



GREAT NEIGHBORHOODS

2025 Annual Comprehensive Plan Amendments: **Neighborhood Area Plans**

Crossroads & Newport

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City of Bellevue

Direction

Consider directing staff to return with Ordinances approving the proposed amendments to the Comprehensive Plan for

- 1) Crossroads Neighborhood Area Plan, and
- 2) Newport Neighborhood Area Plan,

and the general documenting Ordinance for all proposed 2025 Annual Comprehensive Plan Amendments (CPAs).



Agenda

1. Background: Comprehensive Plan
2. Plan Amendment Process
3. Community Engagement
4. Neighborhood Area Plans: Overview
5. Planning Commission Recommendation: **Crossroads**
6. Direction
7. Planning Commission Recommendation: **Newport**
8. Direction



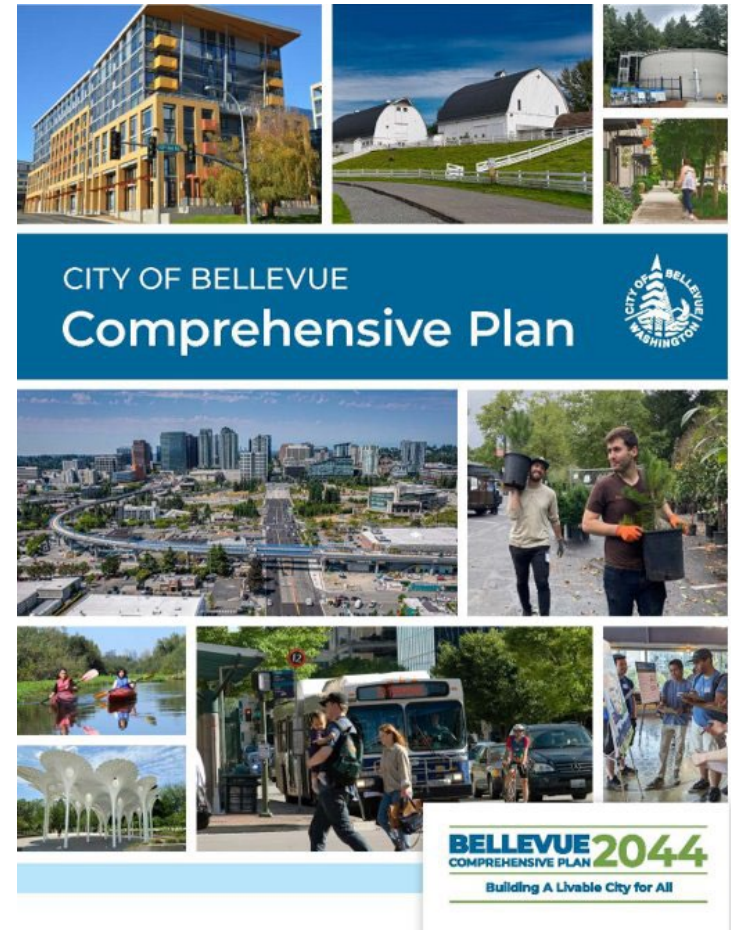
Background: Comprehensive Plan

Comprehensive Plan:

- Volume 1: Citywide policies
- Volume 2: Neighborhood-specific goals and policies

Why it is important:

- Vision for how the community evolves and grows
- Long-range plan (20-year time horizon)
- Sets policy that guides city actions and decisions
- Guides capital investments



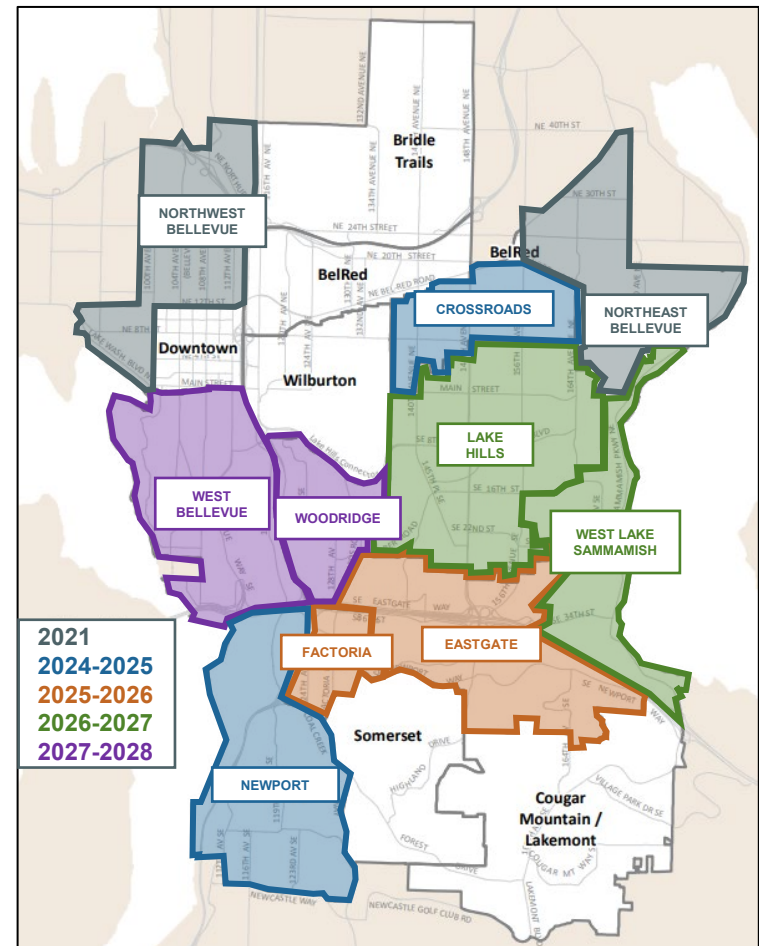
Background: Comprehensive Plan

Program launch: Initiated in 2018 to strengthen community connections.

Completed plans: Northeast and Northwest Bellevue adopted in 2021.

This iteration: Crossroads and Newport in 2024-2025.

Recently launched: Eastgate and Factoria in 2025-2026.

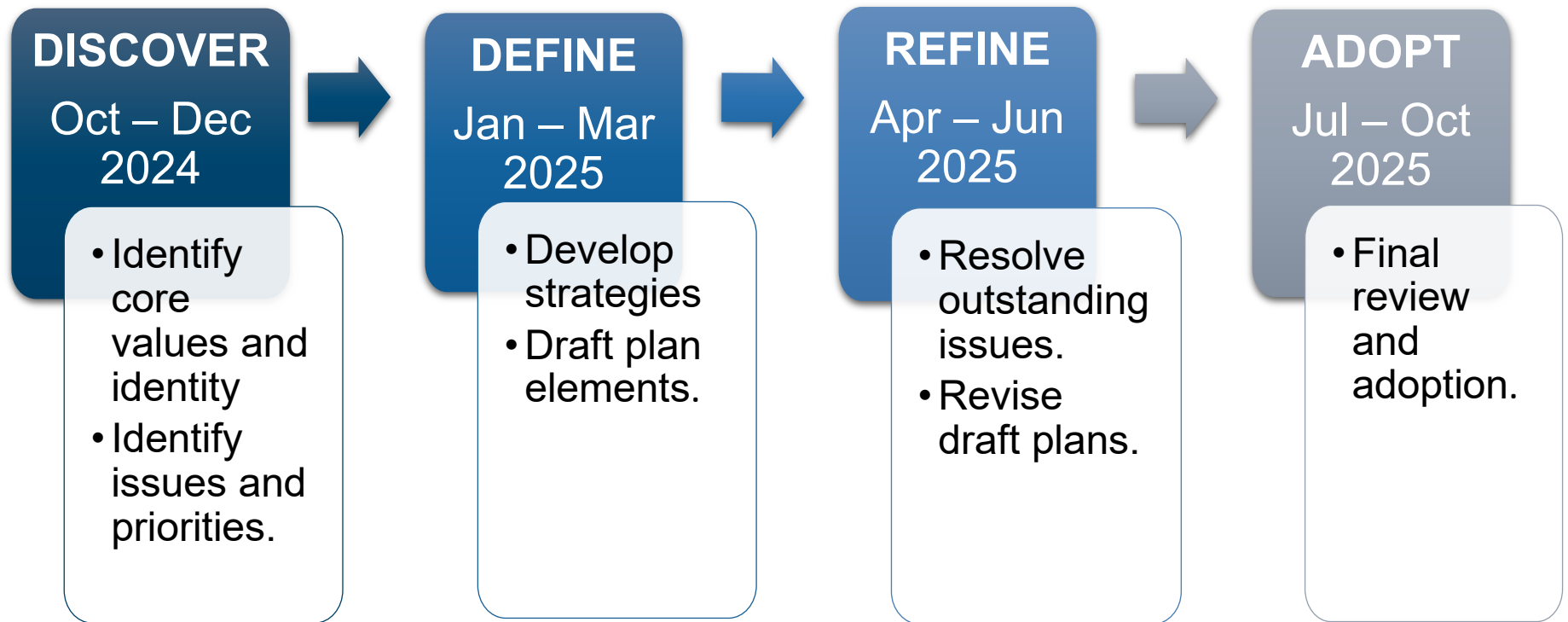


Included in the Plan Amendments

Proposed Plan Amendment	Summary	Planning Commission Recommendation
Crossroads Neighborhood Area Plan 24-123941-AC	Updated Crossroads neighborhood area plan to replace the existing subarea plan consistent with current planning boundaries.	Approve
Newport Neighborhood Area Plan 24-123870-AC	Updated Newport neighborhood area plan to replace the existing subarea plan consistent with current planning boundaries.	Approve



Great Neighborhoods Timeline



Community Engagement

Equitable, inclusive engagement:

- Focus on neighborhood residents.
- Varied activities.
- Targeted outreach.
- Broad communications to raise awareness.
- Online engagement opportunities.



Community Engagement

- Expanded scope and additional community review.
- Advantage of in-person engagement.
- Exceeded targets for relationship building and in-person engagement.
- Continuous improvement and evaluation.



Plan Elements



Neighborhood Identity



**Neighborhood and
Mixed Use Centers**



Mobility and Access



Environment



Community Gathering Places



Plan Template

The proposed plans include:

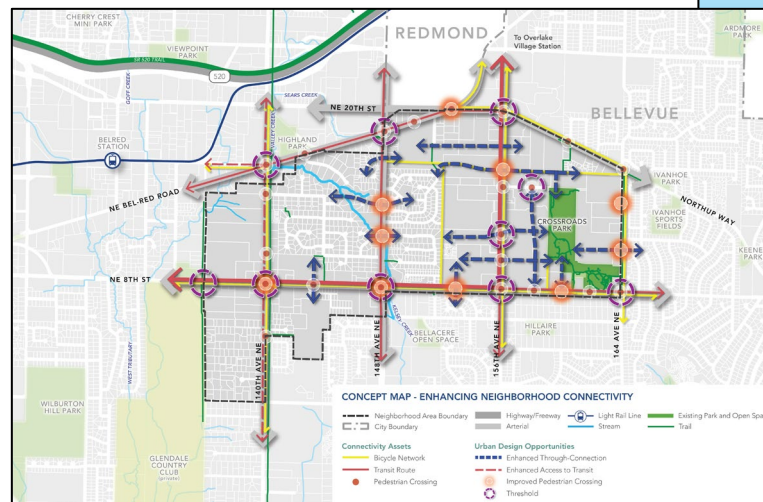
- **Vision statement**
- **Community context**, including its history and demographic profile
- **Policy summary** for each plan element
- **Concept maps** illustrating the urban design framework
- Overarching **goal and policies** for each element



Urban Design Framework

The framework for enhancing **neighborhood connectivity** and **gathering spaces** entails potential urban design strategies as:

- Illustrated conceptually by the concept maps, and
- Supported by plan policies.



Planning Commission Recommendation: Crossroads

Three study sessions since launch:

- October 9: Initial briefing and overview
- April 9: Update on the planning process
- June 11: Review of full draft plans

Final Review Public Hearings:

- July 10: Unanimous vote (Crossroads)



Crossroads: Policies



Neighborhood Identity

Policies S-CX-1 through 12



Mobility and Access

Policies S-CX-23 through 31



Mixed Use Center & Neighborhood Centers

Policies S-CX-13 through 18



Environment

Policies S-CX-32 through 37



Community Gathering Places

Policies S-CX-19 through 22



Crossroads: Themes

- Appreciation for the neighborhood's convenience and diversity.
- Value the ability to access nearby neighborhoods and Downtown.
- Support for expanded pedestrian and bicycle infrastructure, especially off-street



Crossroads

VISION

Crossroads is a complete, urban neighborhood with convenient access to a variety of destinations that fosters diversity and embraces its natural qualities.

The future of Crossroads is built around its continued evolution as a vibrant and welcoming neighborhood area surrounded by quiet, green spaces providing opportunities for recreation and to connect with nature in a dense, urban setting. As Crossroads continues to grow and evolve, the community is building a more sustainable and climate resilient future. Crossroads is a neighborhood area of diverse and connected smaller neighborhoods providing a wide range of housing options, with many choices in ranges of affordability and for all ages. Each neighborhood has safe and easy access to a range of services, restaurants, community gathering spaces, and entertainment options available in nearby commercial and mixed-use centers. These centers of economic and social activity have a clear



RELATIONSHIP TO VOLUME 1 OF THE COMPREHENSIVE PLAN

The Crossroads Neighborhood Area Plan contains policy direction consistent with the citywide policies in Volume 1 but with details specific to the Crossroads context. Some of the features that give Crossroads its unique character are the diversity of its community and its role as a key urban center of countywide importance planned for additional residential and commercial growth with walkable access to retail, services and transit.

Crossroads Neighborhood Area Plan ■ Page S-CX-1



Crossroads: Themes

- Desire for more gathering places.
- Support for increased coordination with Bellevue School District:
 - Access to neighborhood schools.
 - Expand their function as community gathering spaces.



Planning Commission Recommendation: Newport

Three study sessions since launch:

- October 9: Initial briefing and overview
- April 9: Update on the planning process
- June 11: Review of full draft plans

Final Review Public Hearings:

- July 23: Unanimous vote (Newport)



Newport: Policies



Neighborhood Identity

Policies S-NP-1 through 6



Mobility and Access

Policies S-NP-19 through 31



Neighborhood Center

Policies S-NP-7 through 12



Environment

Policies S-NP-32 through 37



Community Gathering Places

Policies S-NP-13 through 18



Newport: Themes

- Appreciation of the community's friendliness, safety and convenience.
- Appreciation of the many trails and natural areas.
- Support for improved ease of access to green spaces.
- Support for working with Bellevue School District on the future of their property.

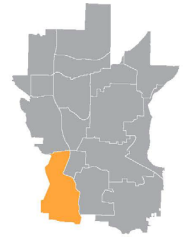


Newport

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



RELATIONSHIP TO VOLUME 1 OF 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.

Newport: Themes

- Support for a vibrant shopping district in the Newport Hills Neighborhood Center
- Desire for more (indoor) gathering spaces and cultural facilities.
- Support for addressing traffic congestion.
- Desire for better walking connections, bike lanes, and sidewalks.



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