

August 6, 2018

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Neighborhood Area Plan Sequencing

STAFF CONTACTS

Mac Cummins, Department Director, 452-5255

Terry Cullen, Comprehensive Planning Manager, 452-4070

Deborah Munkberg, Senior Planner, 452-2898

Department of Planning and Community Development

POLICY ISSUES

The Council has identified the strategic implementation of the neighborhood planning process as one of its 3-year priorities for 2018 – 2020.

Initiation of the neighborhood area planning program is consistent with Comprehensive Plan guidance as described in the Neighborhoods Element, which includes policy guidance for the preparation of neighborhood area plans.

DIRECTION NEEDED FROM COUNCIL

ACTION



DIRECTION



INFORMATION ONLY



Staff is seeking action from Council tonight to initiate Comprehensive Plan amendments to prepare the Northwest Bellevue and Crossroads Neighborhood Area Plans in 2018/2019 and the Lake Hills and West Lake Sammamish Neighborhood Area Plans in 2019/2020.

BACKGROUND/ANALYSIS

At study sessions on May 29 and July 9, Council reviewed the proposed neighborhood area planning program approach, provided guidance on specific aspects of the program, directed staff to move forward with initiation of the program following a schedule of two plans per year, and directed staff to develop criteria and recommend initial sequencing of the neighborhood area plans.

Major features of the proposed neighborhood area planning process include:

- One-year planning process, with a majority of the public engagement process organized around the traditional school year;
- Preparation of two plans per year;
- An organic planning process shaped by the interests, priorities and ideas identified by those who live and work in the neighborhood area;
- Engagement methods that are inclusive, accessible and welcoming – including formal and informal activities at times and days that work for participants, intentional outreach to those who have been historically under-represented, activities in schools, an interactive website and use of storytelling, photography and other creative measures to engage people; and
- Plans that are action-oriented and strategically focused on neighborhood priorities.

Neighborhood areas plans will be adopted as an amendment to the Comprehensive Plan. The Growth Management Act requires that neighborhood area plans follow the annual amendment cycle set for other elements of the Comprehensive Plan. Initial neighborhood area plans, such as Eastgate, are exempt from annual amendment process.

The City's 16 neighborhood areas (Attachment A) form the basis for neighborhood area planning. Of the 16 neighborhood areas, the two most recent updates are Downtown (2004) and BelRed (2009). In addition, the Downtown Livability land use code update was completed in 2017 and the BelRed Lookback is planned to begin soon. Because these neighborhood area plans are comparatively current, they are not included in the sequencing evaluation discussed below. It is assumed that a review and update of the other 14 older neighborhood area plans would occur prior to the next review of Downtown and BelRed.

Evaluation Criteria

The remaining 14 neighborhood area plans were adopted more than 20 years ago. While all the neighborhood areas have changed over this time, some have experienced greater amounts of change than others. To determine the sequence of neighborhood area plans for update, the approach described below seeks to rank neighborhood areas based on an assessment of overall growth within each neighborhood area and age of subarea plan corresponding to each neighborhood area. The evaluation criteria are described below.

- **Subarea plan age.** Some of the adopted subarea plans date back to the mid-1980s, predating the Washington Growth Management Act, related implementing regulations and many existing City programs and capital investments. Key issues addressed in these older plans may no longer be pertinent and current emerging issues may not be addressed at all. Plan age, based on original date of adoption, is measurable and readily available data.
- **Growth and development.** Growth and development can provide a proxy measure for changes in population, as well as potential changes in community character, natural environment features, demand for services, and need for capital improvements. Three indicators of growth and development were used in this evaluation, as listed below. All are based on readily available and measurable data.
 - *New single-family residences (on undeveloped land)*, based on new single family residential permits on undeveloped land, year 2000 - present.
 - *Single-family residential infill development*, based on combined demolition and single family residential permits, year 2000 – present.
 - *New multifamily and commercial development*, based on square feet of multifamily and commercial development permits, year 2001 – present.

Each of these indicators was standardized to allow for an equal comparison between neighborhood areas of varied sizes. All three indicators were measured as a ratio to the land area of the neighborhood planning area.

Findings

Neighborhood areas were ranked according to each criterion and the neighborhood area rank under each criterion was summed for an overall rank (Attachment C).

Plan age. Overall, roughly half of the subarea plans were adopted in the mid-1980s and the other half in the 1990s. Because subarea plan boundaries differ from neighborhood area plan boundaries, dates were assumed based on the subarea plan that corresponds most closely to the neighborhood area boundaries. The subarea plans with the earliest adoption dates correspond to the Northwest Bellevue (1983), and Northeast Bellevue and Lake Hills (1985) neighborhood areas. A portion of the West Lake Sammamish neighborhood area is also addressed in a subarea plan adopted in 1985. Subarea plans with the most recent adoption dates correspond to the Newport Hills (1994) and West Bellevue (1996) neighborhood areas.

New single family residential permits. Between 2000 and the present, permits for 1,236 new single-family residences were issued and closed. Cougar Mountain/Lakemont and Newport are the neighborhood areas with the highest ratio of new single family residential permits per acre. These two neighborhoods also have the highest number of absolute permits, with 426 and 157 permits in Cougar Mountain/Lakemont and Newport respectively. Factoria and Wilburton have the lowest ratio of new single family residential permits per acre.

Infill single family residential permits. Between 2000 and the present, permits for 1,060 combined demolition and building permits were issued and closed. Northwest Bellevue and West Bellevue are the neighborhood areas with the highest ratio of infill single family residential permits per acre. These two neighborhoods also have the highest number of absolute permits, with 482 and 299 permits in Northwest Bellevue and West Bellevue respectively. Factoria and Cougar Mountain/Lakemont have the lowest ratio of infill single family residential permits per acre.

Multifamily/commercial permits. Between 2001 and the present, multifamily and commercial permits were issued for over 9 million square feet of development. Factoria and Eastgate are the neighborhood areas with the highest ratio of multifamily and commercial development relative to area. Eastgate and Lake Hills are the neighborhoods with the highest amount of absolute development, with approximately 2.2 million and 1.4 million respectively. Bridle Trails, Newport and West Lake Sammamish tied for the lowest ratio of multifamily and commercial development relative to area.

Conclusions

Based on evaluation of the plan age and the three types of building permit data, the four highest ranked neighborhood areas are:

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

For the 2018 – 2019 planning year, staff proposes that the City proceed with the Northwest Bellevue and Crossroads neighborhood area plans. For the 2019 – 2020 planning year, staff proposes that the City

proceed with the Lake Hills and West Lake Sammamish neighborhood area plans. For future years, staff proposes to bring back neighborhood area rankings that incorporate updated building permit data and an assessment of the impacts of adjacent areas that are experiencing major development.

Other considerations

While building permit records provide a good basis for evaluating growth that occurs within Bellevue, it does not account for what is occurring in the area immediately surrounding the City. It is worth noting that the development in the Overlake Urban Center in Redmond and on the Microsoft campus have had a significant effect on the adjacent Northeast Bellevue, Crossroads and BelRed neighborhood areas, particularly with traffic congestion. Similarly, development in Newcastle significantly impacts the Newport Hills neighborhood area. The impact of growth immediately outside the City may provide another useful indicator for Council consideration. Another option for action may be for Council to initiate two neighborhood area plans for 2018/2019 only and direct staff to return to Council in 2019 to re-evaluate the rankings with these additional considerations before initiating the next two neighborhood area plans for 2019/2020.

OPTIONS

1. 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 consistent with Bellevue Land Use Code Section 20.30I.130.B.3 and RCW 36.70A.130.
2. Initiate comprehensive plan amendments for preparation of the Northwest Bellevue and Crossroads neighborhood area plans in 2018/2019 and direct staff to return to Council in 2019 to re-evaluate the neighborhood area rankings with updated information including additional information about the impacts of growth of surrounding jurisdictions on Bellevue's neighborhood areas for Council to consider before Council initiates the next two neighborhood area plans for 2019/2020.
3. Provide alternative direction to staff.

RECOMMENDATION

Option 1

MOTION

Option 1:

Move to 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 consistent with Bellevue Land Use Code Section 20.30I.130.B.3 and RCW 36.70A.130.

Option 2:

Move to initiate comprehensive plan amendments for preparation of the Northwest Bellevue and Crossroads neighborhood area plans in 2018/2019 consistent with Bellevue Land Use Code Section 20.30I.130.B.3 and RCW 36.70A.130., and to direct staff to return to Council in 2019 with a re-evaluation of the neighborhood area rankings with updated information, including additional information about the impacts of growth of surrounding jurisdictions on Bellevue's neighborhoods, for Council to consider before Council initiates the next two neighborhood area plans for 2019/2020.

ATTACHMENTS

- A. Neighborhood Areas Map
- B. Neighborhood Area Planning Process Timeline
- C. Neighborhood Area Rankings
- D. Neighborhood Area Scores

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A