



2021 Annual CPAs: Neighborhood Area Plans

Northeast Bellevue & Northwest Bellevue

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Community Development
Planning Commission Chair Malakoutian

November 22, 2021



The City Council will review the 2021 proposed plan amendments for Northeast Bellevue and Northwest Bellevue Neighborhood Area Plans. Planning Commission chair Mohammad Malakoutian will present the Commission's recommendations.

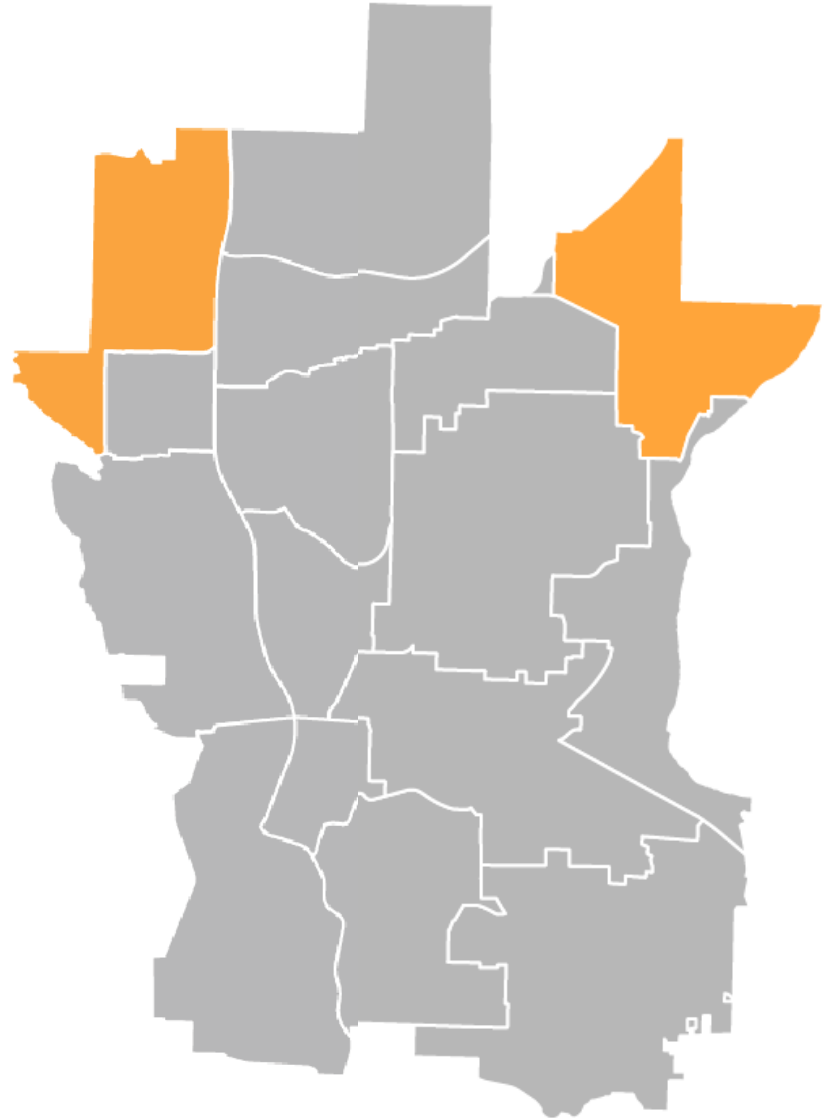
Direction

Direct staff to return with Ordinances approving the 2021 proposed amendments regarding the Northeast Bellevue and Northwest Bellevue Neighborhood Area plans as recommended by the Planning Commission.



Agenda

1. Comprehensive Planning
2. CPA Process
3. Neighborhood Plans:
Overview
4. Planning Commission
Recommendations: NE
5. Policy Issues to Highlight
6. Planning Commission
Recommendations: NW
7. Policy Issues to Highlight

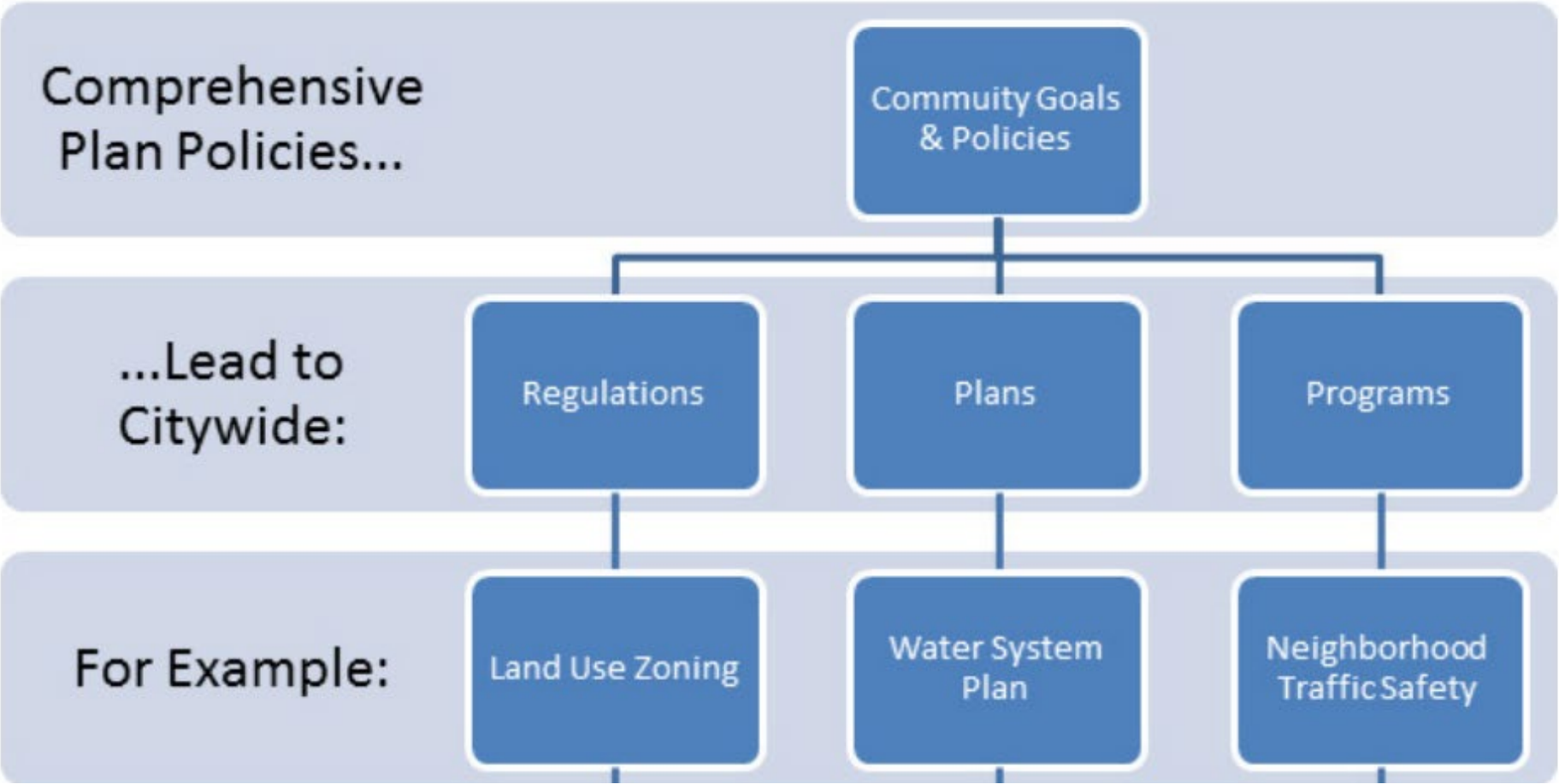


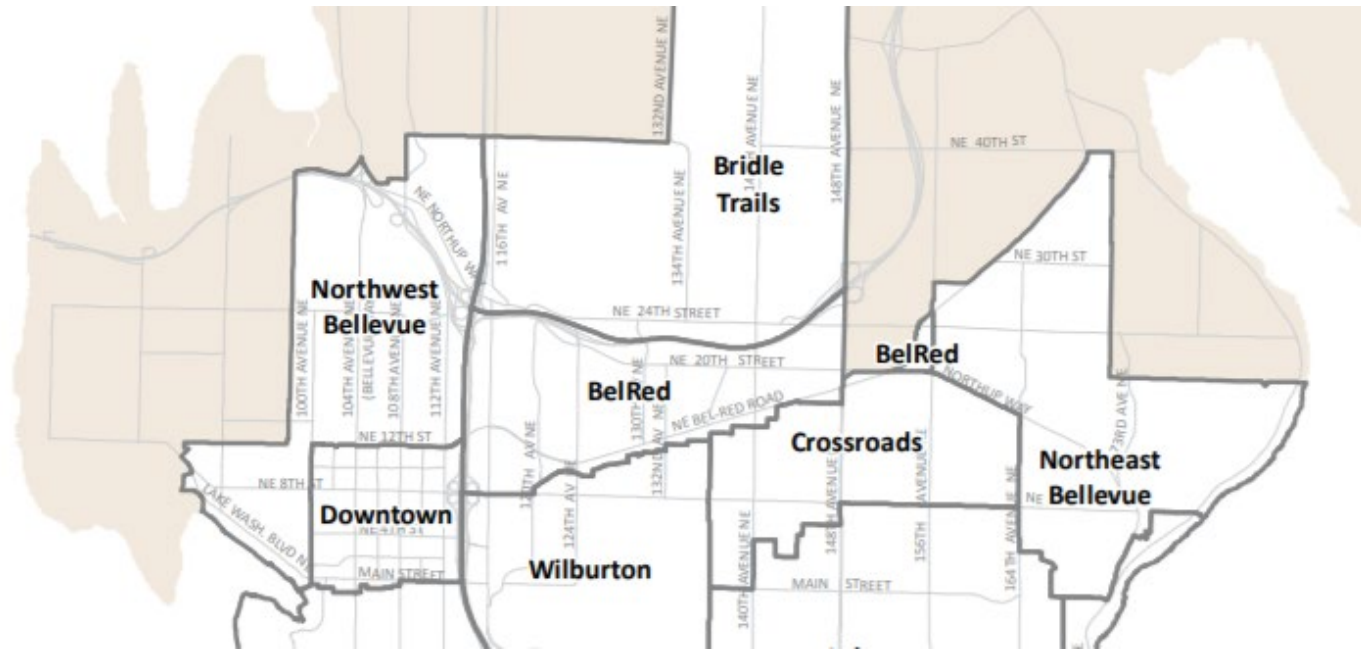
Comprehensive Plan

- Foundational policy document
- Captures community goals
- Includes policies to directly influence how the city will change over time
- Umbrella document: guides other plans, capital spending, regulations, programs and services



Comprehensive Plan





CPA Process



Decision Criteria (LUC 20.30I.150)

A. Obvious technical error in the pertinent Comprehensive Plan provision,
OR

B1. ***Consistent with the Comprehensive Plan***, other goals and policies, the CPP, the GMA and other applicable law

B2. Addresses the ***interests and changed needs of the entire City*** as identified in its long-range planning and policies

B3. Addresses ***significantly changed conditions***

B4. Is suitable for development in general conformance with adjacent land use, surrounding development pattern, and with zoning standards under the potential zoning (***does not apply***)

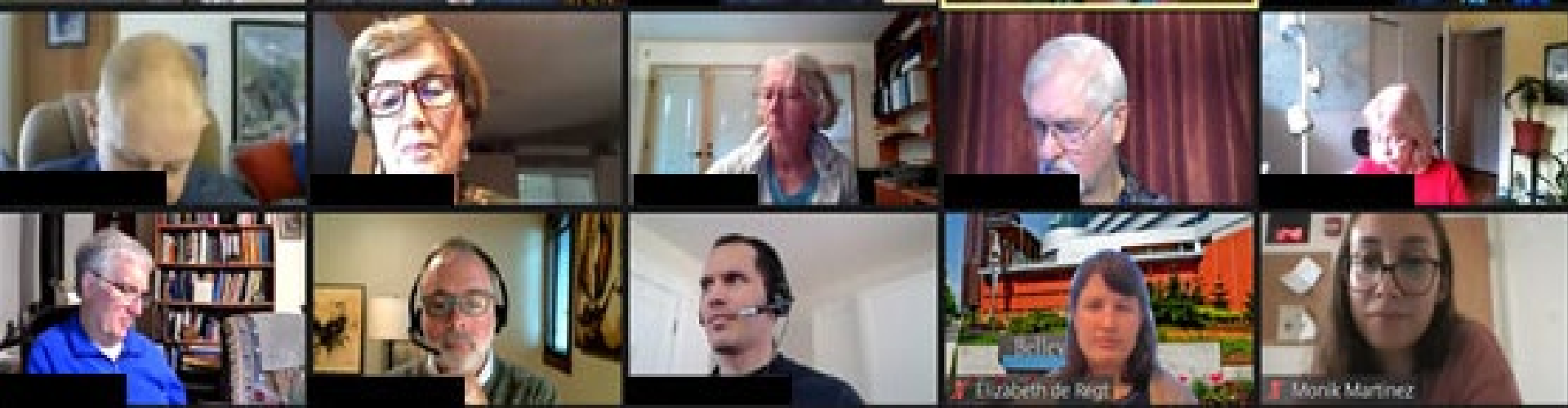
B5. Demonstrates a ***public benefit and enhances the public health, safety and welfare of the City.***



Included in the CPAs

Proposed Plan Amendment	Included Amendments	Planning Commission Recommendation
<p>Northeast Bellevue Neighborhood Area Plan</p> <p>21-100173-AC</p> <p>Citywide</p>	<p>Replace Volume 2 Northeast Bellevue narrative and policies with new narrative and policies.</p> <p>Amend Northeast Bellevue land use map to new borders</p> <p>Amend borders for adjoining (Crossroads and Southeast Bellevue) Neighborhood Areas.</p>	<p>Approve</p>
<p>Northwest Bellevue Neighborhood Area Plan</p> <p>21-100174-AC</p> <p>Citywide</p>	<p>Rename Volume 2 North Bellevue Subarea Plan to Northwest Bellevue Neighborhood Area Plan.</p> <p>Replace Volume 2 North Bellevue narrative and policies with new Northwest Bellevue narrative and policies.</p>	<p>Approve</p>





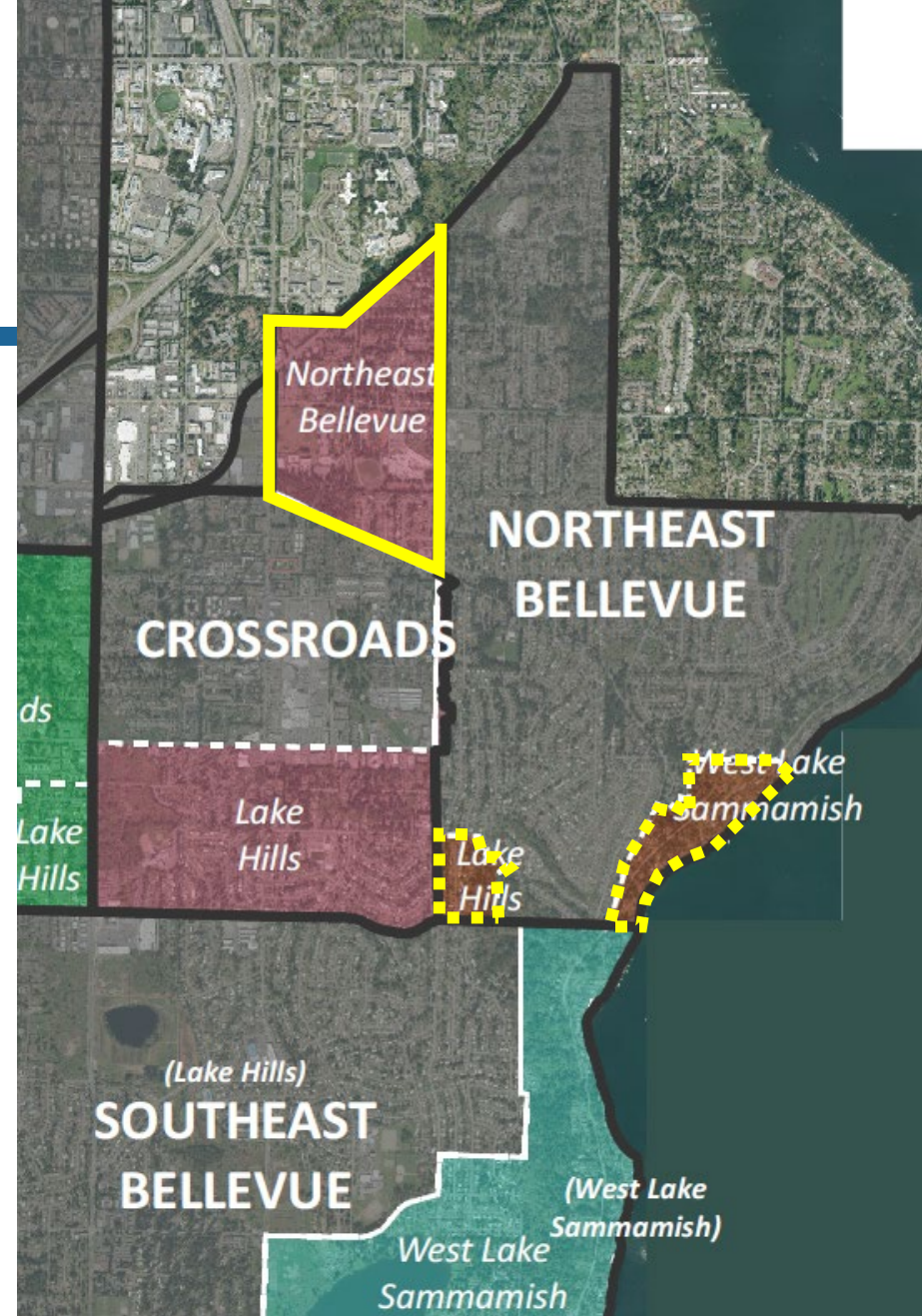
Neighborhood Plans

Overview



Neighborhood Area Plans


- Highlight what is unique about each neighborhood
- Land Use map amendments are not part of the scope
- NE Bellevue boundaries include three changes
- NW Bellevue (previously North Bellevue): no shift in boundary



Plan Template

- A vision statement
- A neighborhood profile
- Neighborhood context regarding challenges and opportunities
- Goals and policies to guide future decisions


NORTHEAST BELLEVUE →




NORTH

WHAT YOU WILL FIND IN THIS PLAN

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




NORTHWEST BELLEVUE →



NORTHWEST BELLEVUE

WHAT YOU WILL FIND IN THIS PLAN

- NW Bellevue Vision
- NW Bellevue Profile
- A discussion of the Community Context
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THE VISION

"NORTHWEST BELLEVUE IS A COMMUNITY WITH DIVERSE OPPORTUNITIES FOR EVERYONE."

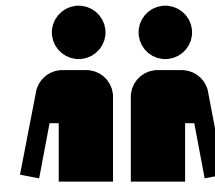
This is what Northwest Bellevue community members envision for their neighborhood area as they move into the future. They see it as a welcoming one, with a diverse range of residents living and working within. It is both active and quiet, a destination and a home, connected to yet set apart from Downtown. 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 - NORTHEAST BELLEVUE - PAGE 1

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Community Engagement



HELPING FORCES

Zoning can be made flexible enough to allow for small retail sites near residential areas.

Healthy streets which link parks paths, sidewalks, bikeLANE

BIKELANES paths, sidewalks, bikeLANE

Space available on many roads check in with Feet First

improving walking paths already happening (trail from Northrup wat to crossroads

car centric city

parks, trails, and other public walking places

Ramps, crosswalks, lots of biking & pedestrian lanes

Provide more signage or routes to pull from an online source

need sidewalks on 24th and Northrup

dedicated walking paths

Connecting existing routes through extensions

Bike trails and lanes

Find a surface other than just concrete to make sidewalk from

GOALS

People of all ages and abilities have safe and enjoyable space to walk and bike.

in areas w/o existing sidewalks, it seems too big an ask to get sidewalks built. (land owners, policies, etc.)

RESISTING FORCES

Lack of sidewalks and lighting on older neighborhoods

low level of safe foot travel- 41%

missing sidewalks

weather << especially rain and wind

lack of access points to Eastrail

sidewalks that are smooth and wide enough, forexample

Street Lighting

sidewalks don't connect to one another so you have no navigage no sidewalk zones

budget

Hills are a factor for older folks

steep slopes

Resisting Force: in areas w/o existing sidewalks, it seems too big an ask to get sidewalks built. (land owners, policies, etc.)

sidewalks which are contonous, in otherwords you can actually walk to a destination vs gaps between multiple homes

not being maintained by the city

utility poles and other obstacles in the middle of sidewalks

Living spaces near urban clusters (like Crossroads Mall and the surrounding area)

Reducing street widths to encourage cars to maintain lower speeds

use of sidewalk cafes

public bicycles

Zoning can be made flexible enough to allow for small retail sites near residential areas.

SERVICES IN MULTIFAMILY UNITS CHILDCARE, CONVENIENCE STORES

uber eats and other similar services

smaller more fequent transit

2/18/2021

GOALS

People have convenient access to stores, cafes, and other services close to home.

Cost of real estate close to commercial entities

limited land

we need a stragey to drive more mixed use development across the city so restaurants and stores can be on the ground floor with residential on top -- Redmond is doing a great job of this

Bellevue does not have an updated transportation plan to mitigate current traffic other than assume people will use other means of transportation. That to me is a shortsighted plan.

need to license bicycles AND make bicycle lanes wide

Seniors don't see well as younger people and thus lanes need to be bigger

Bellevue should stop inviting businesses. That would decrease traffic in the future

Diana Thomp...

City of Bellevue

12

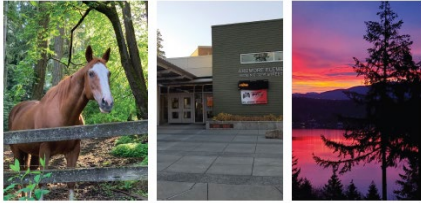
Community Engagement



Method	Northeast Bellevue	Northwest Bellevue
Virtual Events (general)	10 events	10 events
Targeted Group or 1-on-1 Sessions	15 sessions	20 sessions
Cultural Outreach Assistants	6 presentations and 76 meetings with individuals or organizations	
Engaging Bellevue: Aware (site visitors) Informed (longer site visitors) Engaged (visitors with feedback)	Info, 6 engagement areas ~2800 1200 (out of 2800) 323 (out of 1200)	Info, 6 engagement areas ~2300 926 (out of 2300) 226 (out of 1900)
Mailed Questionnaire	401 returned (10% of households)	269 returned (6% of households)




NORTHEAST BELLEVUE →



NORTHEAST BELLEVUE

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



THE VISION


"NORTHEAST BELLEVUE IS A COMMUNITY OF CARING AND CONNECTED NEIGHBORS."

This is what Northeast Bellevue residents aspire for their community as they move into the future. They see it as a quiet retreat from surrounding activities, lined with trees and protected from the hustle and bustle of urban life but still within reach of those amenities. They envision a safe community where neighbors listen to each other, raise issues, and collaborate on shared values. They look to the future and seek solutions that will protect key assets and enhance their neighborhood for years to come.

CITY OF BELLEVUE COMPREHENSIVE PLAN: NORTHEAST BELLEVUE: PAGE 1

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NORTHWEST BELLEVUE →



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Planning Commission Recommendations

Northeast Bellevue and Northwest Bellevue



Policy Sections



Sense of Place



Housing Affordability



Sense of Community



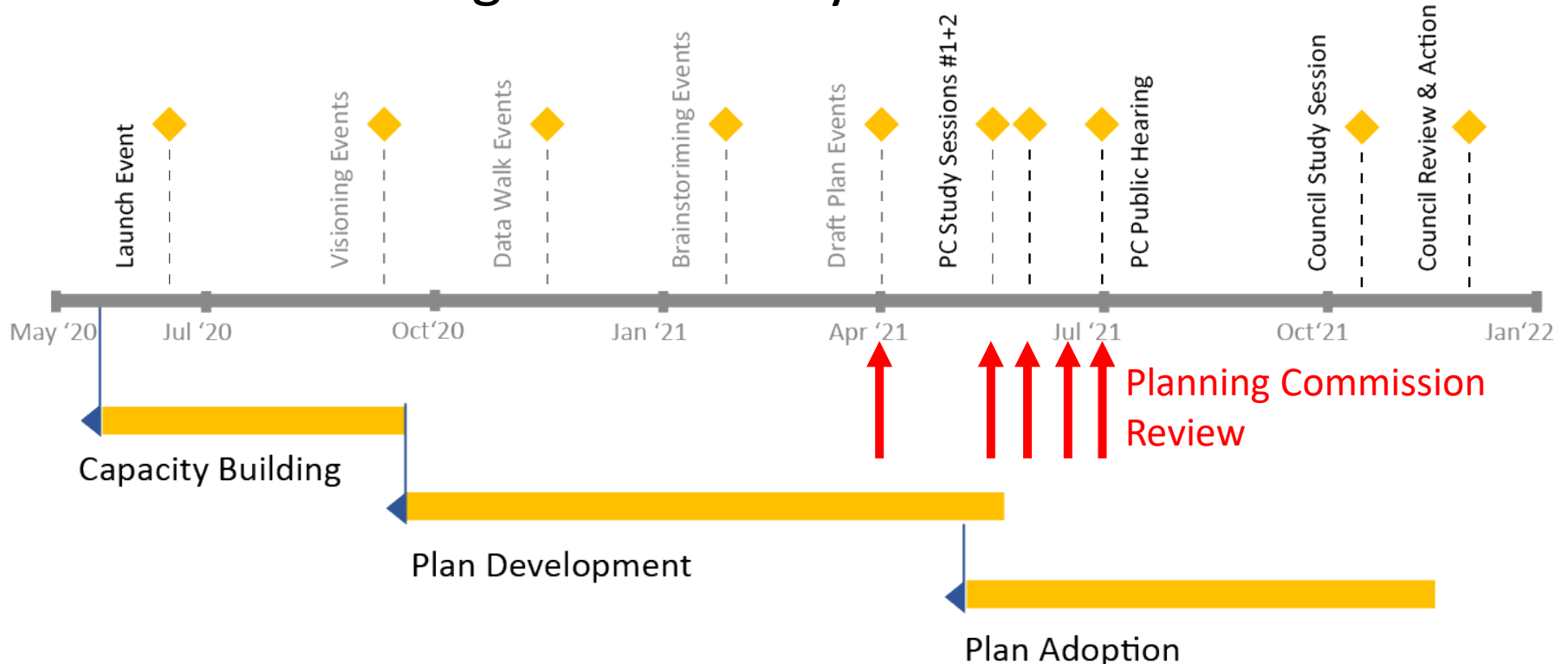
Mobility and Access



Environment

Planning Commission Review

- 5 Sessions between April and July
- Public Hearings held on July 14: Unanimous votes



PC Process Community Engagement

Proposed amendment	Number of Final Review commenters	Number speaking at the hearing
Northeast Bellevue Plan	9	5
Northwest Bellevue Plan	13	6



Northeast Bellevue



Sense of Place
(Policies 1-12)



Sense of Community
(Policies 13-19)



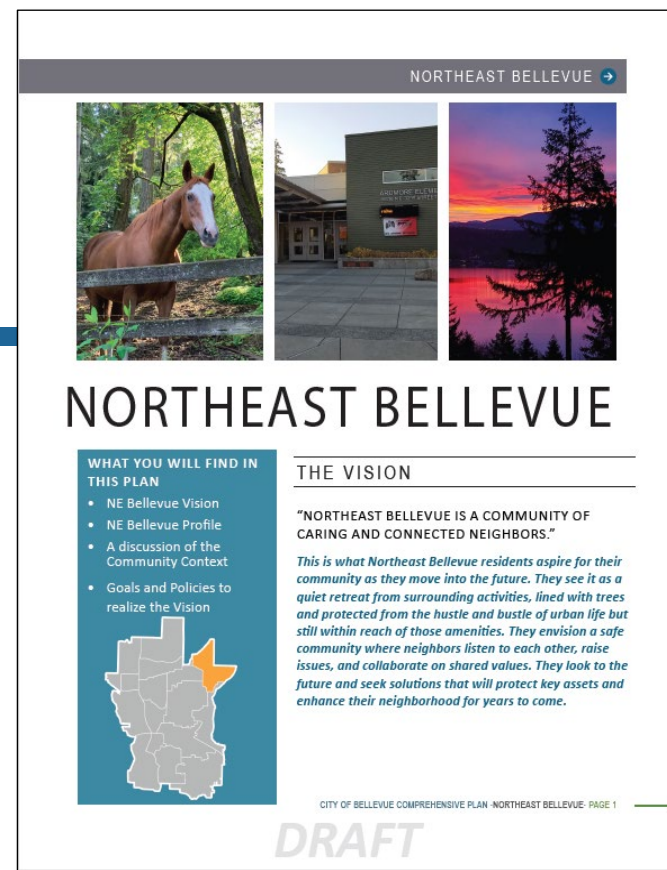
Housing Affordability
(Policies 20-23)



Mobility and Access
(Policies 24-40)



Environment
(Policies 41-51)



Northeast Bellevue Themes

- Maintaining peaceful character & addressing redevelopment scale within single-family areas
- Addressing housing affordability and what housing options may help or be inconsistent
- Preserving tree canopy and park-like space



Northeast Bellevue Themes

- Responding to increasing growth in adjacent areas of BelRed, Crossroads, and Overlake
 - Separation and buffering
 - Traffic impacts
 - Safety concerns
 - Walkability and crossing distances concerns
- Coordinating with Redmond around growth planning



Additional Recommendation

- Both plans: Request for City Council to “*assess housing affordability policies [in each plan] to ensure that they align with and are evaluated in the context of citywide policies and the vision for the City’s Affordable Housing Strategy.*”



Continued Community Comments

- November 12 Letter (Council Library) prioritizing the below topics
- Reference October 1 Letter (Attachment K)

Coordination
with
Redmond



Tree
Preservation



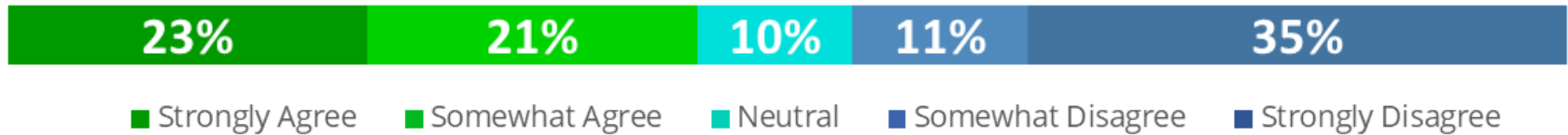
Increased
Housing
Options



Housing Options



“Backyard cottages would provide an important smaller and more affordable housing option in _____.”



“Backyard cottages would need to be regulated around things like size, placement, parking, and tree removal.”



Northeast Bellevue: 401 responses

Other Policies to Highlight



Sense of Place



Housing Affordability



Sense of Community



Mobility and Access



Environment

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Northwest Bellevue



Sense of Place
(Policies 1-11)



Sense of Community
(Policies 12-23)



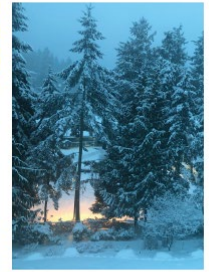
Housing Affordability
(Policies 24-26)



Mobility and Access
(Policies 27-40)



Environment
(Policies 41-50)



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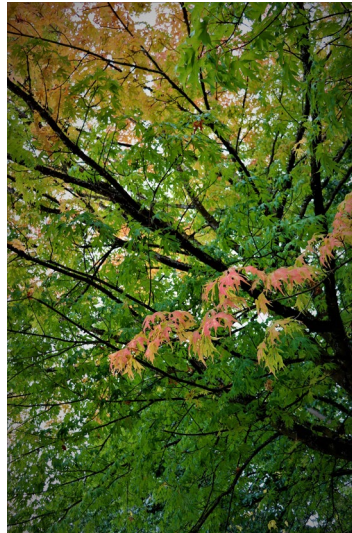
Northwest Bellevue Themes

- Maintaining variety of sub-neighborhoods
- Enhancing separation from/transition to Downtown
- Prioritization of walking through pedestrian improvements
- Addressing housing affordability and what housing options may help or be inconsistent



Northwest Bellevue Themes

- Addressing aging in place for seniors living in Northwest Bellevue
- Responding to significant redevelopment of single-family properties
 - Impacts on neighborhood character
 - Tree canopy reduction concerns
 - Affordability concerns



Additional Recommendations

- Both plans: Request for City Council to “*assess housing affordability policies [in each plan] to ensure that they align with and are evaluated in the context of citywide policies and the vision for the City’s Affordable Housing Strategy.*”



- Northwest Bellevue: Request for City Council to hold an “*additional conversation to ensure that the Northwest Bellevue policies align with and address safety issues*”



Continued Community Comments

- November 3 Lochleven Community Association Letter (Council Library)
- November 11 Letter from 3 residents and a followup from one of them (Council Library)

Teardowns
and Scale of
Housing



Aging in Place



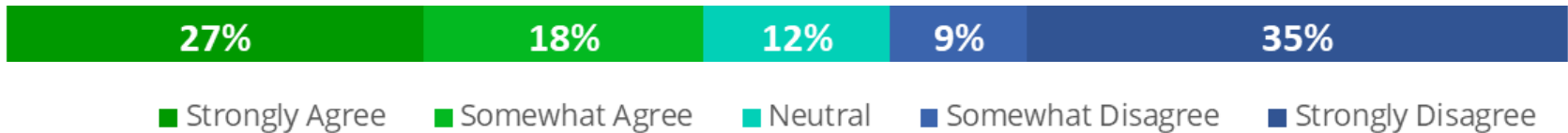
Increased
Housing
Options



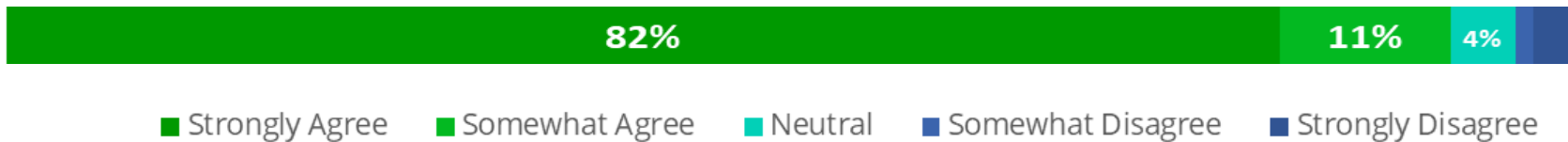
Housing Options



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“Backyard cottages would need to be regulated around things like size, placement, parking, and tree removal.”



Northwest Bellevue: 269 responses

Other Policies to Highlight



Sense of Place



Housing Affordability



Sense of Community



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