

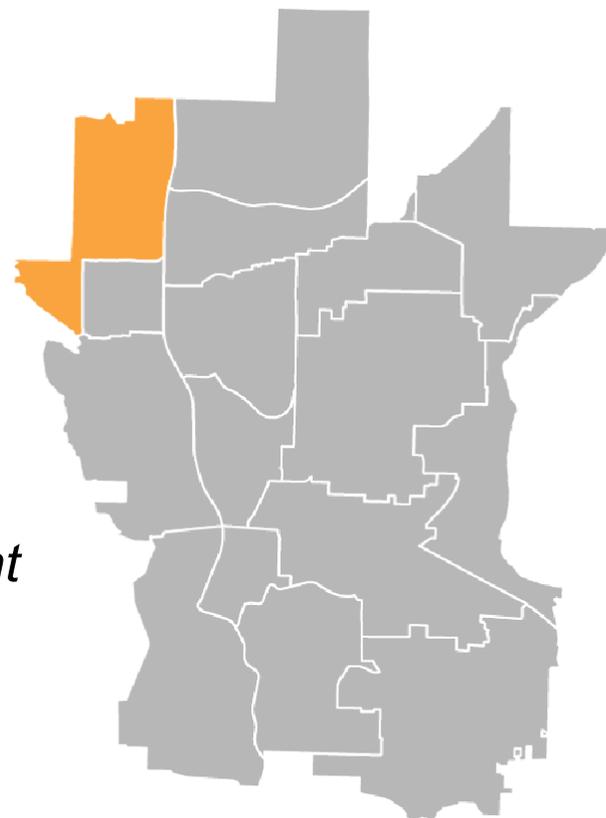


**GN**

GREAT NEIGHBORHOODS

MANY VOICES • ONE VISION  
OUR FUTURE

# 2021 Comprehensive Plan Amendment: Northwest Bellevue Neighborhood Area Plan *Public Hearing*



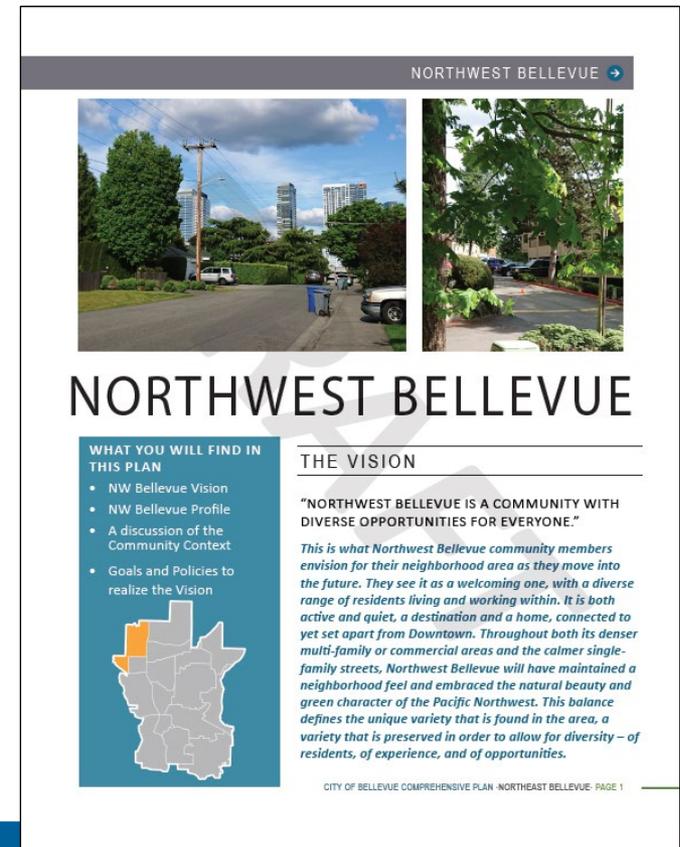
Elizabeth de Regt AICP  
Brooke Brod  
*Community Development*

July 14, 2021



# Planning Commission Direction

1. Conduct a Final Review public hearing for the 2021 CPA for the Northwest Bellevue Neighborhood Area Plan
2. Conduct a discussion
3. Take action on a recommendation



The image shows the cover of a report titled "NORTHWEST BELLEVUE". At the top, there is a header "NORTHWEST BELLEVUE" with a right-pointing arrow. Below the header are two side-by-side photographs: the left one shows a street view with trees and buildings in the distance, and the right one shows a residential street with parked cars and trees. Below the photos is the title "NORTHWEST BELLEVUE" in large, bold, black letters. Underneath the title, there are two columns of text. The left column is titled "WHAT YOU WILL FIND IN THIS PLAN" and lists four bullet points: "NW Bellevue Vision", "NW Bellevue Profile", "A discussion of the Community Context", and "Goals and Policies to realize the Vision". Below this list is a map of the City of Bellevue with the Northwest Bellevue area highlighted in orange. The right column is titled "THE VISION" and contains a quote: "NORTHWEST BELLEVUE IS A COMMUNITY WITH DIVERSE OPPORTUNITIES FOR EVERYONE." followed by a paragraph of text describing the community's vision. At the bottom right, there is a small page number "1" and the text "CITY OF BELLEVUE COMPREHENSIVE PLAN - NORTHWEST BELLEVUE - PAGE 1".

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

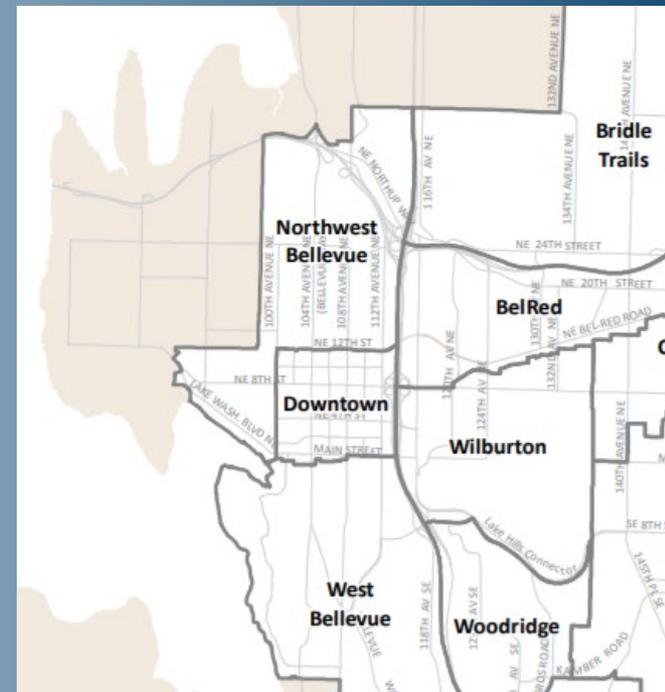




# Agenda

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- Decision Criteria Overview
- Outreach Summary
- Public Comments
- Commission Comments + Proposed Amendments



# Decision Criteria Overview

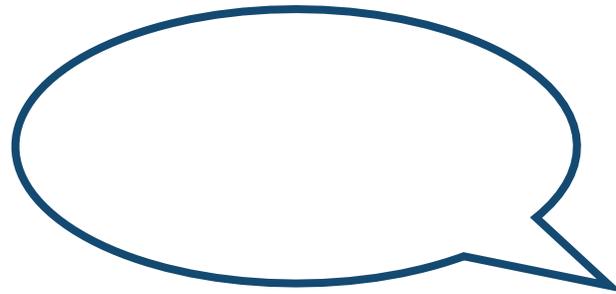
1. The proposed amendment is ***consistent with the Comprehensive Plan.***
2. The proposed amendment ***addresses the interests and changed needs of the entire city.***
3. The proposed amendment ***addresses significantly changed conditions*** (since the last time the pertinent map or text was amended).
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](#)



# Outreach Summary

- Notice of this public hearing published June 17; notice of application published on May 27
- 10 community meetings over 11 months (June '20 through April '21)
- 2 mailings to every household, first linked to a questionnaire and second included a prepaid mail-back questionnaire (250+ returned)
- Engaging Bellevue utilized for ongoing engagement (~3000 visits)
- Facebook, Nextdoor, WeChat, Kakao Talk used to spread the word
- *Neighborhood News* and *It's Your City* utilized for broad updates



# Resulting Plan Sections

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Sense of Place



Housing Affordability



Sense of Community



Mobility and Access



Environment

# Continued Public Comments

- Impact of Downtown development on Northwest Bellevue
- Citywide housing discussion vs NAP references
- Concern about ADUs/DADUs



# Previous Commission Comments: 4/28, 5/26, 6/9

Future  
Engagement  
Feedback

Additional review  
and discussion  
time requested

Separation of  
controversial  
policies  
suggested

Importance of  
providing choices  
emphasized



# Commission Comments 7/7



- Consistency with Downtown Livability
- Renovation vs new construction



- S-NW-3. Preserve the existing sub-neighborhood characters by ~~encouraging rehabilitation~~ **supporting efforts to renovate** and ~~maintainance~~ of the existing housing stock.

- Visual styles not affordability issue



- S-NW-24. Encourage a mix of housing typologies, within both lower and higher intensity districts, to allow for a range of affordability options **with a variety of sizes** of housing units, ease of movement for the physically disabled, and visual styles.

# Commission Comments 7/7



- Access to transit stops
  - S-NW-39. Prioritize transportation enhancements that improve safety and access between residential areas and popular destinations, particularly schools, ~~and~~ parks, ~~and~~ transit stops.



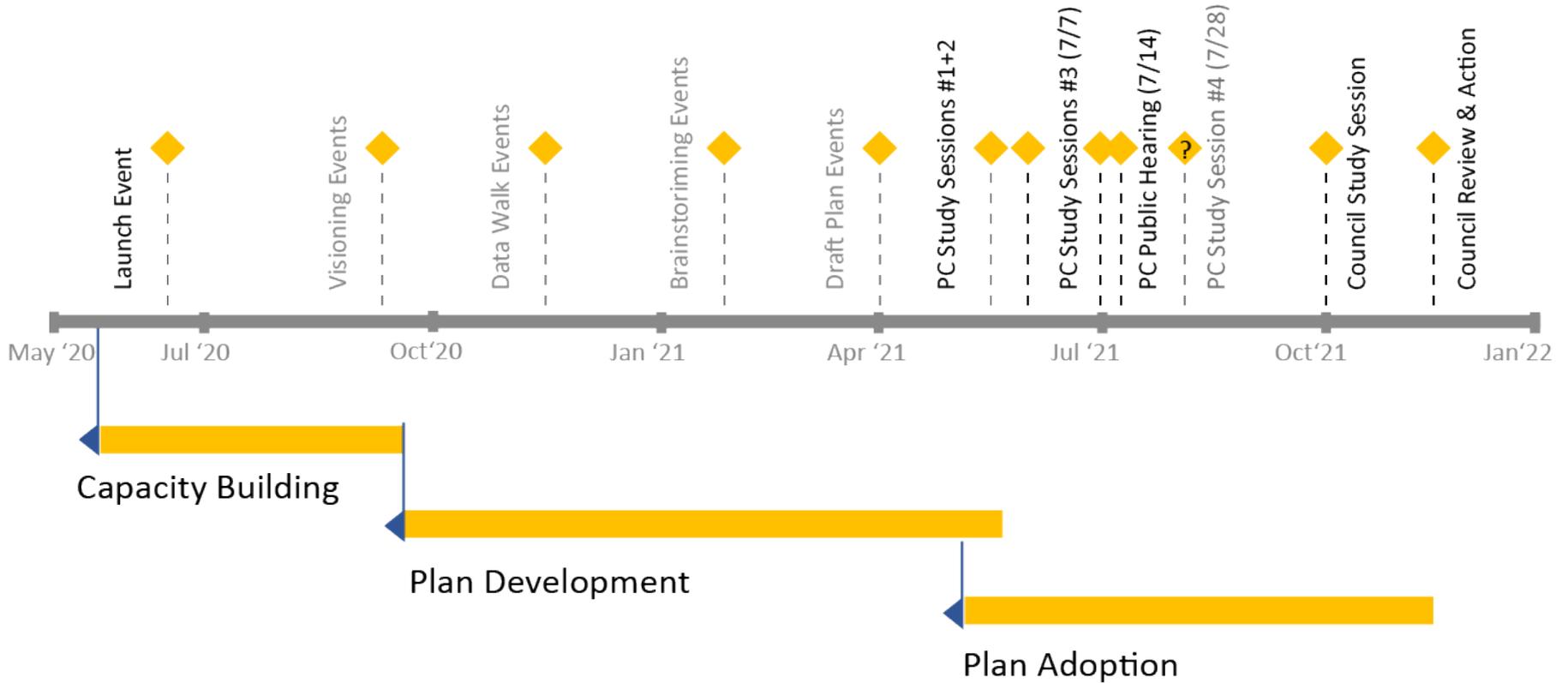
- Sidewalks with new construction
  - Existing TR-107. Obtain sidewalk and trail improvements and easements, and on-site bicycle parking consistent with the Pedestrian and Bicycle Transportation Plan and the Land Use Code through development review.



- Preservation of trees, not just tree canopy
  - S-NW-43. Support efforts to ~~both~~ protect Northwest Bellevue's tree canopy, ~~preserve its trees~~, and enhance the health of trees on both public and private property.



# Upcoming Schedule





# Direction / Feedback

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- Results of real-time auditing of tonight's material



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NORTHWEST BELLEVUE →

## NORTHWEST BELLEVUE

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