prioritize completing gaps in pedestrian and bicycle networks to provide continuity within the network.*





Environment


- *Policy S-NW-43: Support efforts to both protect Northwest Bellevue's tree canopy and enhance the health of trees on both public and private property.*



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