

North Bellevue Subarea Plan

Land Use

GOAL:

To protect the predominantly single-family character of North Bellevue from encroachment by other uses.

POLICIES

POLICY S-NB-1. Protect single-family residential areas through the rehabilitation and maintenance of the existing housing stock and other methods.

POLICY S-NB-2. Provide for land uses and a range of density on undeveloped land in North Bellevue that will not over-burden its ability to remain a viable residential area.

POLICY S-NB-3. Scale down multifamily and office development as it approaches single-family areas so as to create an appropriate transition.

POLICY S-NB-4. Limit all future retail and commercial (which excludes office) development to areas presently established as retail and commercial centers.

POLICY S-NB-5. Prohibit strip commercial development on Bellevue Way from N.E. 12th Street to SR 520.

Natural Determinants

GOAL:

To protect natural and scenic resources, to control or prevent erosion and flooding, and to provide a buffer between land uses.

POLICIES

POLICY S-NB-6. Retain and enhance natural vegetation.

POLICY S-NB-7. Preserve and enhance open streams, drainage ways, and wetland areas so as to protect the Yarrow Bay, Mercer Slough, and Meydenbauer Bay drainage basins from water quality and flooding problems.

POLICY S-NB-8. Retain and enhance existing vegetation on steep slopes and in wetland areas in order to control erosion, landslide hazard potential, and to protect the natural drainage system.

POLICY S-NB-9. Provide facilities to store storm water drainage, stabilize stream flows, and reduce the erosion of stream beds in accordance with the Bellevue's Comprehensive Drainage Plan.

POLICY S-NB-10. Promote the retention and protection of open drainage courses and storm water detention facilities through the acquisition of land or easements or through their incorporation into the design of private development.

POLICY S-NB-11. Minimize land coverage by impervious surfaces in environmentally sensitive areas.

Economic

GOAL:

To encourage reinvestment in established residential neighborhoods to maintain and preserve the economic life of the existing housing stock.

Residential Development

GOAL:

To encourage an expanded supply of housing through new construction, restoration, or the reasonable conversion of existing units while protecting the livability of existing neighborhoods.

POLICIES

POLICY S-NB-12. Encourage a variety of housing densities and types of residential areas so that there will be housing opportunities for a broader cross section of the community.

POLICY S-NB-13. Permit reasonable house sharing arrangements for persons as their social and economic lifestyles change.

POLICY S-NB-14. Provide for development of multifamily densities and assisted housing without creating an imbalance of either.

POLICY S-NB-15. Protect established residential neighborhoods by retaining residential zoning that reflects the density of the developed residential use.

POLICY S-NB-16. Encourage housing for the elderly in areas designated for multifamily development.

Parks, Recreation, and Open Space

GOAL:

To provide for a variety of recreational needs of North Bellevue residents through maintenance, acquisition, and development of adequate parks and recreation facilities.

POLICIES

POLICY S-NB-17. Support the continued use of existing facilities for community-oriented programs and services.

POLICY S-NB-18. Encourage development of park and open space in higher density residential areas.

POLICY S-NB-19. Provide for the launching and take out of nonmotorized watercraft within the Subarea.

POLICY S-NB-20. Provide multiple points for pedestrian access to park areas where appropriate.

POLICY S-NB-21. Extend McCormick Park west to the end of the proposed extension of N.E. 12th to provide a visual buffer from the more intensive land uses to the south.

POLICY S-NB-22. Encourage development of parks with playground equipment in areas where there is significant multifamily development.

POLICY S-NB-23. Protect Meydenbauer Park by not allowing N.E. 1st Street to reopen.

Circulation

GOALS:

- **To minimize the intrusion of non-residential traffic into residential areas.**
- **To improve street design to expedite the flow of traffic while protecting the safety of motorists, pedestrians, and bicyclists.**
- **To encourage energy-efficient transportation by developing a coordinated system of public and private transportation modes.**
- **To encourage pedestrian access from residential areas to schools, parks, the Downtown, and other major activity areas.**

POLICIES

POLICY S-NB-24. Eliminate or minimize through traffic in residential neighborhoods by orienting through trips to collector and arterial streets through the use of traffic diverters and other related traffic engineering measures.

POLICY S-NB-25. Discourage the extension of arterial streets which would adversely impact the existing residential neighborhoods.

POLICY S-NB-26. Evaluate significant development proposals for the effect of their traffic on established residential areas.

POLICY S-NB-27. Provide for internal circulation of vehicular traffic so as to minimize traffic impact of new development on surrounding residential areas.

POLICY S-NB-28. Discourage on-street parking in residential areas by people working in commercial or office facilities.

POLICY S-NB-29. Limit access to Bellevue Way, 112th Avenue N.E., and N.E. 12th Street in order to facilitate traffic movement along these major arterials.

POLICY S-NB-30. Provide for motorized and nonmotorized access to schools from residential areas through coordination and cooperation with adjacent jurisdictions.

POLICY S-NB-31. Provide for energy-efficient transportation facilities and programs for increased utilization of public transit and carpooling in order to link residential areas with employment centers.

POLICY S-NB-32. Provide safe and adequate sidewalks on all Subarea arterials.

Urban Design

GOALS:

- **To retain, reveal, and enhance the views of prominent land forms, vegetation, drainage ways, and significant panorama in the Subarea.**
- **To improve the quality and appearance of development by integrating new development into the surrounding area.**

POLICIES

POLICY S-NB-33. Orient new residential development towards existing residential streets and away from major arterials and collectors whenever possible.

POLICY S-NB-34. Encourage development that will preserve and enhance natural open space.

POLICY S-NB-35. Encourage the undergrounding of utility distribution lines in areas of existing development.

POLICY S-NB-36. Adopt a gateway improvement plan for Bellevue Way.

POLICY S-NB-37. Buffer existing or new residential development from arterial streets or more intensive land uses through the use of landscape berms, setbacks, and preservation of existing vegetation or landscaping.

POLICY S-NB-38. Provide for Administrative Design Review as a condition of any rezones to any office, retail, or multifamily residential land use district. Incorporate site-specific design review criteria into any condition to ensure that development is compatible with its neighborhood, and that it conforms to the policies of this plan.

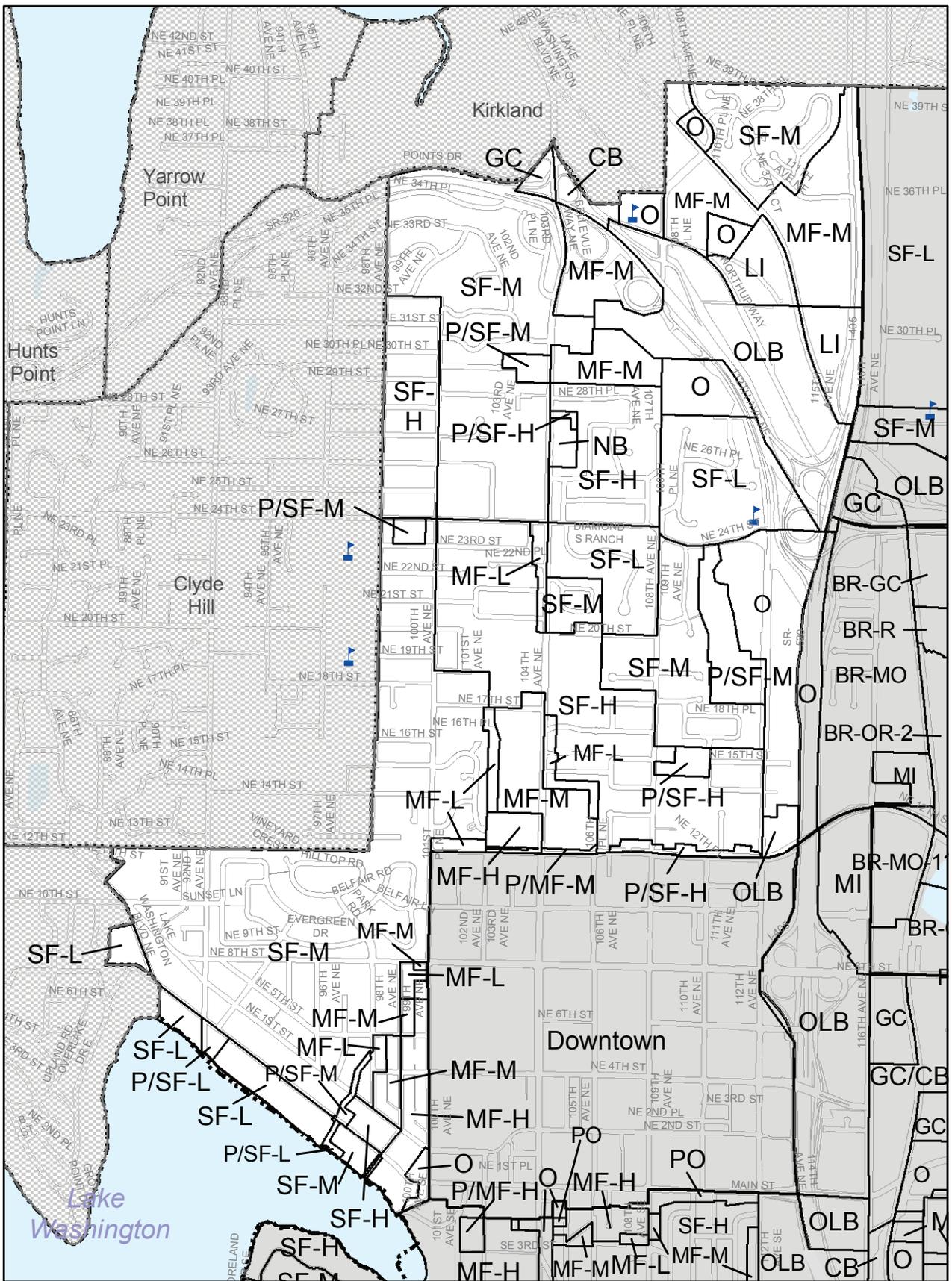
POLICY S-NB-39. Provide for conditions on any rezone in the vicinity of the intersection of Bellevue Way N.E. and N.E. 12th to minimize the impact of any development of adjoining single-family residential areas. Conditions to be included are:

- Development should appear residential in character by reducing the density and through scale and design features. This would include designing smaller, more highly detailed buildings rather than massive, bulky buildings of an institutional character.
- Orient structures toward major arterials with parking or vehicular circulation oriented toward the interior of development so that it is not visible from public right-of-way or residential areas.

- Incorporate identifiable space and existing pedestrian routes within the site development to provide for pedestrian traffic between buildings, from parking areas to buildings, and to adjacent streets.
- Coordinate development between offices and office and multifamily developments with respect to access points, pedestrian traffic, and parking.
- Incorporate solid sight screening for all roof- or ground-mounted mechanical equipment such that it cannot be seen from any abutting street, walkway, or single-family residential property.

POLICY S-NB-40. Reduce paved parking requirements in exchange for more open space where feasible.

POLICY S-NB-41. Retain existing forest land between the Burlington Northern Railroad right-of-way and I-405 in its current rural, natural, and wooded state through careful site planning.



**FIGURE S-NB.1
North Bellevue Land Use Plan**

- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- Fire Stations
- Public Schools
- Bellevue City Limits (2008)
- Lakes

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