

GREAT NEIGHBORHOODS



Public Hearing Newport CPA

Thara Johnson, Planning Director

Kate Nesse, Planning Manager

Brooke Brod, Community Engagement Lead

Community Development Department

July 23, 2025



Action

Conduct a Final Review
public hearing for the
2025 CPA for the Newport
Neighborhood Area Plan

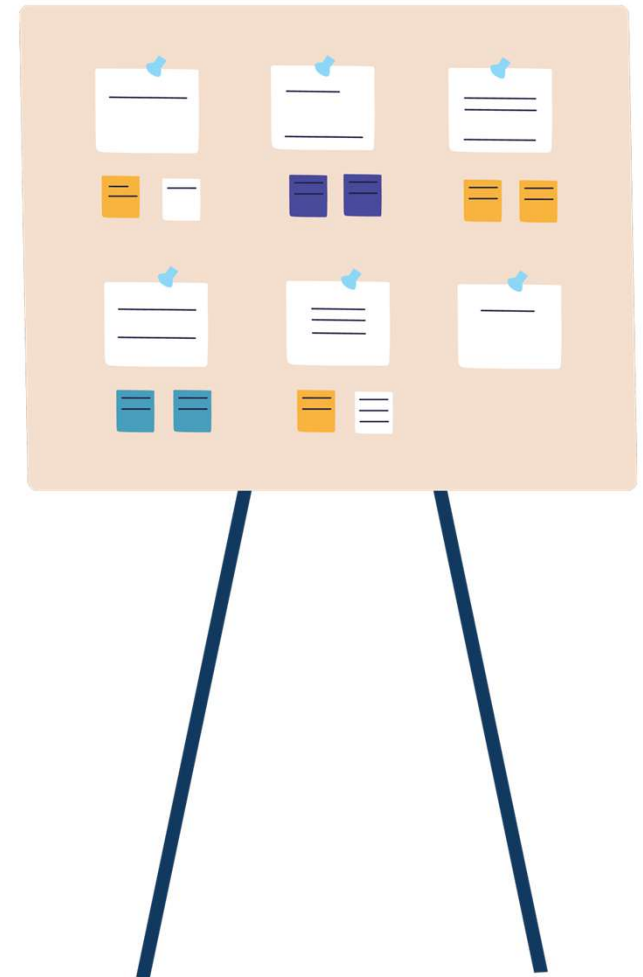
Conduct a discussion.

Take action on a
recommendation.



Agenda

1. Scope of Amendments
2. Decision Criteria Overview
3. Community Engagement Summary
4. Public Comments
5. Commission Comments and Staff Recommended Revisions



Proposed Amendments

1. Adopt a Newport Neighborhood Area Plan (and repeal the Newport Hills Subarea Plan).
2. Adopt the map amendment to the Factoria Subarea Plan.

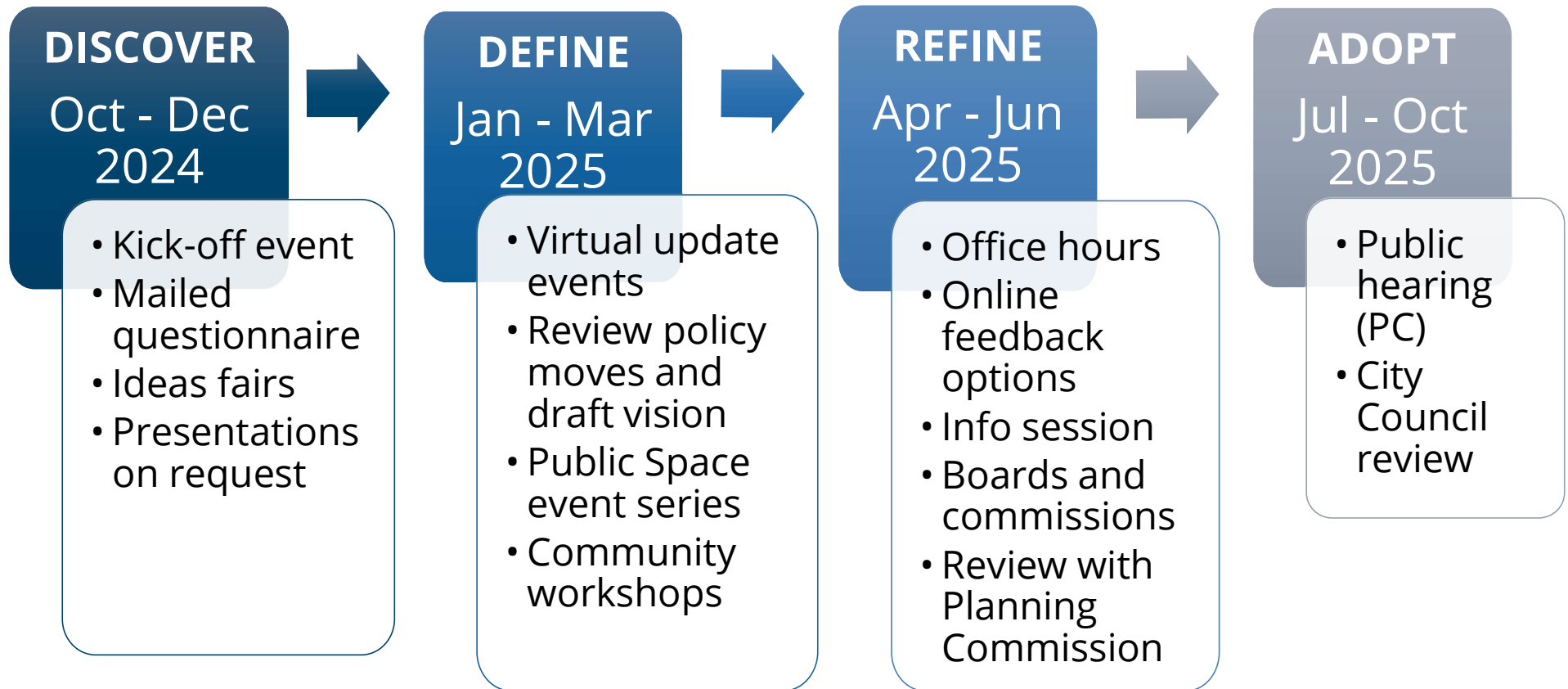


Decision Criteria Overview

The Final Review Decision Criteria are set forth in LUC 20.30I.150:

1. The proposed amendment is **consistent with the Comprehensive Plan**.
2. The proposed amendment **addresses the interest 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**.

Community Engagement



All public comments and engagement reports are available on the [Great Neighborhoods webpage](#).

Community Engagement

Diverse engagement and broad participation:

9 community-wide in-person and virtual events

23 meetings with neighborhood leaders and groups, including in-person activities with seniors and school kids

2 community events tabled by staff

289 Returned surveys, mailed to all residential households.

1,560+ unique visitors to Engaging Bellevue, over 200 engaged

Public hearing notice published on July 3, 2025.

Notice of application on January 9, 2025.

Plan Elements



Neighborhood Identity



Neighborhood Centers



Mobility and Access



Environment



Community Gathering Places

Commission Comments June 11

- **Narrative:** Update the demographic profile to be consistent.
 - Made sidebars consistent with Crossroads Plan
 - Made minor changes to the language to address typos and phrasing

Commission Comments June 11

- **New policy:** Add a policy on energy resilience.
 - Energy resilience is best addressed at the citywide level.
 - Volume 1 policies:
 - UT-51. When implementing street projects, determine whether the relocation of distribution facilities underground is required and the means of financing the relocation.
 - UT-68. Require the undergrounding of new permanent electrical distribution lines in coordination with the city and other utilities.

Commission Comments June 11

- **S-NP-2:** Focus on the local community. Do more than just identify the places.
 - **Proposal:** Enhance ~~Identify~~ locations and thresholds that are significant to the local community and contribute to the neighborhood's identity.

Commission Comments June 11

- **S-NP-5 & -6:** Use stronger language.
 - **Proposal:** No change.
 - The language is in line with Volume 1 policies

Commission Comments June 11

- **S-NP-8:** Use stronger language than “encourage” and include landscaping requirements.
 - **Proposal:** Locate~~Encourage~~ new buildings ~~to be located~~ adjacent to the sidewalk to create an engaging street life for pedestrians in the Neighborhood Center.

Commission Comments June 11

- **S-NP-9 & -10:** Use stronger language than “encourage” and include actions like finding businesses other locations in Bellevue.
 - **Proposal S-NP-9:** Encourage the inclusion of space appropriate to grow and retain small and independent businesses ~~small commercial spaces to accommodate new and displaced businesses in new commercial development.~~
 - **Proposal S-NP-10:** ~~Encourage the retention of businesses impacted by redevelopment in the new development.~~ Work with developers to retain businesses impacted by redevelopment to the extent possible.

Commission Comments June 11

- **S-NP-15 & -16:** Use more directive language. The city needs to be a proactive partner with the School District.
 - **Proposal:** No change.
 - The City strives to be a collaborative partner but, as a separate entity, the city has limited capacity to require actions of the School District.

Commission Comments June 11

- **S-NP-20:** Use more directive language and include the Pipeline Trail specifically.
 - **Proposal:** No change.
 - The use of the word “improve” directs the city to make the experience of walking and biking better while leaving the means to do this open to the context. The pipeline trail is addressed specifically in S-NP-25.

Commission Comments June 11

- **S-NP-22:** Use more directive language.
 - **Proposal:** Support the expansion of transit service in the neighborhood and work with transit agencies to, connecting with Downtown Bellevue, light rail service and the region.

Commission Comments June 11

- **S-NP-30:** This policy should focus on increasing the number of protected bike lanes.
 - **Proposal:** Enhance ~~Expand on- and off-street~~ pedestrian and bicycle facilities to connect people to Eastrail safely from nearby destinations.

Commission Comments June 11

- **S-NP-35:** Do more than just encourage the use of low impact development and stormwater mitigation.
 - **Proposal:** ~~Encourage the U~~se of low impact development techniques in new developments and public spaces ~~, especially in areas with significant impervious surface coverage,~~ to minimize flooding and contamination of Coal Creek and other neighborhood streams and to support human, fish and wildlife health.

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Appendix: Proposed Policies - Newport

Newport: Proposed Policies

Neighborhood Identity

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 Identify locations and thresholds that are significant to <u>the local</u> 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.

Newport: Proposed Policies

Neighborhood Center

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 Encourage new buildings to be located adjacent to the sidewalk to create an engaging street life for pedestrians in the Neighborhood Center.
S-NP-9	Encourage the inclusion of <u>space appropriate to grow and retain small and independent businesses</u> small commercial spaces to accommodate new and displaced businesses in new commercial development.
S-NP-10	Encourage the retention of businesses impacted by redevelopment in the new development. <u>Work with developers to retain businesses impacted by redevelopment to the extent possible.</u>
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.

Newport: Proposed Policies

Community Gathering Places

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.

Newport: Proposed Policies

Mobility and Access

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 <u>and work with transit agencies to</u> , connecting 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.

Newport: Proposed Policies

Mobility and Access

S-NP-25	Support the continued use <u>and enhancement</u> 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	<u>Enhance</u> Expand on- and off-street 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.

Newport: Proposed Policies

Environment

S-NP-32	Work with partners to preserve and enhance the wildlife habitat in Coal Creek <u>Natural Area</u> Park, 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	Encourage the Use of low impact development techniques in new developments and public spaces , especially in areas with significant impervious surface coverage, to minimize flooding and contamination of Coal Creek and other neighborhood streams <u>and to support human, fish and wildlife health.</u>
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.