

WP0494C-ORD  
10/11/95

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4803

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended, (chapter 36.70A RCW) and as adopted pursuant to chapter 35A.63 RCW; repealing the Newport Hills Subarea Land Use Plan Map adopted by Section 1 of Resolution No. 5823; amending the land use plan designation for certain parcels in the West Ravine area of the Newport Hills Subarea (Scheuman, Reid, WSDOT and Shulman); adding a new Newport Hills Subarea Land Use Plan Map to the Newport Hills Subarea Plan; amending the Newport Hills Subarea Plan by adding new text and new Policies NH-5a, NH-5b, NH-5c and NH-5d to the Newport Subarea Plan; and further amending Section 1 of Resolution No. 5726, as amended, as readopted by Section 1 of Ordinance No. 4800, and Section 2 of Resolution No. 5726.

WHEREAS, the City Council added the Newport Hills Subarea Plan to the Comprehensive Plan of the City (adopted by Sections 1 and 2 of Resolution No. 5726) by Resolution No. 5823 adopted on October 24, 1994 as part of the 1994 annual Comprehensive Plan amendments and directed the Planning Commission and staff to review the land use designations for properties in the West Ravine area and to submit a recommendation that increases the opportunities for housing development in the West Ravine area; and

WHEREAS, the Planning Commission held public meetings and at least one public hearing on proposed changes to the land use designations, policy and text with regard to the West Ravine area of the Newport Hills Subarea Plan and made certain recommendations to the City Council; and

WHEREAS, the Determination of Non-Significance ("DNS") issued by the City's Environmental Coordinator for such proposed changes relating to the West Ravine area was appealed by several parties prior to the City Council's study session of May 22, 1995 on the proposed 1995 annual Comprehensive Plan amendments; and

WHEREAS, the City Council considered the Newport Hills Subarea Plan proposed amendments concurrently with the other proposed annual amendments to the Comprehensive Plan before it at that time but took no

action on the West Ravine policies until such administrative appeals had concluded and the City Council had considered the result of such appeals; and

WHEREAS, the City Council now desires to adopt the proposed amendments to the Newport Hills Subarea Plan as part of the 1995 annual amendments to the Comprehensive Plan previously adopted by Resolution Nos. 5897 et seq.; and

WHEREAS, the City Council readopted the Comprehensive Plan of the City of Bellevue as required by the Growth Management Act of 1990, as amended, (chapter 36.70A RCW) by Section 1 of Ordinance No. 4800 on October 16, 1995; now, therefore,

**THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

Section 1. The Newport Hills Subarea Land Use Plan Map adopted pursuant to Section 1 of Resolution No. 5823, amending Section 1 of Resolution No. 5726, as readopted pursuant to Section 1 of Ordinance No. 4800, is repealed.

Section 2. A new Newport Hills Subarea Land Use Plan Map, identified as Attachment A to this ordinance, is added to the Newport Hills Subarea Plan of the Comprehensive Plan adopted pursuant to Section 1 of Resolution No. 5823, amending Section 1 of Resolution No. 5726 ("Comprehensive Plan"), as readopted pursuant to Section 1 of Ordinance No. 4800.

Section 3. New Policies NH-5a, NH-5b, NH-5c and NH-5d are added to the Newport Hills Subarea Plan of the Comprehensive Plan to read as follows:

Policy NH-5a. Encourage the combining of contiguous parcels in the West Ravine in a single Planned Unit Development application to take advantage of favorable site conditions and access.

Policy NH-5b. Vehicular access to housing development in the south half of the West Ravine (south of approximately SE 56th St.) should be from S.E. 60th Street.

Policy NH-5c. Require vehicular access to development in the north half of the West Ravine (north of approximately SE 56th St.) from the right-of-way at the Newport Hills Park-and-Ride."

Policy NH-5d. Utilize the Sensitive Areas Overlay District regulations (Land Use Code Part 20.25H) in effect at the adoption of the land use designation to determine the maximum number of dwellings to be developed on the sites.

Section 4. The following new text is added to the Newport Hills Subarea Plan of the Comprehensive Plan:

#### West Ravine

West Ravine Creek originates in the residential areas and open pastures south of S.E. 60th Street and west of 120th Avenue S.E.. After flowing through a culvert deep beneath S.E. 60th Street, the runoff is concentrated in a small creek at the bottom of a steep, wooded ravine. Storm drainage from the Newport Hills and Lake Heights neighborhoods periodically contributes to the creek's volume, eroding the loose sand and gravel from the ravine's slopes. Storm water and sediment are collected in a detention pond south of the Newport Hills Park-and-Ride lot. The creek then enters a culvert, passing beneath the Park-and-Ride, I-405, and the Lakehurst Lane residential area west of I-405 before its outfall into Lake Washington. East and north of the Park-and-Ride, the ravine slope is steep and geologically unstable.

While residential development is absent from the West Ravine, limited activity has occurred. Huge, rotting stumps testify to the logging operations early in the 20th century. Later, when the Newport Hills neighborhoods were being developed, stumps, logs, and construction debris were dumped in the south part of the Ravine near S.E. 60th St. Then in the 1960s and '70s, sand and gravel from the Ravine's east slope were quarried and removed from the site. In the late 1970s the State Department of Transportation constructed the Park-and-Ride lot, filling the Ravine rather than disturbing the landslide-prone slope to the east.

Residential development proposals for the Ravine during the 1980s did not materialize due in part to environmental constraints. On the south, a proposed subdivision encountered the landfill of construction debris. This unconsolidated fill was found to be slowly sloughing toward the west into the Ravine. While an engineering solution to stabilize the fill may be feasible, the one proposed (a gabion wall on the steep, protected slope of the

Ravine) was not acceptable to King County because it was within the steep slope area. Northeast of the Park-and-Ride, proposals for high density residential development conflicted with measures deemed necessary by the County to minimize the landslide potential of the steep slope. In this area, sand and gravel deposits over layers of clay create a landslide hazard, dictating a complex engineering solution to stabilize the hillside following proposed excavation for buildings and infrastructure. A scaled-down plan approved by the County that protected the slope was never pursued.

The Newport Hills Subarea Plan defines the housing potential in the West Ravine, but alerts developers to the environmental conditions that may restrict future development.

In the future, development on the Park-and-Ride lot may evolve into a mix of uses, retaining the parking function but adding retail and services for the commuters and the residents of the immediate neighborhood. The site may also include some housing. While the current land use designation (SF-H) does not allow for commercial activity, the City recognizes this potential and may, as circumstances change, support changes to the land use designation for the Park and Ride to accommodate a greater range of uses.

Special development conditions exist (identified by the "\*" on the map following the land use designation) that are intended to protect the environment and ensure that new development is compatible with the existing neighborhoods.

Section 5. The Comprehensive Plan adopted pursuant to Section 2 of Resolution No. 5726, as most recently amended by Section 2 of Resolution No. 5897, and as required by chapter 35A.63 RCW, is further amended to the same extent and in the same respect as the Comprehensive Plan adopted pursuant to Section 1 of Resolution No. 5726, as most recently amended by Section 1 of Resolution No. 5897 and as readopted by Ordinance No. 4800, is amended by Sections 1-4 of this ordinance.

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Section 6. This ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

PASSED by the City Council this 16th day of October, 1995, and signed in authentication of its passage this 16th day of October, 1995.

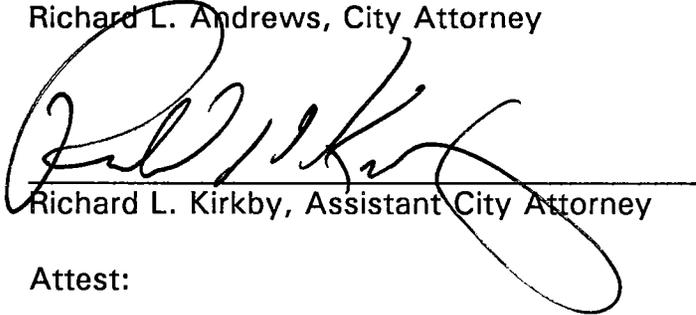
(SEAL)

  
Donald S. Davidson, DDS,

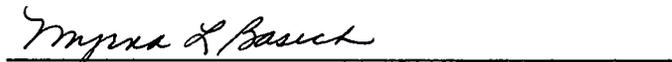
Mayor

Approved as to form:

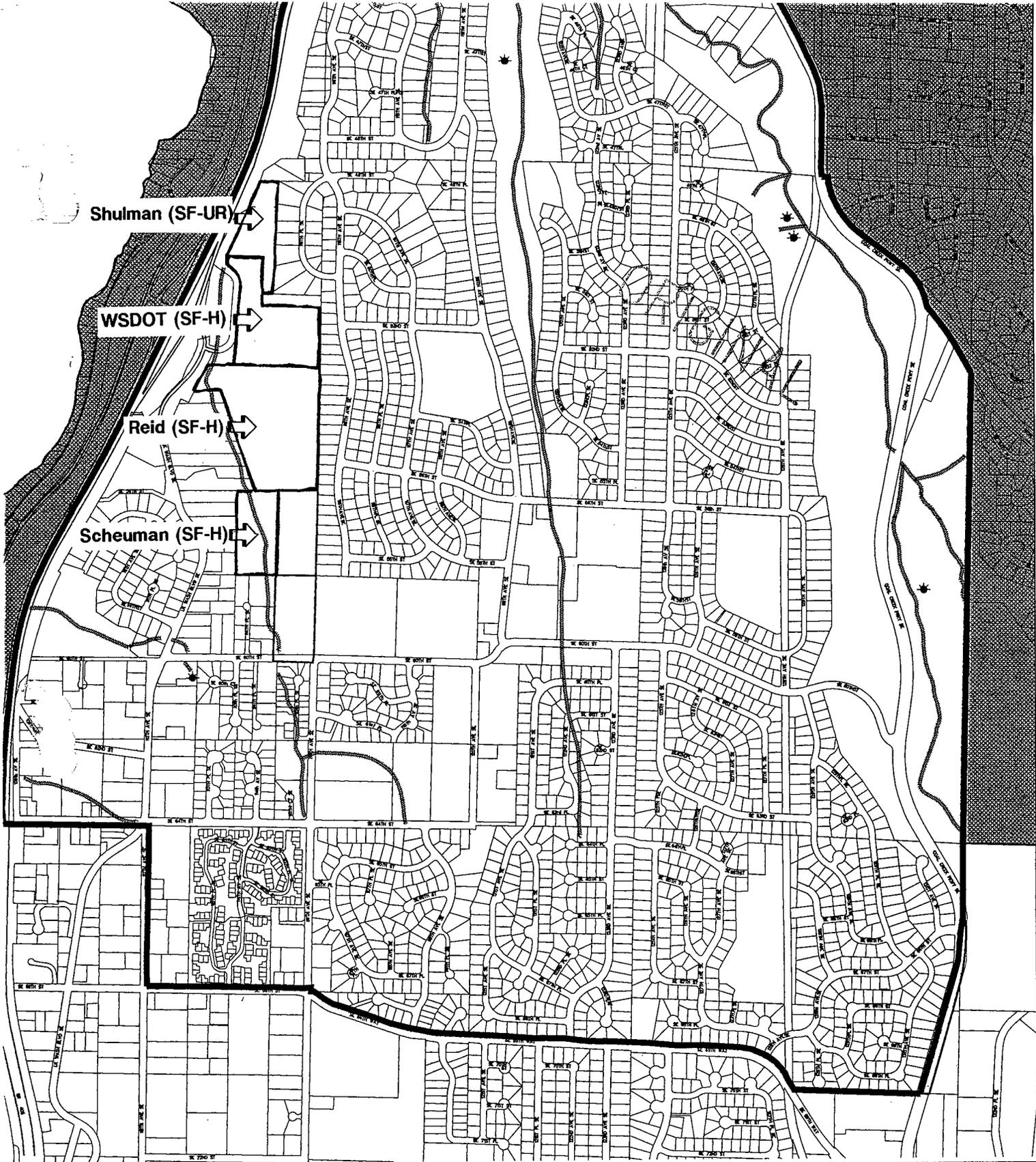
Richard L. Andrews, City Attorney

  
Richard L. Kirkby, Assistant City Attorney

Attest:

  
Myrna L. Basich, City Clerk

Published October 20, 1995




  
 City of Bellevue
   
**NEWPORT HILLS SUBAREA**
  
**West Ravine**

- |             |   |  |                        |
|-------------|---|--|------------------------|
| <b>Key:</b> |  Vacant            |  Subarea Boundary | <b>Shulman (SF-UR)</b> |
|             |  Wetland           |  City Limit       | <b>WSDOT (SF-H)</b>    |
|             |  Riparian Corridor |  Parcel Boundary  | <b>Reid (SF-H)</b>     |
|             |   |  | <b>Scheuman (SF-H)</b> |

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 October 17, 2012
   
 GIS Technical Program

