

# Clyde Hill 2015-2022 Existing Conditions Report Outline

Prepared for:

City of Clyde Hill

Planning & Community Development Department

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## 1.0 Introduction

### 1.1 What is an Existing Conditions Report?

The Clyde Hill 2015-2022 Existing Conditions Report describes the current conditions within the City, including its operations, infrastructure, demographics, and trends. The summary serves as a platform to engage the City’s staff and residents of what currently exists in Clyde Hill and inform participants of the factual parameters of Comprehensive Plan decision making. The report is divided into the following sections reflecting the 2015 Comprehensive Plan:

1. Community Demographics
2. Land Use
3. Housing
4. Natural Environment
5. Transportation
6. Parks and Recreation
7. Public Infrastructure and Utilities
8. 2015 Capital Improvement Plan

The last comprehensive plan was adopted in 2015 and this Existing Conditions Report focuses on changes between 2015 to 2022.

### 1.2 Relationship to Growth Management Act

Washington State regulates planning for population growth through the *Growth Management Act* (RCW 36.70A) and requires all cities within King County to participate in this process. The Comprehensive Plan is the result of analyzing the potential impact of population growth on jobs, housing, transportation, infrastructure, and the natural environment. Comprehensive planning focuses on the relationship between population growth and the built environment; proactive planning for improvements to infrastructure is needed to sustainably support and ensure capacity for growth. The *Growth Management Act* has 13 goals that act as the basis of all Comprehensive Plans:

1. Concentrated urban growth	6. Property	11. Early and continuous public participation
2. Sprawl reduction	7. Permit processing	12. Public facilities and services
3. Regional transportation	8. Natural resource industries	13. Historic preservation
4. Affordable housing	9. Open space and recreation	14. Shoreline management
5. Economic development	10. Environmental protection	

Periodic reviews of the Comprehensive Plan are conducted every ten years and the next iteration of the plan is due December 31, 2024. The basis of the Comprehensive Plan is an analysis on Clyde Hill's performance to meet new regulatory requirements, complete service or infrastructure improvements to meet growth, and accommodate anticipated growth in population, housing, and jobs. There are seven required elements of the Comprehensive Plan:

1. Natural Environment
2. Land Use
3. Housing
4. Transportation
5. Utilities
6. Capital Facilities
7. Parks and Open Spaces

## 1.2 Local Planning Area

A planning area refers to the geographic area that is covered in the city's limits and are subject to regulations of the City of Clyde Hill. The Existing Conditions Report and Comprehensive Plan only describe what is within the local jurisdiction's physical boundaries. Clyde Hill's boundaries are unique in that adjacent city jurisdictions completely surround the hill, including Bellevue to the south and east, Medina to the west, and Hunts Point and Yarrow Point to the north. Clyde Hill is enclosed by the following street boundaries: 84<sup>th</sup> Avenue NE to the west, Points Drive NE and State Route 520 to the north, and 98<sup>th</sup> Avenue NE to the east. The southerly city boundary is generally enclosed by NE 12th Street.

## 2.0 Community Profile

Clyde Hill is a predominately low-density residential community located south of State Route 520 with access to the larger King County Metro area. The city is surrounded by Yarrow Point and Hunts Point to the north, Medina to the west, and Bellevue to the south and east. Clyde Hill has convenient and immediate access to the Seattle-Bellevue metropolitan area.

The Snoqualmie and Duwamish indigenous tribes originally occupied Clyde Hill and the surround Puget Sound area. Both tribes were part of a large web of other tribes in the area, many of which spoke Salish languages. After the signing of the Point Elliott Treaty in 1855, land in the Seattle area was annexed by the United States from native people, who often did not speak the language the treaty document was written in<sup>1</sup>.

Since its log cabin settlement in 1888 by Irish immigrant Patrick Downey, Clyde Hill has grown to encompass more than 1,300 households and 3,000 residents<sup>2</sup>. Downey settled 160 acres including what is now Clyde Hill and the Vuecrest neighborhood of Bellevue and cultivated strawberries and a profitable dairy farm. Over time, more farms were established in the area. Clyde Hill was considered a part of the rural eastside community during its initial settling, but as it developed its own identity it increasingly acted and was recognized as a separate entity<sup>3</sup>.

With the opening of the Lake Washington Floating Bridge, the area became more accessible to development.

Clyde Hill incorporated on March 31, 1953. Many of their streets were paved, intersections lit, and sewer installed by 1962. In the following decade, Clyde Hill's population increased 68 percent to 3150. Since then, the population has fluctuated around 3,000<sup>4</sup>.

The following sections describe the people who make up Clyde Hill and the context from which the upcoming Comprehensive plan will grow.

### 2.1 Population and Growth

Since the last Comprehensive Plan was adopted in 2015, Clyde Hill has not experienced a significant increase in growth. This low growth is largely due to the fact that the city is generally built out. The current population is 3,110, representing a two percent increase since 2015 and a

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<sup>1</sup> Williams, B. (2021) *Native Americans of the Puget Sound and the Eastside Part 2*. Eastside Heritage Center. <https://eastsideheritagecenter.org/news/2021/6/15/eastside-stories-native-americans-of-puget-sound-and-the-eastside-part-2-of-3>

<sup>2</sup> City of Clyde Hill (n.d.) *History of Clyde Hill*. City of Clyde Hill.org. <https://www.clydehill.org/about-clyde-hill/history/history-of-clyde-hill/>

<sup>3</sup> Dougherty, P. (2016) *Clyde Hill- Thumbnail History*. History Link.org. <https://dev.historylink.org/File/11191>

<sup>4</sup> City of Clyde Hill (n.d.) *History of Clyde Hill*. City of Clyde Hill.org. <https://www.clydehill.org/about-clyde-hill/history/history-of-clyde-hill/>

7.6% percent increase since 2000<sup>5</sup>. The Washington Office of Financial Management project Clyde Hill’s population to increase by 18 people by 2044, for a cumulative population of 3,128 people by 2044. The city’s population is expected to remain relatively stable over the next twenty years. Past and projected population growth is shown in Figure 2.1.

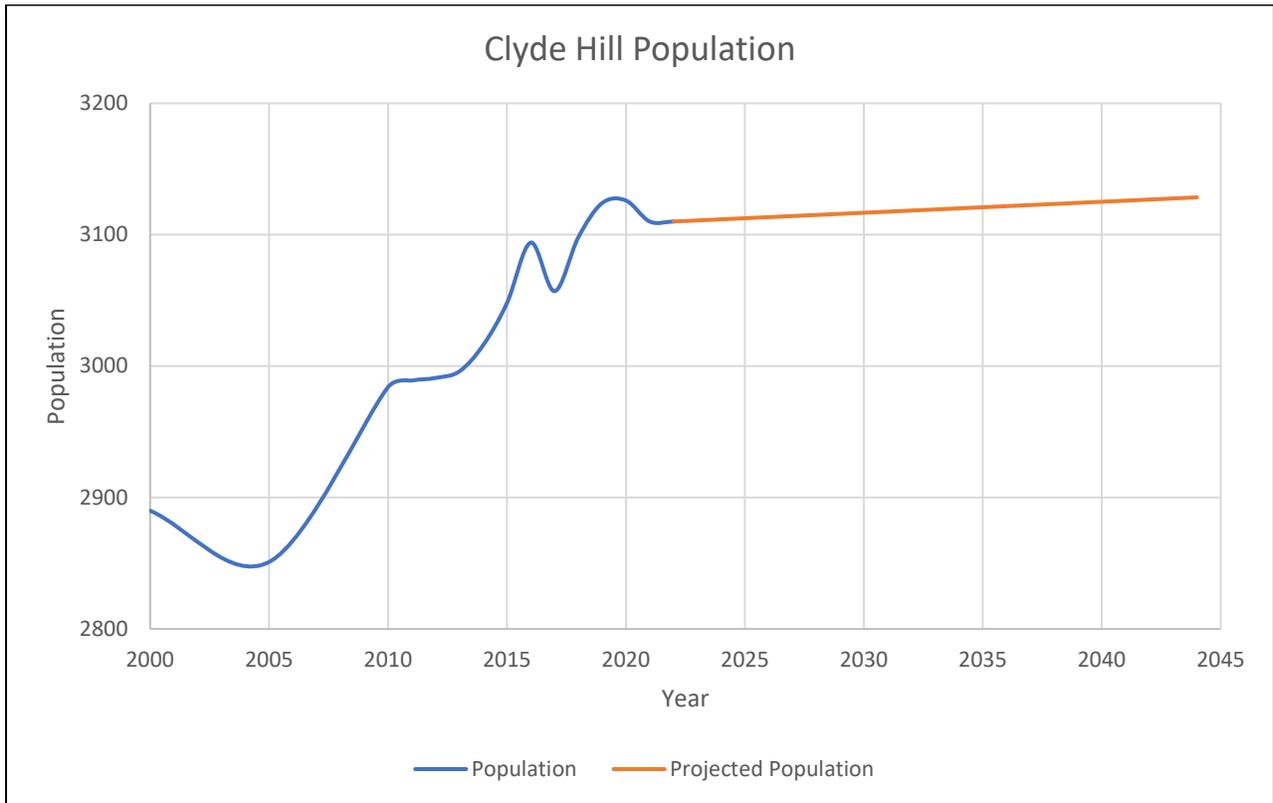


Figure 2.1: Clyde Hill Population shown from 2000 to 2022, with projected population growth shown to the year 2044. Data from the Washington Office of Financial Management Forecasting and Research Division.

## 2.2 Age

Clyde Hill residents skew older than King County at large, with about 42 percent of Clyde Hill residents over the age of 50, compared to 32 percent in broader King County. Only approximately 52% of residents are working aged compared to 64% in King County. Clyde Hill has a significant school aged (five to nineteen) population at 23%, which constitutes about 17%

<sup>5</sup> Office of Financial Management (n.d.) *Historical estimates of April 1 population and housing for the state, counties, and cities*. The State of Washington. <https://ofm.wa.gov/washington-data-research/population-demographics/population-estimates/historical-estimates-april-1-population-and-housing-state-counties-and-cities>

of King County’s population<sup>6</sup>. As noted in the 2015 Comprehensive Plan, the early 2000’s had a significant gain of households with children and a 24% increase in the City’s school aged population<sup>7</sup>. Age pyramids for Clyde Hill and King County are given in Figure 2.2.

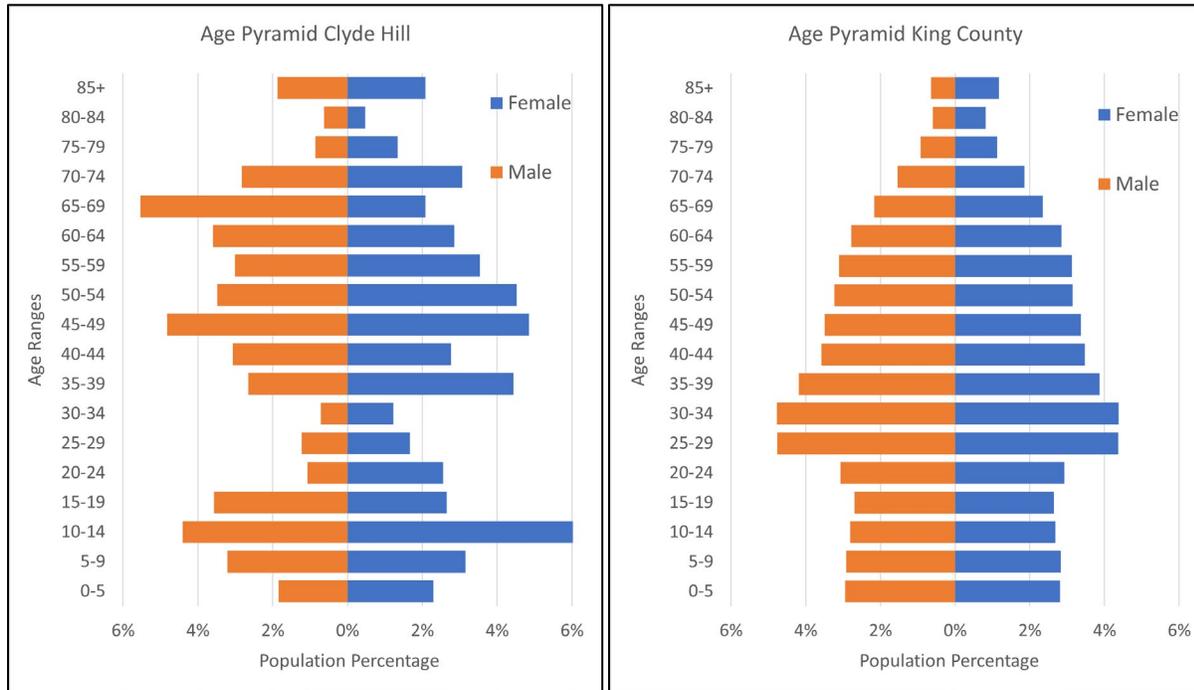


Figure 2.2: Clyde Hill age pyramid shown next to King County age pyramid. Data from ACS 5-Year Estimates

### 2.3 Ethnicity and Race

As of 2020, the city’s population was 64% White non-Hispanic or Latino, 26% Asian, 1% Hispanic, and 1% Black and African American. King County is a similar percent white and Asian (62% and 18%, respectively), but is more Black and African American and more Hispanic than the city. Full ethnic breakdown is given in Figure 2.3.

<sup>6</sup> The United States Census Bureau. (2020) *American Community Survey 5-Year Estimates Subject Table S0101, Clyde Hill*. data.census.gov.

<https://data.census.gov/cedsci/table?q=population&g=1600000US5313365&tid=ACSST5Y2020.S0101>

<sup>7</sup> The City of Clyde Hill. (2015) *City of Clyde Hill 2015-2035 Comprehensive Plan*. The City of Clyde Hill.

<https://www.clydehill.org/admin/api/connectedapps.cms.extensions/asset?id=cbcea1d2-784e-4c4a-88d3-9f0edcd1fa72&languageId=1033>

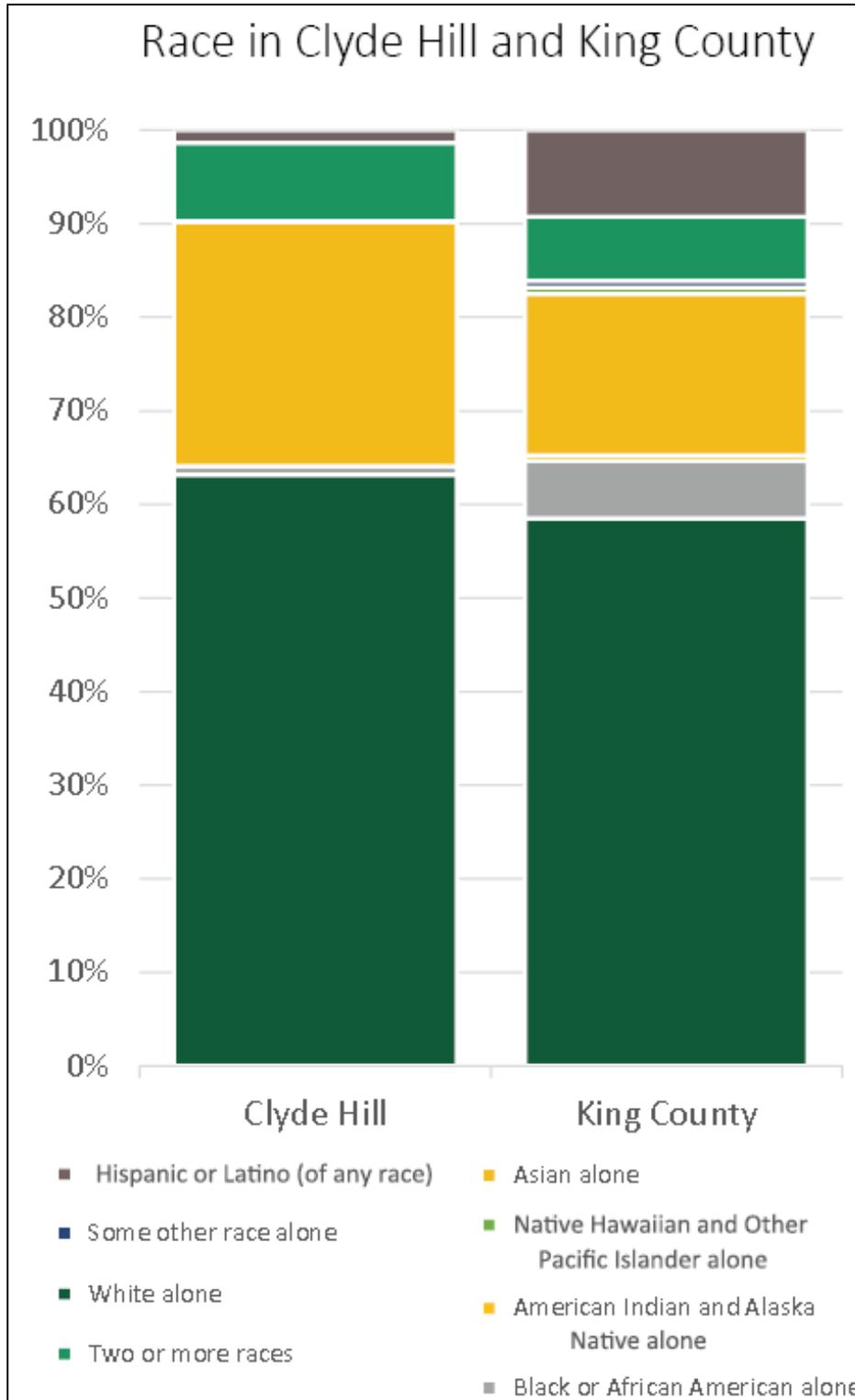


Figure 2.3: Clyde Hill race breakdown shown next to King County demographics. Data from the 2020 ACS Demographic and Housing five-year estimates.

## 2.4 Languages

Twenty-six percent of Clyde Hill residents speak a language other than English. Of those languages spoken, Clyde Hill speaks much more non-English Indo-European languages (49% in Clyde Hill compared to 24% in King County)<sup>8</sup>. Figure 2.4 shows a breakdown of languages spoken other than English.

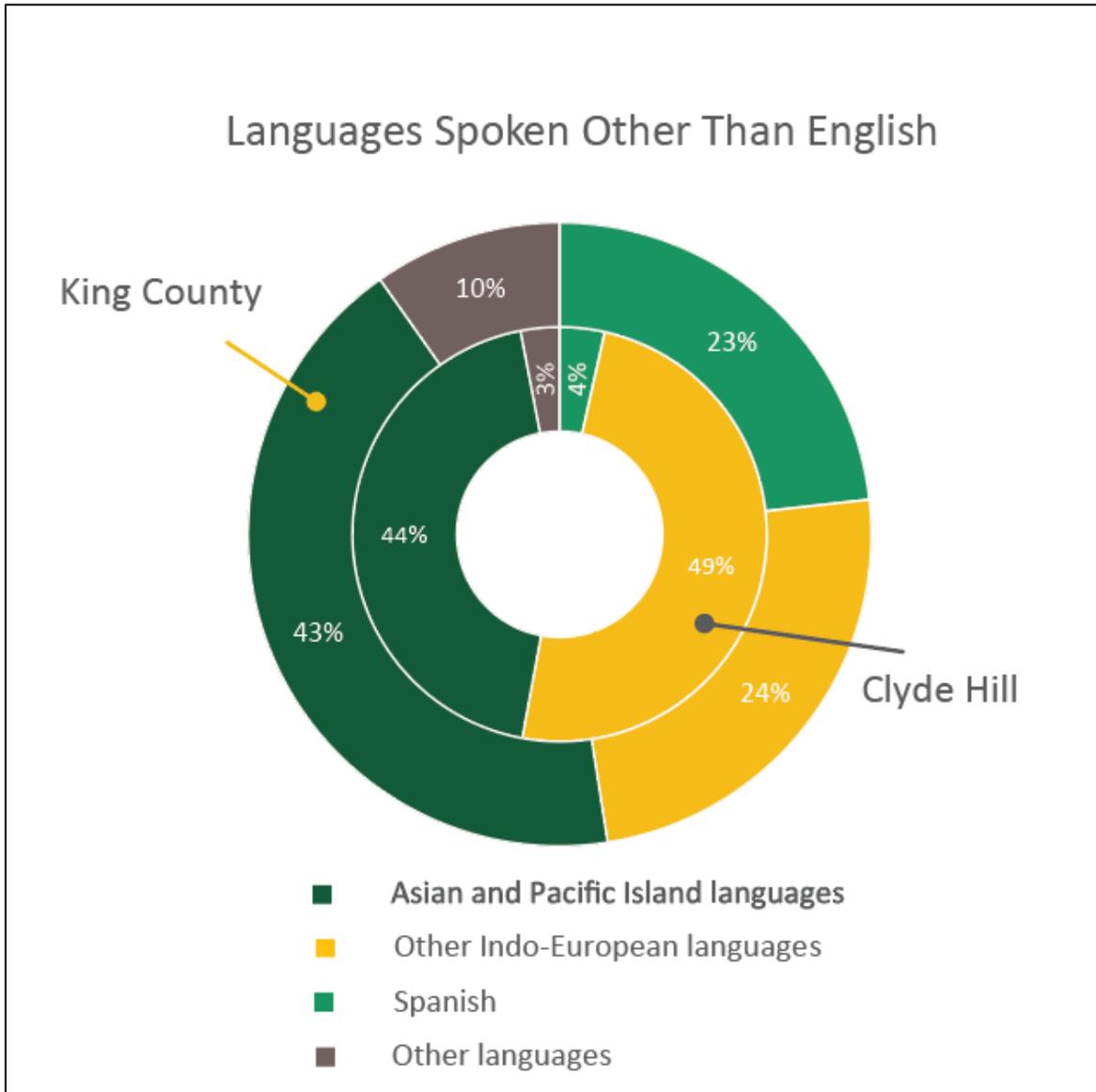


Figure 2.4: Languages spoken other than English in both King County and Clyde Hill. Note percentages for each language shown in white text within pie chart slices. Data from the ACS 5-Year Estimates.

<sup>8</sup> The United States Census Bureau. (2020) *American Community Survey 5-Year Estimates Subject Table S1601, Clyde Hill*. data.census.gov. <https://data.census.gov/cedsci/table?q=Clyde%20Hill%20s1601>

## 2.5 Household Income

### Employment:

There are two commercial employers, 118 home occupations or businesses, and approximately 756 jobs based in Clyde Hill<sup>9</sup>, primarily in the services sector<sup>10</sup>. The services sector, as defined by the Puget Sound Regional Council, includes information, professional, business, educational, health, leisure, and hospitality services<sup>11</sup> (North American Industry Classification System codes 51,54-56,61,62,71,72, and 81).

Of the City's 756 jobs, approximately 2.3%, or 18 jobs, are held by residents<sup>12</sup>. The employment prospects for Clyde Hill residents are positive: of the jobs held by Clyde Hill residents, 25% are in industries expected to grow by more than three percent in King County between 2024-2029. The industries with high expected growth include retail trade and information<sup>13</sup>.

### Income:

Clyde Hill's median household income remains higher than the income of the median King County household. According to the ACS 5-year estimates, Clyde Hill household yearly income averaged above \$250,000<sup>14</sup>, more than double the average for the entire King County<sup>15</sup>. Fifteen percent of households earn lower than 80% of the Area Median Income (AMI), six percent of which earn extremely low incomes (less than 30% of AMI). Eighty percent of households in Clyde Hill are above the area median income<sup>16</sup>. Figure 2.5 shows the breakdown of incomes earned within Clyde Hill.

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<sup>9</sup> The United States Census Bureau. (2019) *Work Area Profile Analysis, Clyde Hill*. OnTheMap. <https://onthemap.ces.census.gov/>

<sup>10</sup> Puget Sound Regional Council. (2020) *Covered Employment by City- NAICS*. PSRC Data Portal. <https://psrc-psregcncl.hub.arcgis.com/datasets/PSREGCNCL::covered-employment-by-city-naics/about>

<sup>11</sup> U.S. Bureau of Labor Statistics. (2022) *Industries by Supersector and NAICS Code*. [https://www.bls.gov/IAG/TGS/iag\\_index\\_naics.htm](https://www.bls.gov/IAG/TGS/iag_index_naics.htm)

<sup>12</sup> The United States Census Bureau. (2019) *Work Area Profile Analysis, Clyde Hill*. OnTheMap. <https://onthemap.ces.census.gov/>

<sup>13</sup> Washington State Employment Security Department. (n.d.) *Labor Market Info: Projections*. <https://esd.wa.gov/labormarketinfo/projections>

<sup>14</sup> The Census methods do not record specific incomes above \$250,000 a year, thus most Clyde Hill resident incomes are lumped into a bracket above \$250,000.

<sup>15</sup> The United States Census Bureau. (2020) *American Community Survey 5-Year Estimates Subject Table: S1901, Clyde Hill*. data.census.gov. <https://data.census.gov/cedsci/table?q=Clyde%20Hill%20s1901&g=0500000US53033&tid=ACSS5Y2020.S1901>

<sup>16</sup> Office of Policy Development and Research. (2022) *Consolidated Planning/ CHAS Data*. U.S. Department of Housing and Urban Development. [https://www.huduser.gov/portal/datasets/cp.html#2006-2017\\_query](https://www.huduser.gov/portal/datasets/cp.html#2006-2017_query)

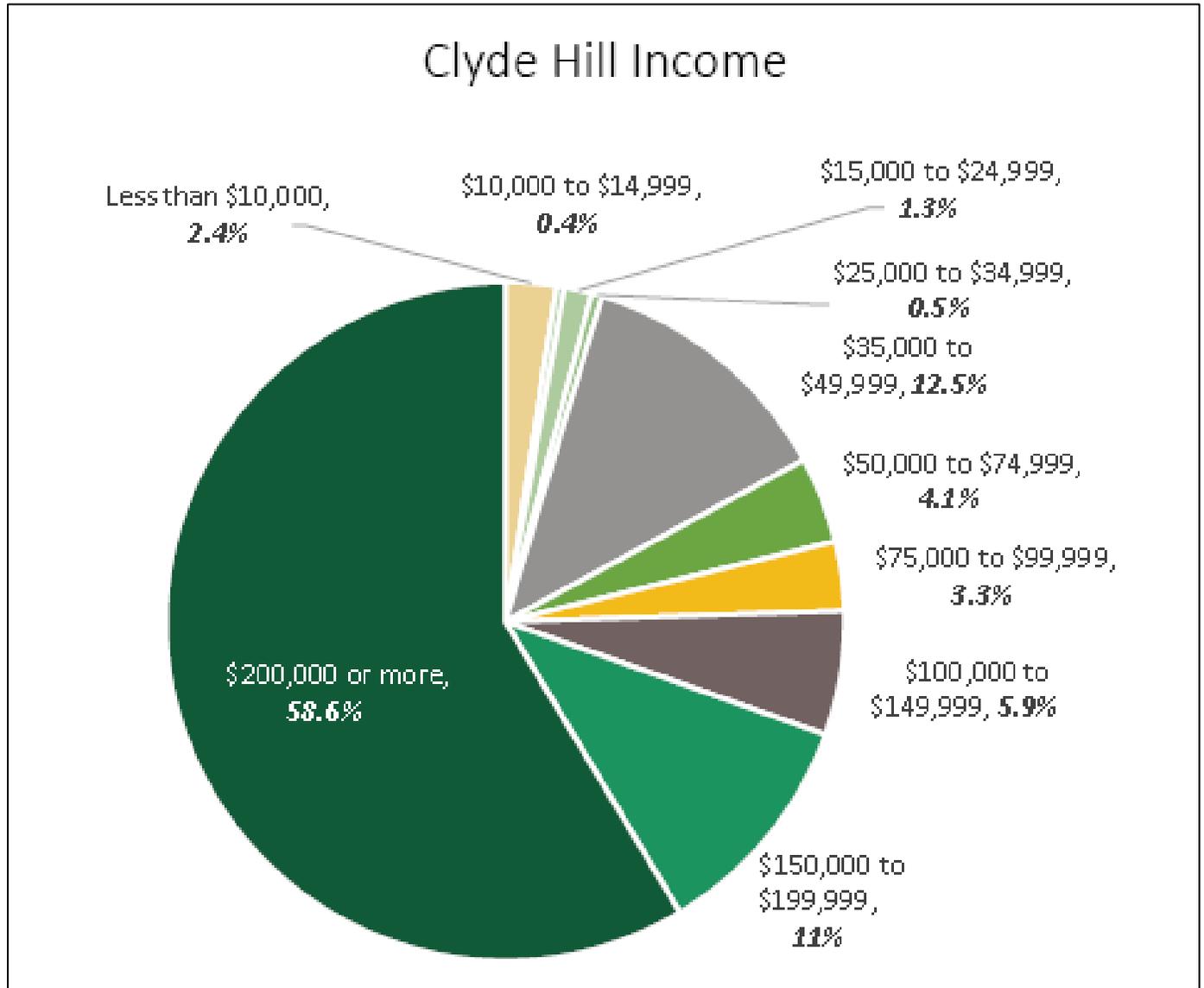


Figure 2.5: Clyde Hill Household income brackets shown as percentages of all households. Data from the ACS 5-Year Estimates.

## 3.0 Land Use

### 3.1 Regional Requirements

#### **Growth Management Act**

The Growth Management Act (GMA) includes one goal regulating land use and development in the city:

*Designate the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth.*

*The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies.*

*Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity. Where applicable, the land use element shall review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.*

The land use element is the most critical section of the plan as it determines the direction of future growth in the community and has a close relationship with the Zoning Map and Zoning Code (CHMC Title 17). The preferred land use direction to address state, PSRC, and county level consistency will ultimately influence the Zoning Map and the Municipal Code.

#### **Puget Sound Regional Council**

The PSRC Vision 2050 includes goals and policies that provide a framework for municipalities to regulate land use changes and capacity building. Included below is the overarching goal for the Land Use Element and a few policies important for achieving land use goals in the region. PSRC's land use goals are divided into seven key subsections: Building Urban Communities, Promoting Healthy Communities, Centers: Supporting Connections to Opportunity, Annexation and Incorporation, Rural Areas and Natural Resource Lands, Collaborating to preserve and Enhance Important Uses, and Supporting Growth Through Concurrency. Concurrency refers to the timely provision of public facilities and services relative to development and demand for them. RCW 36.70A.070 specifically identifies concurrency as a process that occurs simultaneously with transportation improvements: "'concurrent with development' means that

improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.”

**GOAL:** The region creates healthy, walkable, compact, and equitable transit-oriented communities that maintain unique character and local culture, while conserving rural areas and creating and preserving open space and natural areas.

- **MPP-DP-1** *Develop high-quality, compact urban communities throughout the region’s urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.*
- **MPP-DP-5** *Identify, protect and enhance those elements and characteristics that give the central Puget Sound region its identity, especially the natural visual resources and positive urban form elements.*
- **MPP-DP-10** *Design public buildings and spaces that contribute to a sense of community and a sense of place.*
- **MPP-DP-17** *Promote cooperation and coordination among transportation providers, local government, and developers to ensure that joint- and mixed-use developments are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments.*

## **King County**

The King County Countywide Planning Policies are a shared framework for growth management planning for all jurisdictions in King County. The overarching goal for land use is to coordinate growth in a compact, centers-focused pattern that uses land and infrastructure efficiently, connections people to opportunity, and protects rural and natural resource lands. A few of the key policies from the framework are included below:

- **DP-2** *Prioritize housing and employment growth in cities and centers within the Urban Growth Area, where residents and workers have higher access to opportunity and high-capacity transit. Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and schools, and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation to reduce reliance on single-occupancy vehicle travel for most daily activities.*
- **DP-4** *Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity.*

*Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.*

- **DP-5** *Reduce greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to encourage walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.*
- **DP-7** *Plan for street networks that provide a high degree of connectivity to encourage walking, bicycling, transit use, and safe and healthy routes to and from public schools.*

### 3.2 Clyde Hill Zoning

Zoning regulations are prescribed in Title 17 of the Clyde Hill Municipal Code (CHMC) and determine rules on property use and development. Zones determine what a property owner can build, how a building or use should be designed to integrate into the community successfully, and describe the government's processes to evaluate a project against the adopted regulations of the CHMC. There are four zones that regulate properties within the City's limits:

1. The **Residential District (R-1)** is made up of low-density residential uses, primarily single-family homes, and one church.
2. Only municipal uses operate in the **Government District (G-1)** including City Hall, City Park, the Police and Fire Departments, a Public Works Department storage facility, and the water tower.
3. Within the **School District (S-1)** are four schools that operate within the City's limits, including Clyde Hill Elementary School, Chinook Middle School, Bellevue Christian School, and the Sacred Heart School.
4. The **Business District (B-1)** regulates two parcels operating different businesses, the *Queen Bee Café* and the 76-gas station.

The Residential District is the most predominate zone (90.4%), followed by the School District (8.9%), Government District (0.61%), and the Business District (0.12%). Each zone permits different uses that can occur within the zone's boundaries as described in Figure 3.1.

Uses Regulated in CHMC Title 17	Residential District (R-1)	Government District (G-1)	School District (S-1)	Business District (B-1)
Single Family Dwelling	P	X	X	X
Church	P	X	X	X
City Owned or Leased Building	P	P	P	X
Adult Family Homes	P	X	X	P
Family Day Cares	P	X	X	P
Designated Manufactured Homes	P	X	X	X
Parks and Open Spaces	P	P	P	X
Police or Fire Stations	X	P	P	X
Government Administrative Facilities	X	P	P	X
Maintenance Facilities and Storage Areas	X	P	P	X
Water Towers and Related Facilities	X	P	P	X
Public or Private Schools	X	X	P	X
Retails Stores	X	X	X	P
Medical Offices	X	X	X	P

Figure 3.1: Clyde Hill Land Use Table

### 3.3 Comprehensive Plan Designations

The Comprehensive Plan Designation Map represents the future vision of the zoning boundaries to meet job, housing, and growth demands. Title 17 and all zones are required to comply with the long-range vision for the City. The City’s Comprehensive Plan Map identifies six distinctive designations describing the 2035 vision for zones and land uses:

1. Residential
2. Commercial
3. Schools
4. Public Facilities
5. Parks
6. Undeveloped

Clyde Hill's Comprehensive Plan Designation Map is not significantly different from City's Zoning Map. Additional labels are included in the Designation Map to delineate more specific breakdowns of uses but do not propose changes to zoning boundaries. For example, the Zoning Map includes a *Government* zone that reflects the boundaries of the Public Facilities and Parks designation in the Designation Map.

### 3.4 Surrounding Jurisdictions and Uses

As noted in *Section 1.2 Local Planning Area*, Clyde Hill's boundaries are surrounded by adjacent jurisdictions

The **City of Bellevue** shares jurisdictional boundaries with the city to the south and the east. The Bellevue Zoning Map indicates that only single family residential uses are permitted along the shared boundary lines, including R-1, R-2, R-3.5, and R-4.

The **City of Medina** shares boundaries with Clyde Hill to the west. Similarly to Bellevue, Medina permits single family residential zones along the boundary line including R-15, R-20, and SR-30. There are two parcels that are zoned as Public (Parks and Public Spaces) that along the boundary line for the St. Thomas Church and School.

The **Town of Yarrow Point** lies immediately north of Clyde Hill and only permits low density residential uses along the shared boundary (R15).

The **Town of Hunts Point** also is immediately north of the city and only permits low density residential uses along the shared boundary (R20A).

Clyde Hill does not have an Urban Growth Area (UGA), or area within which urban growth could be encouraged, as much of the city and the area surrounding it, is built out. Additionally, there is a lack of unincorporated land adjacent to the city limits to consider for annexation. The City will need to meet growth targets within the existing jurisdictional boundaries.

### 3.4 Local Trends in Land Patterns

#### **Aging Subdivisions and Walkability**

Complete sidewalks in Clyde Hill are located at 84<sup>th</sup> Avenue NE, NE 28<sup>th</sup> Street and Points Drive, and along sections of 91<sup>st</sup> Avenue NE, NE 12<sup>th</sup> street, NE 13<sup>th</sup> street, and NE 14<sup>th</sup> Street. Additionally, there are pedestrian trails such as the Points Loop trail, which connects Clyde Hill to the surrounding Point Communities. Otherwise, there is limited pedestrian infrastructure and amenities.

The 2017 City of Clyde Hill Dashboard Report<sup>17</sup> found that Clyde Hill is a relatively safe place to walk when compared to neighboring cities, such as Bellevue, Kirkland, Medina, Mercer Island, and Issaquah. The report determined safety through the following factors: Property crime rates, violent crime rates, auto theft rates, auto collisions, pedestrian involved collisions, and emergency response time.

The report demonstrates that the City has a need to improve pedestrian facilities within the City and connecting to trails and adjacent cities. The 2011 Clyde Hill Pedestrian Transportation plan<sup>18</sup> identified a prioritization framework for sidewalk projects. Sidewalks will be installed to prioritize connectivity to other sidewalks, proximity to a school/park, roadway arterials, and proximity to bus stops.

Washington's current subdivision regulations (RCW 58.17) were adopted in 1981 and began requiring developers to dedicate lands to ensure public health, safety, and welfare by providing key amenities like sidewalks and roadways, parks and open spaces, utility lines, and transit stops. Clyde Hill was primarily built out for before 1981, meaning that developers never had to contribute lands or funding to the city to help accommodate population growth or the aforementioned features. C

### **View Protection**

Preserving views in Clyde Hill remains a high priority for residents and is considered a key placemaking feature of the city. The city's unique position in the eastside's hills create vast viewsheds of Bellevue, Seattle, Lake Washington, and Mount Rainier. This unique viewshed is a defining characteristic of Clyde Hill, but sometimes it comes into conflict with another important characteristic of Clyde Hill: the existence and preservation of significant trees. Residents also highly value maintaining the urban tree canopy. Conflicts have arisen when a resident's tree encroaches on a neighbor's view. There are competing interests between homeowners on maintaining the viewshed and the urban tree canopy.

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<sup>17</sup> City of Clyde Hill (2017) *2017 Dashboard Report*. City of Clyde Hill.  
<https://clydehill.civicweb.net/document/9243/Dashboard%20Report%208-18.pdf?handle=F6DB92F2315947FC9F0E8051F75238CF>

<sup>18</sup> City of Clyde Hill (2011) *Pedestrian Transportation Plan*. City of Clyde Hill.  
[file:///C:/Users/coswald/Downloads/Pedestrian%20Transportation%20Plan%20\(2\).pdf](file:///C:/Users/coswald/Downloads/Pedestrian%20Transportation%20Plan%20(2).pdf)

## 4.0 Housing

### 4.1 Regional Requirements

#### **Growth Management Act**

The Washington State Growth Management Act (GMA) includes a goal directly related to Housing in Clyde Hill:

*Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock<sup>19</sup>.*

Clyde Hill is obligated to create housing conditions in pursuit of this goal. The GMA also requires that housing elements include:

- *An inventory and analysis of existing and projected housing needs,*
- *Goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing.*
- *Identification of sufficient land for a range of housing types to match community needs, and*
- *Adequate provisions for the needs of all economic segments of the community.*

#### **Puget Sound Regional Council**

The Puget Sound Regional Council Vision 2050 establishes housing policies to which the City of Clyde Hill must subscribe. Notable policies from this document include the following:

- ***MPP-H-1*** *Plan for housing supply, forms, and densities to meet the region’s current and projected needs consistent with the Regional Growth Strategy and to make significant progress towards jobs/housing balance.*
- ***MPP-H-2*** *Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.*
- ***MPP-H-4*** *Address the need for housing affordable to low- and very low-income households, recognizing that these critical needs will require significant public intervention through funding, collaboration, and jurisdictional action.*
- ***MPP-H-9*** *Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.*

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<sup>19</sup> RCW 36.70A.202 (4)

### **King County Countywide Planning Policies**

The overarching goal of King County Countywide Planning Policies is to provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in king county. All King County Jurisdictions must pursue policies which comply with this goal. Policies relevant to Clyde Hill include:

- **H-1** *All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low-, very low-, and extremely low-incomes, including those with special needs, at a level that calibrates with the jurisdiction's identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need.*
- **H-2** *Prioritize the need for housing affordable to households at or below 30 percent AMI (extremely low-income) by implementing tools such as: Increasing capital, operations, and maintenance funding; Adopting complementary land use regulations; Fostering welcoming communities, including people with behavioral health needs; Adopting supportive policies; and supporting collaborative actions by all jurisdictions.*
- **H-6** *Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.*
- **H-25** *Monitor progress toward meeting countywide housing growth targets, countywide need, and eliminating disparities in access to housing and neighborhood choices. Where feasible, use existing regional and jurisdictional reports and monitoring tools and collaborate to reduce duplicative reporting.*

Other policies are designed to encourage regional collaboration, meet housing needs equitably, increase housing supply, create healthy communities, and provide a system of accountability.

## 4.2 Housing Needs Assessment

### Rentals / Owned Homes

There are a total of 1,330 housing units in Clyde Hill, of which 11% (or 133 units) are occupied by renters<sup>20</sup>. As you can see in Figure 4.1, compared to King County at large there is far more owner-occupied housing in Clyde Hill. Nine percent of all housing units in Clyde Hill are vacant, higher than the 5.7% vacancy rate in King County<sup>21</sup>.

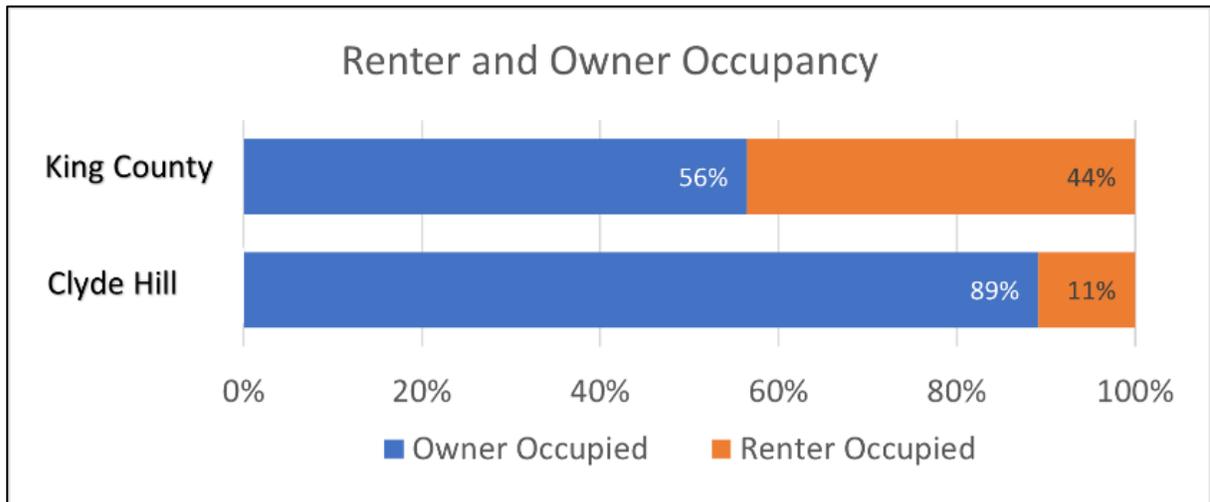


Figure 4.1: Renter and owner occupancy proportions shown for Clyde Hill and King County. Data from the ACS 5-Year Estimates and the 2020 DEC Redistricting Data on Occupancy Status.

### Household Size and Tenure

Almost all housing units in the city are detached single family residential units, with 99% of the housing stock constituting this housing type. The remaining one percent of housing units are made up of three single unit attached homes and no multifamily units or mobile homes in the city. Compared to King County, Clyde Hill houses are larger in size and household tenure, with proportionally more four- and five-bedroom houses than King County<sup>22</sup>. Figure 4.2 shows household size by bedroom compared between Clyde Hill and King County. However, in Clyde Hill there are proportionally fewer rentals of every household tenure except for five person units, where Clyde Hill has merely 0.5% more rental units<sup>23</sup>. Figure 4.3 describes the

<sup>20</sup> The United States Census Bureau. (2020) *American Community Survey 5-Year Estimates Detailed Table: B25003, Clyde Hill*. data.census.gov. <https://data.census.gov/cedsci/table?q=Clyde%20Hill%20b25003&g=0500000US53033>

<sup>21</sup> The United States Census Bureau. (2020) *American Community Survey 5-Year Estimates Detailed Table: B25002, Clyde Hill, King County*. data.census.gov. <https://data.census.gov/cedsci/table?q=Clyde%20Hill%20b25002&g=0500000US53033>

<sup>22</sup> The United States Census Bureau. (2020) *American Community Survey 5-Year Estimates Data Profiles: DP04, Clyde Hill, King County*. data.census.gov. <https://data.census.gov/cedsci/table?q=Clyde%20Hill%20dp04&g=0500000US53033>

<sup>23</sup> The United States Census Bureau. (2020) *American Community Survey 5-Year Estimates Detailed Tables: B25009, Clyde Hill, King County*. data.census.gov. <https://data.census.gov/cedsci/table?q=Clyde%20Hill%20b25009&g=0500000US53033>

distribution of household size categorized by occupant status and location.

Average household size in Clyde Hill currently sits above the county average. There are 2.74 people in the average Clyde Hill home, compared to 2.43 in the average King County home. Household average size went up half of a person in Clyde Hill between 2000 and 2010 before coming back down a similar amount by 2020<sup>24</sup>. As Figure 4.4 shows, this peak was out of pace with the rest of the county, which has seen little fluctuation in average household size in the last 20 years.

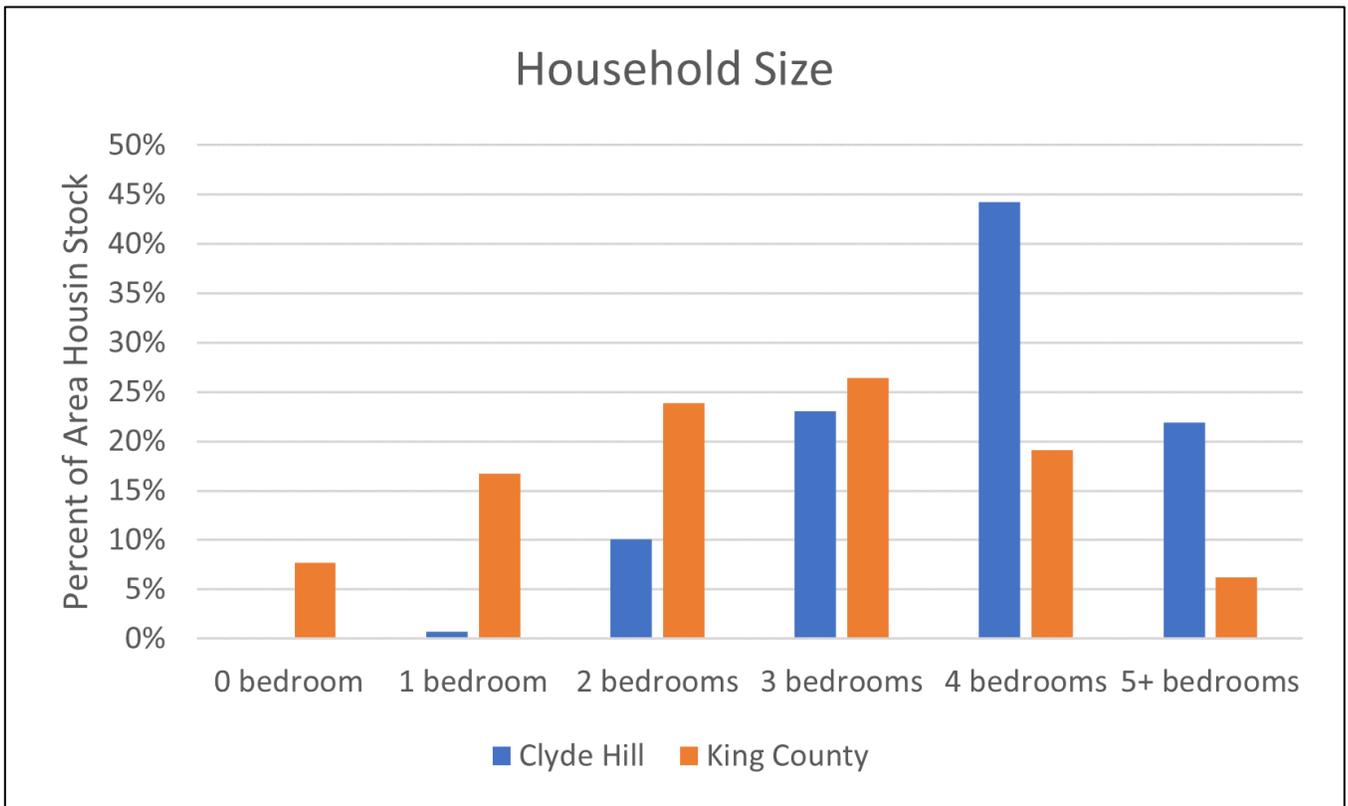


Figure 4.2: Distribution of housing size shown categorized by number of bedroom and location. Percentages represent the proportion of housing types within jurisdiction. Data from the 2020 ACS 5-Year Estimates.

<sup>24</sup> The United States Census Bureau. (2020) *American Community Survey 5-Year Estimates Detailed Tables: B25010, Clyde Hill, King County*. data.census.gov. <https://data.census.gov/cedsci/table?q=Clyde%20Hill%20b25010&g=0500000US53033>

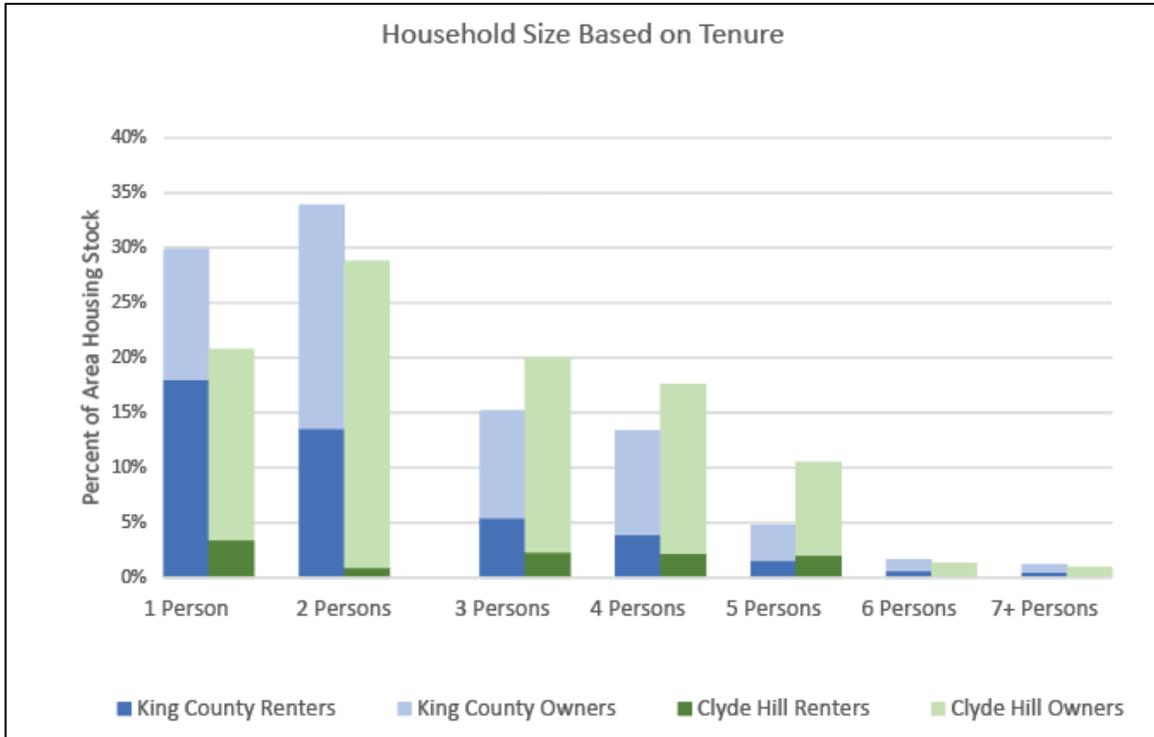


Figure 4.3: Distribution of household size based on housing tenure in Clyde Hill and King County. Percentages represent the proportion of housing types within jurisdiction. Data from the 2020 ACS 5-Year Estimates.

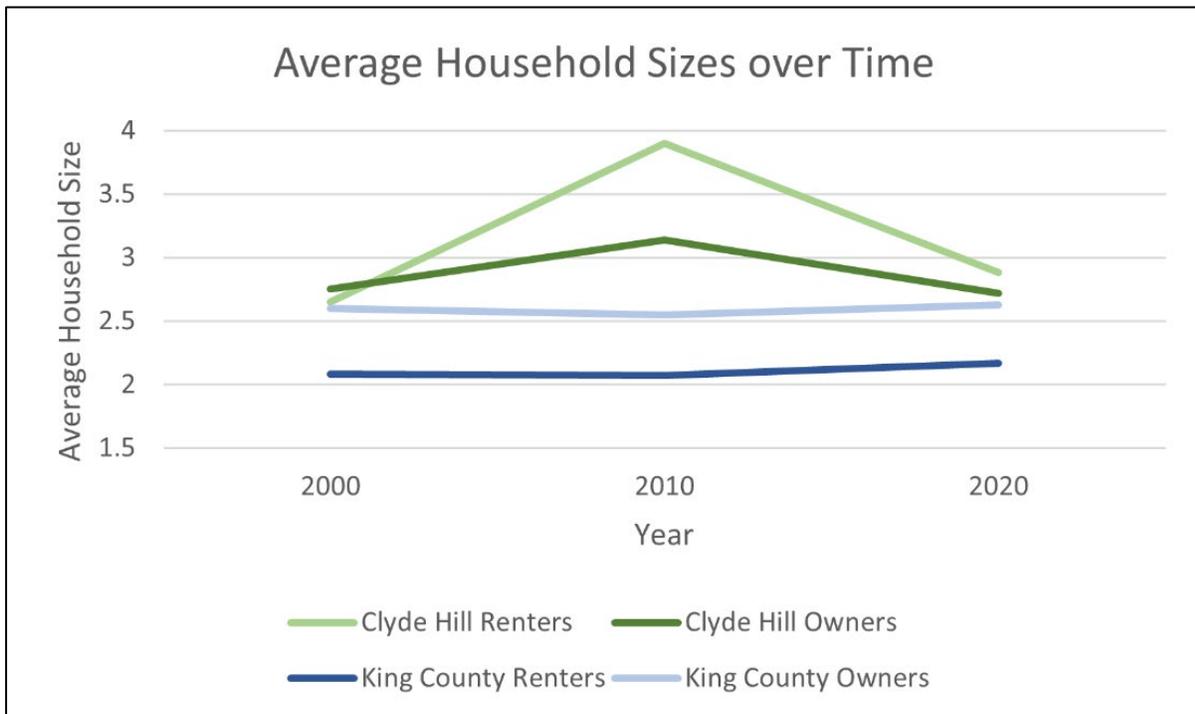


Figure 4.4: Average household size between 2000 and 2020 shown separated by jurisdiction and occupant. Data from ACS 5-Year Estimates.

### Average Median Income (AMI)

In King County, 41% of all households qualify as low-income, making less than 80% of the Area Median Income, or AMI. Eighteen percent of all Clyde Hill households are below the area median income, of which three quarters are low income. Six percent of all households qualify as extremely low income, signifying they make less than 30% of the AMI<sup>25</sup>. Figure 4.5, below, identifies the breakdown of AMI between renters, owners, and all households.

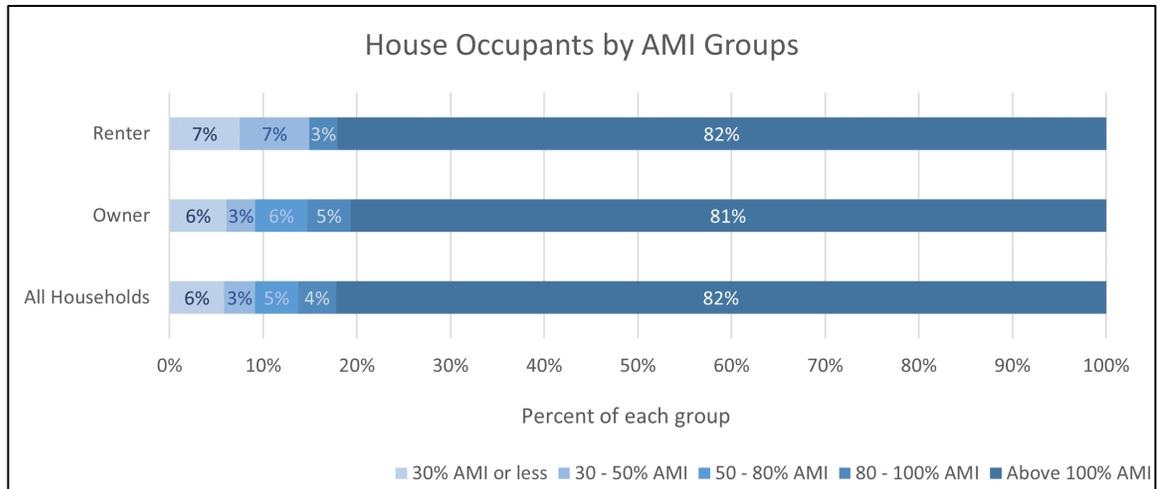


Figure 4.5: Area Median Income shown by occupant groups in Clyde Hill. Percentages may not add to 100% due to rounding and HUD Office of Policy Development and Research methodology. Data from the Department of Housing and Urban Development.

### Cost Burdens

Cost burdened is defined as households that pay more than thirty percent of their net (or take-home) income on housing costs. In Clyde Hill, approximately 25% of households are considered cost burdened and 13% are severely cost burdened, denoting they spend more than 50% of their income on housing. Figure 4.6 shows how housing cost burden is distributed across all households by AMI groups. Approximately 24% of all renters and 27% of all homeowners in Clyde Hill are rent burdened<sup>26</sup>. In Figures 4.7 and 4.8, the distribution of cost burden for owners and renters are shown by different AMI groups.

<sup>25</sup> Office of Policy Development and Research. (2022) *Consolidated Planning/ CHAS Data*. U.S. Department of Housing and Urban Development. <https://www.huduser.gov/portal/datasets/cp.html>

<sup>26</sup> Office of Policy Development and Research. (2022) *Consolidated Planning/ CHAS Data*. U.S. Department of Housing and Urban Development. <https://www.huduser.gov/portal/datasets/cp.html>

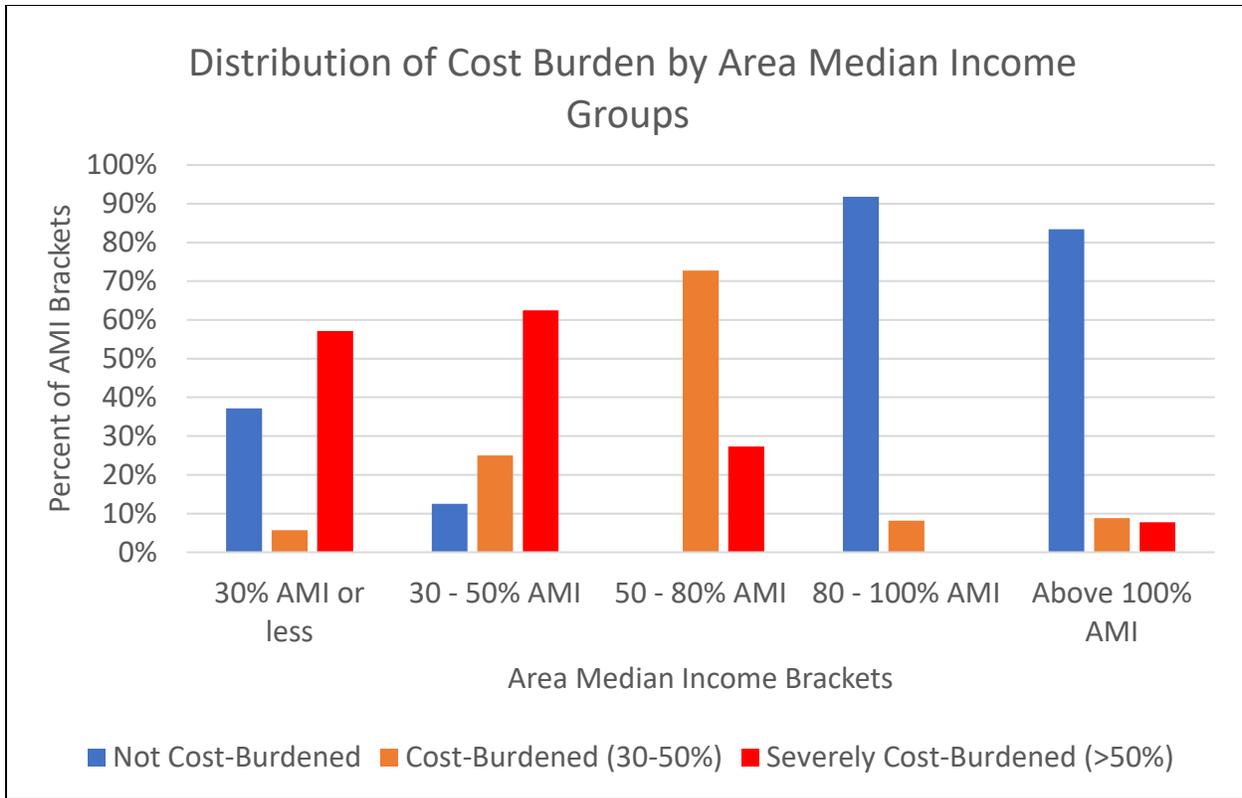


Figure 4.6: Distribution of Housing Cost Burden shown by AMI bracket for all Clyde Hill Households. Data from the Department of Housing and Urban Development.

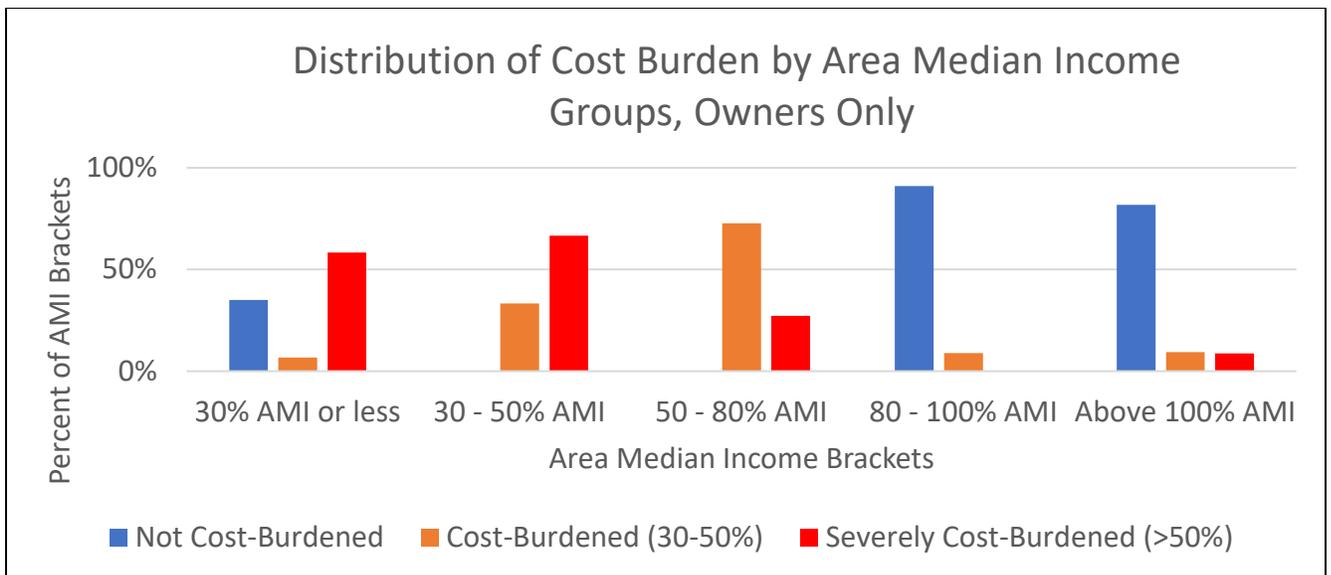


Figure 4.7: Distribution of Housing Cost Burden shown by AMI bracket for Clyde Hill Homeowners. Note how all homeowners in the 30-80% AMI bracket are cost burdened. Data from the Department of Housing and Urban Development.

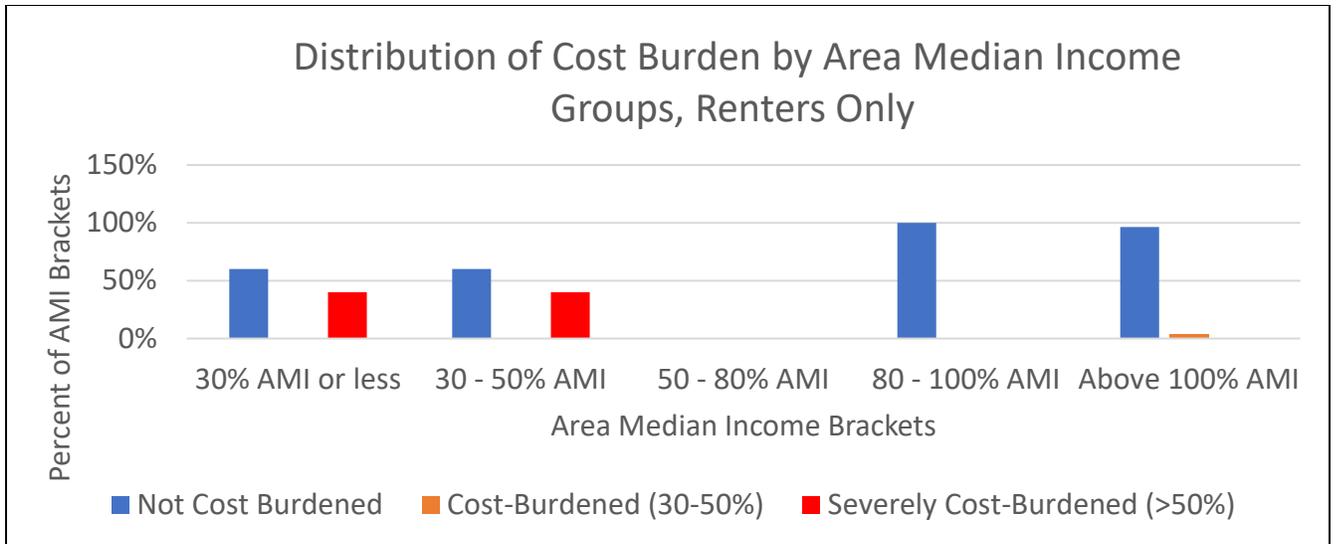


Figure 4.8: Distribution of Housing Cost Burden shown by AMI bracket for Clyde Hill Renters. Data from the Department of Housing and Urban Development.

### Jobs to Housing Ratio

In King County, the jobs-to-housing ratio is 1 housing unit to 1.38 jobs or that there are 138% more jobs in King County than housing units. In Clyde Hill, for every housing unit there are 0.58 jobs<sup>27</sup>. This means that there are 172% more housing units in Clyde Hill than there are jobs. Considering the dominant residential nature of Clyde Hill, far more housing units than jobs are to be expected. The total number of people who commute to Clyde Hill for employment is compared to the number who commute elsewhere is shown in Figure 4.9.

<sup>27</sup> The United States Census Bureau. (2019) *Work Area Profile Analysis, Clyde Hill*. OnTheMap. <https://onthemap.ces.census.gov/>

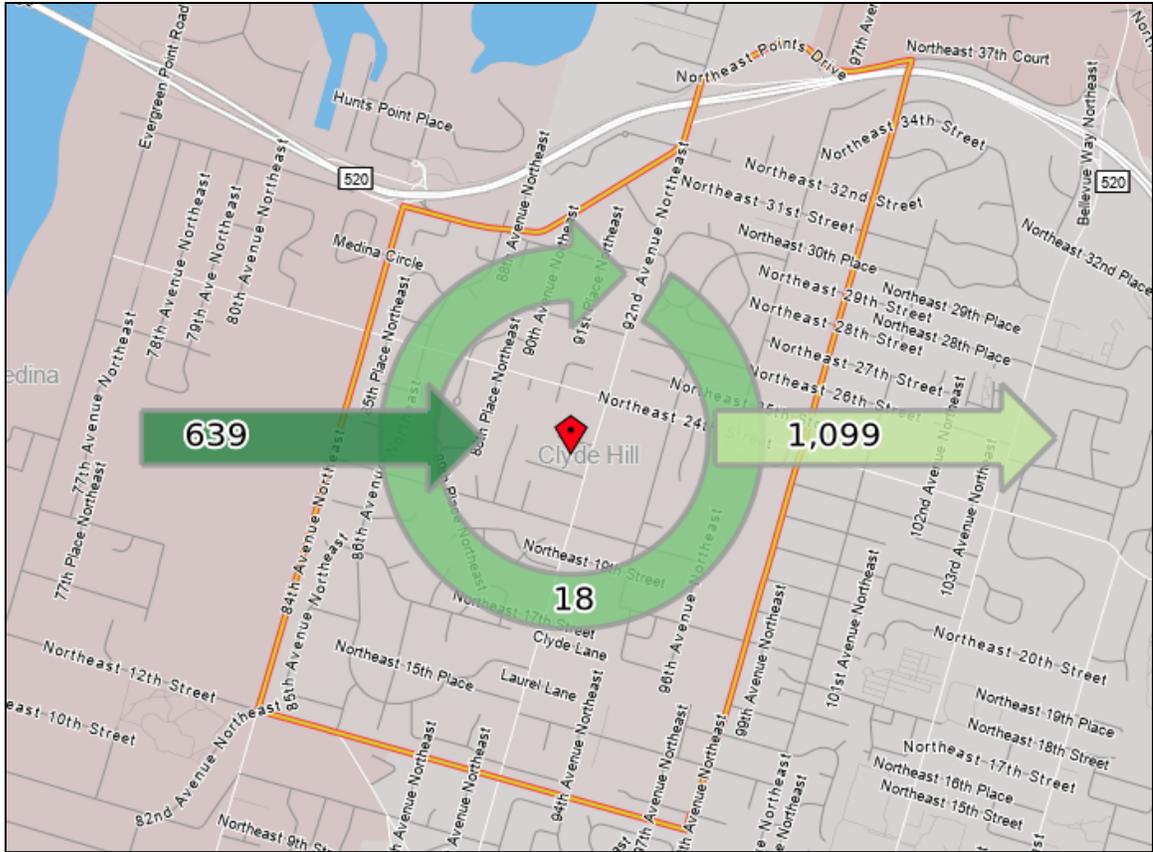


Figure 4.9: Employment inflow/outflow analysis is shown for Clyde Hill. Data from the United States Census Bureau OnTheMap.

### Commuting

Only two percent of Clyde Hill residents work in Clyde Hill. Of the 1,117 Clyde Hill residents who are in the work force, 76% commute less than ten miles<sup>28</sup>. The most common place Clyde Hill residents work is Seattle, followed by Bellevue and Kirkland<sup>29</sup>. Figure 4.10 shows the top ten cities where residents work.

<sup>28</sup> The United States Census Bureau. (2019) *Distance/Direction Analysis Work to Home, Clyde Hill*. OnTheMap. <https://onthemap.ces.census.gov/>

<sup>29</sup> The United States Census Bureau. (2019) *Home Destination Analysis by Places, Clyde Hill*. OnTheMap. <https://onthemap.ces.census.gov/>

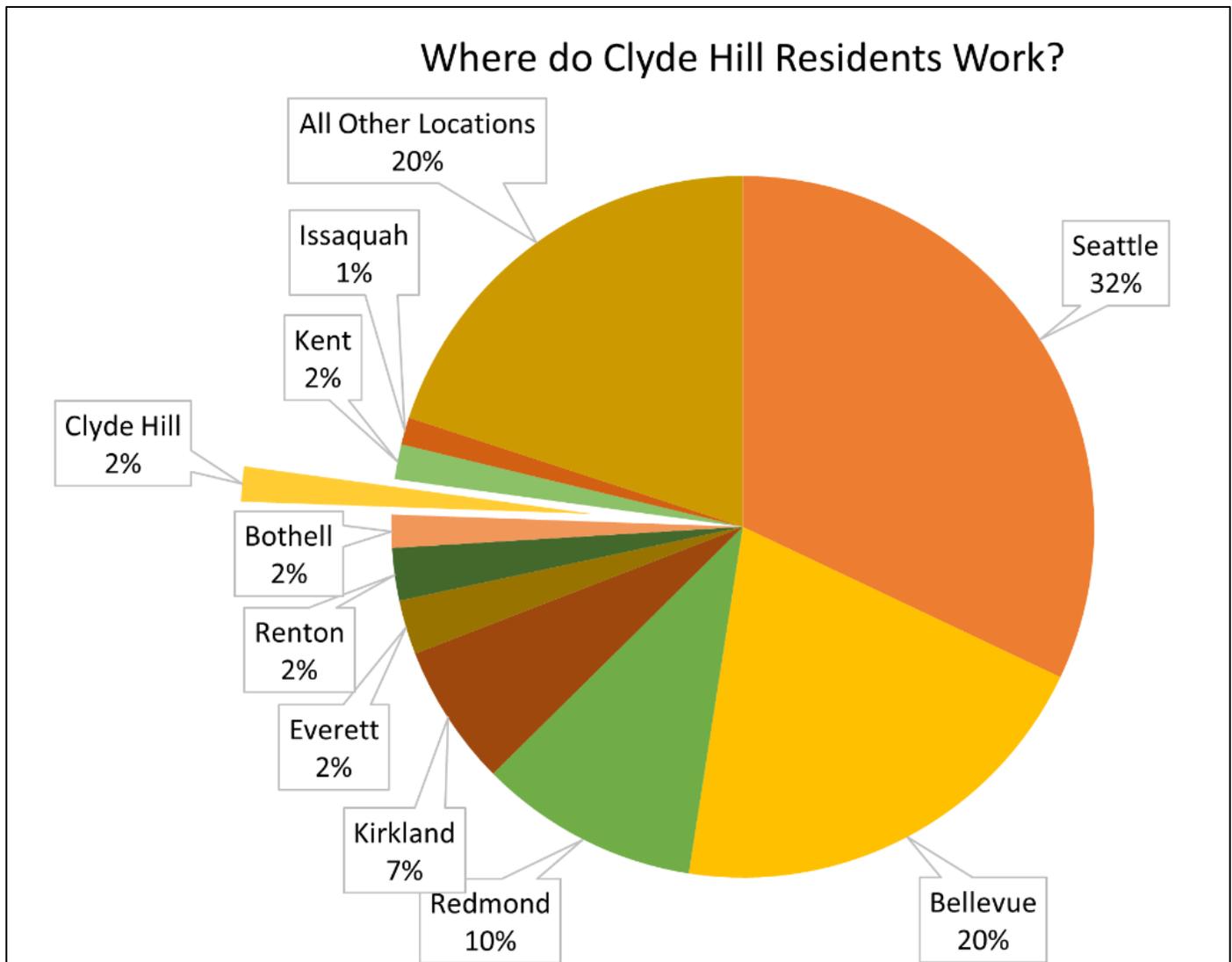


Figure 4.10: Pie chart showing where Clyde Hill residents work. Data from the Census Bureau OnTheMap.

### Housing Supply

Clyde Hill’s housing stock has fluctuated between 1,080 and 1,099 housing units since 2010<sup>30</sup>. The supply is expected to rise by eight units from 1,093 to 1,101 in 2044<sup>31</sup>. In Figure 4.11 the Clyde Hill housing stock and population compared over time.

<sup>30</sup> Office of Financial Management (n.d.) *Historical estimates of April 1 population and housing for the state, counties, and cities*. The State of Washington. <https://ofm.wa.gov/washington-data-research/population-demographics/population-estimates/historical-estimates-april-1-population-and-housing-state-counties-and-cities>

<sup>31</sup> King County. (2021) *2021 King County Countywide Planning Policies*. [kingcounty.gov. https://kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/CPPs/2021-CPPs-Adopted-and-Ratified.ashx?la=en](https://kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/CPPs/2021-CPPs-Adopted-and-Ratified.ashx?la=en)

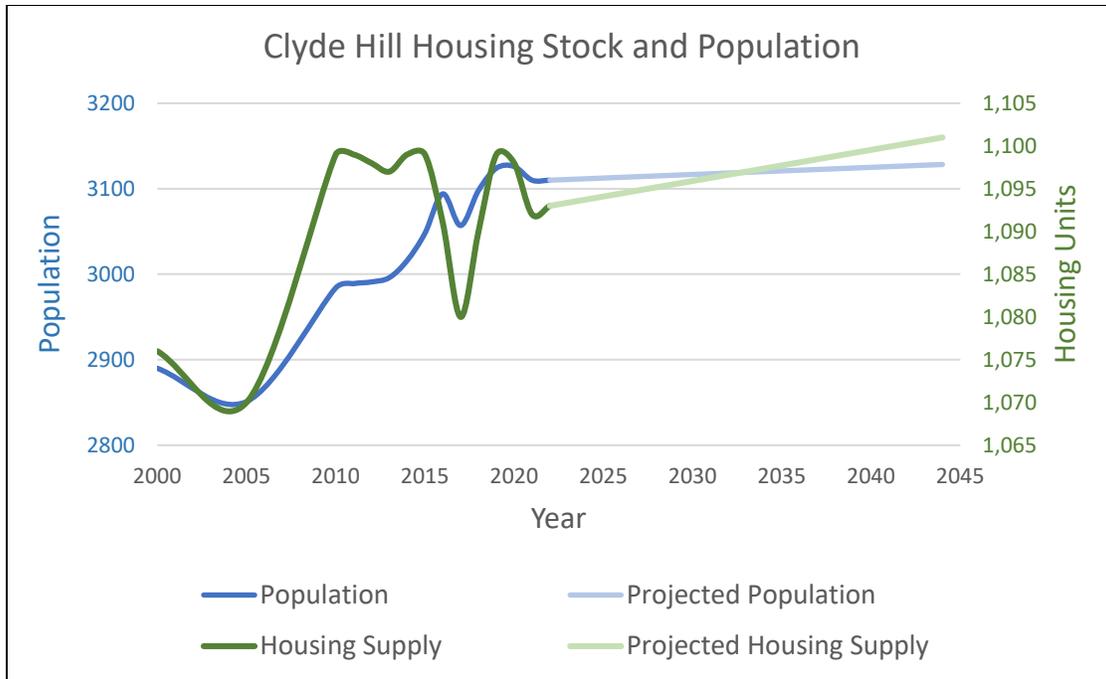


Figure 4.11: Past and future populations and housing stock shown over time. Data from the Washington State Office of Financial Management.

### Housing Age

About 65% of the housing stock in Clyde Hill was built between 1950 and 1980. Over 30% of the housing stock was built during the 1960s alone<sup>32</sup>. As these homes continue to age, there will only become an increasing need for their repair and replacement. Figure 4.12 shows the distribution of housing stock age.

<sup>32</sup> The United States Census Bureau. (2020) *American Community Survey 5-Year Estimates Data Profiles DP04, Clyde Hill, King County*. data.census.gov.

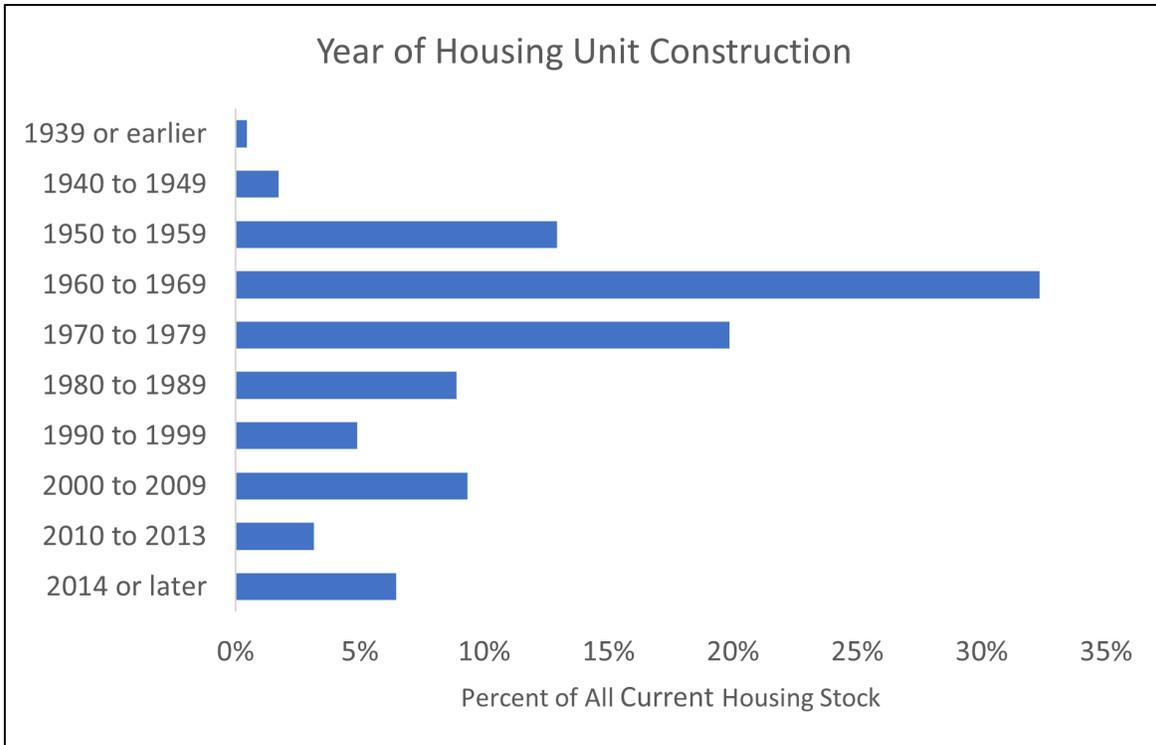


Figure 4.12: Year of construction shown as percentages of all current housing stock. Data from ACS 5-Year Estimates.

### 4.3 Local Trends and Issues

#### Affordable Housing in the Region

As the Puget Sound region continues to see a population influx, more housing is needed to meet a diversity of household sizes and needs. Housing prices have risen faster than income have increased in the past decade, and home values have increased faster than rent. The regional housing strategy outlined in Puget Sound Regional Council’s (PSRC) VISION 2050 acknowledges a need for more low and very low-income affordable housing. This report found that 46,000 housing units are needed to address the current housing supply backlog in King County, and that 810,000 new housing units will be needed in the region to accommodate the population in 2050. Of these, over half will be needed in King County, and 34% must be affordable to moderate and low incomes<sup>33</sup>. The region also includes very limited middle-density ownership options such as townhomes and triplexes. The average home value in Clyde Hill was \$3.1 million in

<sup>33</sup> Puget Sound Regional Council (2020) *Vision 2050: A Plan for the Central Puget Sound Region*. PSRC. <https://www.psrc.org/sites/default/files/2022-02/vision-2050-plan%20%281%29.pdf>

2021<sup>34</sup>, with average household bedroom size at 3.8 bedrooms<sup>35</sup>. As built out as Clyde Hill is, any future opportunities for infill middle-density housing could aid in addressing the need for affordable housing in the King County area.

**Permit Supportive Transitional Housing/ Supportive Housing/ Emergency Housing and Shelters**

Currently, the Clyde Hill Zoning Code<sup>36</sup> (Title 17) makes no reference to transitional, supportive, or emergency housing and they remain illegal throughout the City's limits. Per Washington State Revised Code RCW 35A.21.430, the state requires all cities to legalize transitional housing or permanent supportive housing in any zones where residential dwelling units or hotels are allowed, effective September 30, 2021. The Clyde Hill R-1 district allows for residential dwellings, and thus must allow transitional or permanent supportive housing to comply with this State Code statute.

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<sup>34</sup> Zillow. (2022) *United States Home Values*. Zillow.com. <https://www.zillow.com/home-values/102001/united-states/>

<sup>35</sup> The United States Census Bureau. (2020) *American Community Survey 5-Year Estimates Data Profiles: DP04, Clyde Hill, King County*. data.census.gov.

<https://data.census.gov/cedsci/table?q=Clyde%20Hill%20dp04&g=0500000US53033>

<sup>36</sup> City of Clyde Hill. (2022) *Clyde Hill Municipal Code, Title 17 ZONING*. Code Publishing. <https://www.codepublishing.com/WA/ClydeHill/#!/ClydeHill17/ClydeHill17.html>

## 5.0 Natural Environment

### 5.1 Regional Requirements

#### **Growth Management Act**

The Washington State Growth Management Act (GMA) includes two goals directly related to the natural environment for Clyde Hill:

- **Environment:** *Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*<sup>37</sup>

The GMA requires jurisdictions to designate critical areas and adopt development regulations to protect these areas under the best available science.<sup>38</sup> Critical areas include frequently flooded areas, fish and wildlife habitat conservation areas, wetlands, geologically hazardous areas, and critical aquifer recharge areas.

#### **Puget Sound Regional Council**

The Puget Sound Regional Council's Vision 2050 includes goals and policies that provide a framework for municipalities such as Clyde Hill, to regulate and maintain the natural environment. Included below is the overarching goal for the Natural Environment Element and a few policies important for achieving Clyde Hill's goals for the natural environment.

**GOAL:** The region cares for the natural environment by protecting and restoring natural systems, conserving habitat, improving water quality, and reducing air pollutants. The health of all residents and the economy is connected to the health of the environment. Planning at all levels considers the impacts of land use, development, and transportation on the ecosystem.

- **MPP-En-4** *Ensure that all residents of the region, regardless of race, social, or economic status, have clean air, clean water, and other elements of a healthy environment.*
- **MPP-En-9** *Enhance urban tree canopy to support community resilience, mitigate urban heat, manage stormwater, conserve energy, improve mental and physical health, and strengthen economic prosperity.*
- **MPP-En-10** *Support and incentivize environmental stewardship on private and public lands to protect and enhance habitat, water quality, and other ecosystem services, including protection of watersheds and wellhead areas that are sources of the region's drinking water supplies.*
- **MPP-En-22** *Meet all federal and state air quality standards and reduce emissions of air toxics and greenhouse gases.*

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<sup>37</sup> RCW 36.70A.020 (10)

<sup>38</sup> RCW 36.70A.172

## King County Countywide Planning Policies

The King County Countywide Planning Policies are a shared framework for growth management planning for all jurisdictions in King County, including Clyde Hill. The overarching goal for the natural environment element is that the quality of the natural environment is restored and protected for future generations. A few key policies that would help the City achieve this goal are included below:

- **EN-6** *Locate development and supportive infrastructure in a manner that minimizes impacts to natural features. Promote the use of traditional and innovative environmentally sensitive development practices, including design, materials, construction, and ongoing maintenance.*
- **EN-11** *Enhance the urban tree canopy to provide wildlife habitat, support community resilience, mitigate urban heat, manage stormwater, conserve energy, protect and improve mental and physical health, and strengthen economic prosperity. Prioritize places where Black, Indigenous, and other People of Color communities; low-income populations; and other frontline community members live, work, and play.*
- **EN-17** *Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak stormwater runoff rates. Work cooperatively among local, regional, state, national, and tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.*
- **EN-33** *Support the production and storage of clean renewable energy.*

## 5.2 Natural Lands Inventory

### Critical Areas

Since the early 1990's, Clyde Hill has largely been a built-out community and throughout the city's development there has been no evidence of critical areas as defined by the GMA. Currently the King County's Sensitive Areas Map identifies potential unclassified streams and erosion hazards in the northern limits of the City as demonstrated in Figure 5.1: Map of Sensitive Areas in Clyde Hill.

In King County, streams are classified as either of the following: Class 1,2, 3, or unclassified. Class 1 streams are inventoried under "Shorelines of the State" under the County's Shoreline Master Program, Class 2 streams are smaller than Class 1 streams that flow year-round during years of normal rainfall or streams used by salmonids, and Class 3 streams are intermittent or ephemeral during years of normal rainfall and not used by salmonids.<sup>39</sup> Unclassified streams

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<sup>39</sup> County, King, 19980101, Sensitive Area Ordinance Streams: King County, King County, WA.

are water courses that have been identified but have not been classified 1, 2, or 3 and need further study to determine whether there is actual presence of absence of salmonids.<sup>40</sup>

The other sensitive area listed by King County is the erosion hazards area. Erosion hazards areas are defined as soils that may experience severe to very severe erosion hazard. Erosion hazard is defined as soils particularly susceptible to increased erosion as a result of development.<sup>41</sup> Erosion is a natural process where land surfaces wear away from falling or running water, wind, and glacier scour.<sup>42</sup> In conjunction with erosion, sedimentation, the accumulation of eroded matter, effects the water quality of streams entering the Puget Sound. The rate of erosion and sedimentation accelerate by land use modifications and urban development. In areas of erosion hazards, clearing is restricted from April 1 to November 1 unless clearing is up to 15,000 square feet of individual lots and timber harvest pursuant to an approved forest practice permit.<sup>43</sup> All development proposed within erosion hazard areas need erosion control plans.

There are no other sensitive areas or critical areas identified. However, any updates to the GMA will affect the City's ability to identify critical areas within its jurisdiction. Clyde Hill is currently in the process of verifying whether there are critical areas within the city's limits and will adopt critical areas regulations if they are identified.

### Lakes, Streams, and Springs

Clyde Hill has two man-made lakes that include Lake Aqua Vista and Clyde Loch that were developed in 1965 and 1966. These lakes were

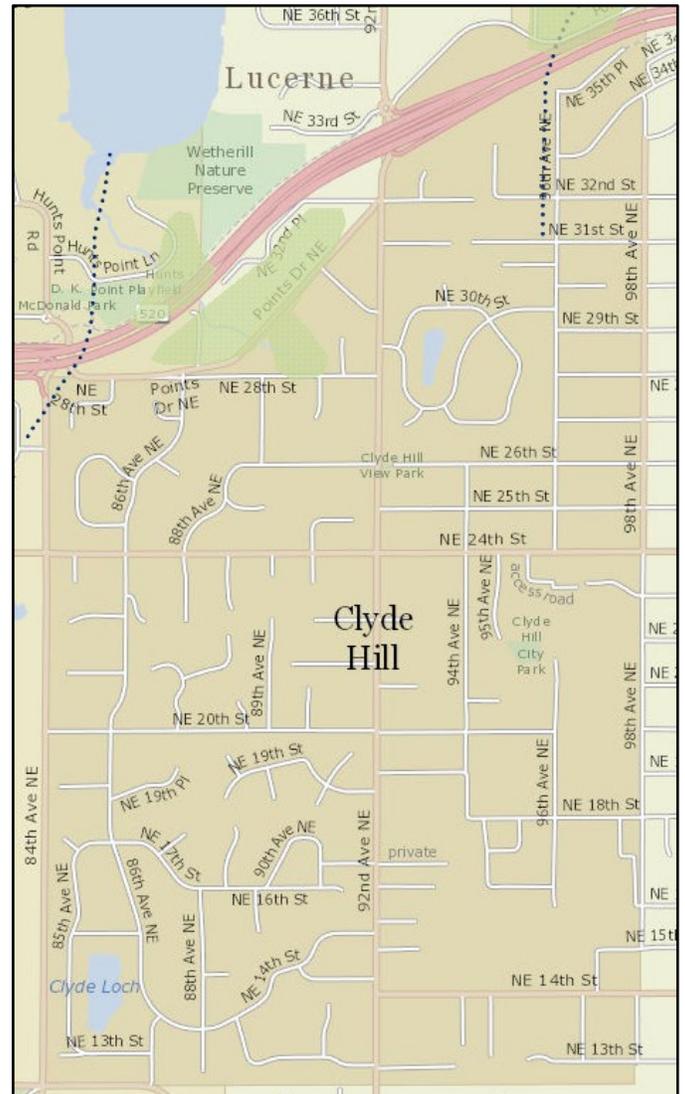


Figure 5.1: Map of Sensitive Areas in Clyde Hill. Blue dotted lines indicate unclassified streams to the northeast and northwest corners and darker shades of green indicate erosion hazard (King County, iMap)

<sup>40</sup> County, King, 19980101, Sensitive Area Ordinance Streams: King County, King County, WA

<sup>41</sup> County, King, 19970224, Sensitive Area Ordinance Erosion Hazards: King County, King County, WA

<sup>42</sup> County, King, 19970224, Sensitive Area Ordinance Erosion Hazards: King County, King County, WA

<sup>43</sup> County, King, 19970224, Sensitive Area Ordinance Erosion Hazards: King County, King County, WA

initially created from non-wetland sites for aesthetic purposes and are now utilized as stormwater retention and detention ponds.

Clyde Hill has several small streams that flow seasonally and Cozy Cove Creek that has a limited sustained flow throughout the year. Neither of these have been classified as fish-bearing streams by King County or the Department of Fisheries and offer limited habitat potential to other wildlife.<sup>44</sup>

Underground springs are located along slopes and hillsides and have been capped or grounded on a seasonal basis, this moisture is generally due to seepage of ground water from sandy soils.

Localized flooding occurs among residences between 84<sup>th</sup> and 86<sup>th</sup> Avenues during heavy rains due to a back-up of the storm drainage system. The water table is relatively high though these residences sit on flat ground.

### **Geology and Geologic Hazards**

Clyde Hill's soils are sandy and loamy, drain well, and do not present any severe erosion potential. Three locations that are fully developed within Clyde Hill have the potential for landslides but construction practices appropriate for the area have been implemented to alleviate the potential issue. The City lies just north of the Seattle Fault and could result in significant lateral acceleration, but the soils in the City are not prone to liquefaction during severe seismic events.

### **Trees and Views**

Clyde Hill places a high priority on its urban trees and views which can be difficult to balance. The City has developed an Urban Forestry Program which includes three components:

1. **Trees, Views, and Sunlight Regulations:** Trees, views, and sunlight regulations address the maintenance and restoration of views by resolving situations where the growth of one or more trees on a neighboring property unreasonably obstructs the view or sunlight reaching another property. Trees older than the incorporation of the City, 1953, are exempt from this view regulation.
2. **Educational Program:** The educational program component was developed with the Washington State department of Natural Resources and the University of Washington to encourage appropriate plantings that will not mature into future problems for property owners. "A Citizen's Guide to Urban Forest Management

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<sup>44</sup> County, King, 19980101, Sensitive Area Ordinance Streams: King County, King County, WA

in the City of Clyde Hill,” on its second edition, is an on-going resource for the public and a basis for all the City’s landscape review.

3. Living Fence Regulations. The last component of Clyde Hill’s Urban Forestry Program is the city living fence regulations. These regulations dictate that constructed fences cannot exceed 6 feet in height measured from the original grade and naturally grown fences cannot exceed 8 feet from the original grade.

At its highest point, Clyde Hill’s elevation reaches 375 feet above sea level at the eastern center. Its lowest elevation sits at 75 feet above sea level at 84<sup>th</sup> Ave NE. The change in elevation results in numerous viewsheds across the City.

## Water Quality

Clyde Hill conducted a Receiving Water Assessment as a part of their 2022 Stormwater Management Action Plan (SWMP). The assessment was conducted to assess the existing conditions related to local receiving waters and contributing areas and identify receiving waters that would most benefit from stormwater management efforts.

Four bodies of water were identified as receiving waters for Clyde Hill which include Yarrow Creek, Fairweather Creek Basin, Cozy Cove Bay, and the Medina Coastline, all of which had the designated use of “anadromous fishery”. Anadromous describes fish born in freshwater, spend most of their lives in saltwater, and return to freshwater to spawn.<sup>45</sup> Such examples of fish include salmon, steelhead, bull trout, and sturgeon.

All water bodies exhibit water quality issues including the presence of stagnant sediment, nitrogen, phosphorus, and metals.<sup>46</sup> The Yarrow Creek receiving body was noted as having the least water quality concerns while the Fairweather Creek and Cozy Cove Bay had the worst water quality, Fairweather Creek being impaired year-round.<sup>47</sup> For Fairweather Creek, its 303d listing is due to the presence of bacteria, temperature, copper, and dissolved oxygen. The prime contributor for this is untreated roadway surface runoff.<sup>48</sup> Runoff is the draining away of water, or substances carried in it, from the surface of an area of land, a building, or structure. Additional mitigation can be provided by enhanced water quality treatment facilities which include vaults or surface Best Management Practices to treat roadway runoff.

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<sup>45</sup> Fisheries, N. O. A. A. (n.d.). What does anadromous mean? NOAA. Retrieved October 26, 2022, from <https://www.fisheries.noaa.gov/node/8071>

<sup>46</sup> City of Clyde Hill. (2022) *Stormwater Management (SWMP) Plan*. The City of Clyde Hill: Clyde Hill. Retrieved from <https://apps.ecology.wa.gov/paris/DownloadDocument.aspx?id=303699>

<sup>47</sup> City of Clyde Hill. (2022) *Stormwater Management (SWMP) Plan*. The City of Clyde Hill: Clyde Hill. Retrieved from <https://apps.ecology.wa.gov/paris/DownloadDocument.aspx?id=303699>

<sup>48</sup> City of Clyde Hill. (2022) *Stormwater Management (SWMP) Plan*. The City of Clyde Hill: Clyde Hill. Retrieved from <https://apps.ecology.wa.gov/paris/DownloadDocument.aspx?id=303699>

Clyde Hill developed a Stormwater Management Plan (SWMP) in 2022 to address the need for improved water quality and to satisfy the requirements for National Pollutant Discharge Elimination System (NPDES) permits. The SWMP is designed to address concerns over urban stormwater, flooding, and associated water-dependent resources following Washington Department of Ecology (DOE) guidelines. The City's Public Works Department is responsible for the SWMP and NPDES permit implementation, though input and feedback will be provided by the Planning/Building Departments, City Administration, consultants, regulatory bodies, and community members.

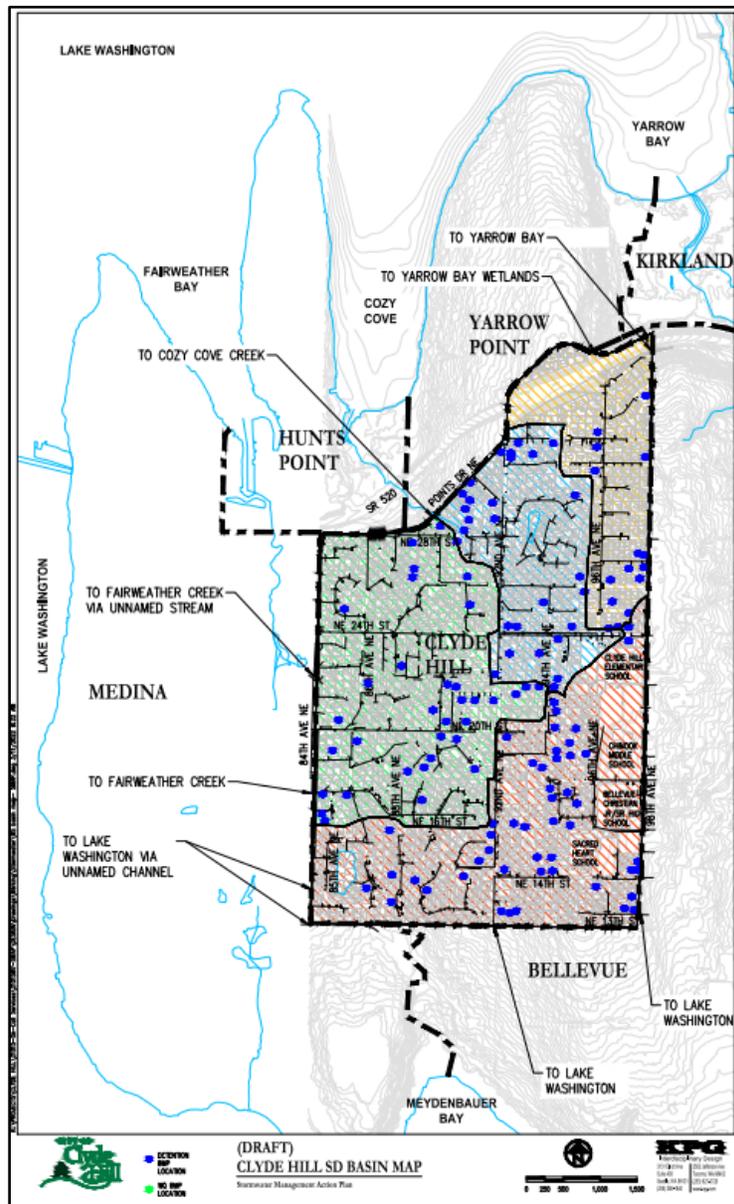


Figure 5.2: Map of Clyde Hill SD Basin Map. Blue dots represent detention best management practice locations and green dots represent water quality best management practice locations (Clyde Hill, Stormwater Management Action Plan, 2022)

## Air Quality

According to the Puget Sound Clear Air Agency, who regulates air quality and impacts throughout the region, air quality improved in 2021 as compared to 2020 with more “good” air quality days.<sup>49</sup> Figure 5.3 outlines the levels of health concern and their meaning further. Fine particles and smog (ozone) are the greatest concerns for the Puget Sound due to its ability to cause heart attacks, strokes, and premature death.<sup>50</sup> This can be especially dangerous for children, the elderly, and people with heart or lung diseases. Wildfires are a more frequent occurrence in Washington and produce high levels of wildfire smoke (PM 2.5) affecting air quality. Specifically, the 2021 Schneider Springs Fire and 2022 Bolt Creek Fires which led to very unhealthy or hazardous air pollution for multiple days.

Clyde Hill has committed to meeting federal and state air quality requirements and working with regional agencies and neighboring jurisdictions to develop transportation control measures and/or similar mobile emission reduction programs that may be necessary to attain and implement regulatory requirements and maintain healthy air quality.

Levels of Health Concern	Meaning
<b>Good</b>	Air quality is considered satisfactory. Air pollution poses little or no risk.
<b>Moderate</b>	Air quality is acceptable; however, for some pollutants there may be a moderate health concern for a very small number of people who are unusually sensitive to air pollution.
<b>Unhealthy for Sensitive Groups</b>	People with heart and lung disease, older adults, and children are at greater risk from air pollution.
<b>Unhealthy</b>	Everyone may begin to experience health effects; members of sensitive groups may experience more serious health effects.
<b>Very Unhealthy</b>	Health Alert: everyone may experience more serious health effects.
<b>Hazardous</b>	Health warnings of emergency conditions. The entire population is more likely to be affected.

Figure 5.3: Chart of Air Quality Levels of Health Concern and their Meaning. (Puget Sound Clean Air Agency, 2022)<sup>51</sup>

<sup>49</sup> Data summary: Puget sound clean air agency, WA. Data Summary | Puget Sound Clean Air Agency, WA. (n.d.). Retrieved from <https://pscleanair.gov/615/Data-Summary>

<sup>50</sup> Data summary: Puget sound clean air agency, WA. Data Summary | Puget Sound Clean Air Agency, WA. (n.d.). Retrieved from <https://pscleanair.gov/615/Data-Summary>

<sup>51</sup> About the air quality index: Puget Sound Clean Air Agency, WA. About the Air Quality Index | Puget Sound Clean Air Agency, WA. (n.d.). Retrieved from <https://wa-pugetsoundcleanair.civicplus.com/165/About-the-Air-Quality-Index>

## **Hazard Mitigation**

King County developed a Regional Hazard Mitigation Plan which was updated in 2020. The plan assesses natural and human-caused hazards that impact the region and identifies strategies that reduce risk and build resilience among the jurisdictions within the County. Among these jurisdictions is Clyde Hill. The city, in cooperation with King County, prepared the City of Clyde Hill Jurisdiction Plan Annex.

According to the City of Clyde Hill Jurisdiction Plan Annex, the likelihood and impact of many hazards identified are small due to its size, location, topography, and homogenous portfolio structure types. Hazards assessed included avalanche, earthquake, flood, landslide, severe weather, tsunami, volcano, wildfire, civil disturbance, cyber-attack, dam failure, hazardous materials incident, public health incident, and terrorism. Clyde Hill pays special attention to floods, severe weather, earthquakes, landslides, terrorism, and cyber-attacks.

The Clyde Hill Jurisdiction Plan Annex identified several locations for potential hazards. This included minor flooding at the most westerly section of Clyde Hill which is likely to continue and landslides that have the potential to occur surrounding State Route-520, from 26<sup>th</sup> Street and 92<sup>nd</sup> Ave northeast to 98<sup>th</sup> Avenue, and west of 92<sup>nd</sup> Avenue between 12<sup>th</sup> Street and 28<sup>th</sup> Street. Other hazards include severe weather such as winter storms and high winds that can potentially affect operations. A hazard materials incident could occur on State Route 520, a natural gas pipe on 24<sup>th</sup> Street, or at the 76-gas station. Public health incidents are a potential at any of the four schools: Clyde Hill Elementary School, Chinook Middle School, Bellevue Christin School, and Sacred Heart Church and School. Lastly, terrorism via the barricade of subjects could occur at any of those schools or the Queen Bee coffee shop and mass school shootings can occur at any of the schools. This Hazard Mitigation Plan also identifies four critical infrastructure and key resources which include Bellevue Fire Station #5, City Hall/Police Department, four Bellevue Water Towers, and the Public Works Building.

### 5.3 Local Trends and Issues

#### **Critical Areas**

Clyde Hill development benefits from the lack of Critical Areas designation in its community. However, great value is still placed on water quality, trees and views, and hazard mitigation. Continued pursuance of proper stormwater management improves local water quality. The ongoing balance between trees and views is achieved through adherence to their Landscape Ordinance. And, through further implementation of their hazard mitigation strategies, Clyde Hill will be able to establish preparedness for whatever risk a hazard might entail. Further consideration can be taken into developing policies and programs that encourage increasing air quality by decreasing the amount of

pollution in addition to emphasizing the role of sustainability in preserving the quality of natural resources.

### **Climate Change**

Climate change represents a global issue that is experienced locally. As global climatic patterns continue to change due to increased atmospheric greenhouse gas concentrations, impacts will be felt in Clyde Hill even if major sources of pollution are not adjacent; communities experience the collective impacts of climate change in varying intensities and methods. The Puget Sound region can expect to see increasing air temperatures, a longer frost-free season, more extreme heat, and more severe rainfall events. These more severe rainfall events will increase demand, and could potentially overburden the existing stormwater system, leading to deterioration of surface water quality<sup>52</sup>. The city is responsible to help residents both lower their impact on the climate and prepare for impacts of climate change. Clyde Hill can expect necessary adaptation and mitigation measures to address both known and yet unknown changes in the environment.

Summer minimum flows in the region are projected to lower, however existing studies find that municipal water supply will likely remain largely unaffected. Higher summer air temperatures will likely lead to more ground level ozone, which may slow the air quality improvements made in urban areas in recent decades. Similarly, higher particulate concentrations in air are expected to cause higher mortalities<sup>55</sup>.

### **Noise Pollution**

Clyde Hill is situated south of State Route 520, immediately east of the floating bridge connecting the eastside to Seattle. This route regularly is congested with west and east bound traffic, and Clyde Hill residents are subject to the associated noise. After the reconstructed bridge opened in 2016, the Washington State Department of Transportation began to receive complaints from the noise associated with vehicles crossing modular expansion joints on the east and west ends of the bridge. A study conducted by WSDOT and a University of Washington mechanical engineering research team found that noise levels are below Federal Highway Administration abatement

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<sup>52</sup> Mauger, G.S., J.H. Casola, H.A. Morgan, R.L. Strauch, B. Jones, B. Curry, T.M. Busch Isaksen, L. Whitely Binder, M.B. Krosby, and A.K. Snover. (2015). *State of Knowledge: Climate Change in Puget Sound*. Report prepared for the Puget Sound Partnership and the National Oceanic and Atmospheric Administration. Climate Impacts Group, University of Washington.

levels<sup>53</sup>. The Federal Highway Administration abatement criteria allows different loudness levels for different land use areas<sup>54</sup>. The 520 bridge uses a quiet pavement system, and the sound of vehicles crossing the expansion joint was pronounced due to the contrast with the rest of the pavement surface.



*Figure 5.4: The SR 520 floating bridge has a 14-foot-wide bike and pedestrian path that runs along the north side of the bridge connecting from Seattle on the west side to Clyde Hill on the east side. Along the path, five belvederes are available for trail users to rest and enjoy the view. (WSDOT, 2016)*

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<sup>53</sup> Reinhall, R., Lipton, J., Elmadih, W., Thomas, S. (2022) *Modular Expansion Joint Noise Mitigation Study*. Report Prepared for The State of Washington Department of Transportation. <https://wsdot.wa.gov/sites/default/files/2022-04/Interim-Report-Modular-Expansion-Joint-Noise-Mitigation-Study-March2022.pdf>

<sup>54</sup> Office of Environment and Planning, Noise and Air Quality Branch. (1995) *Highway Traffic Noise Analysis and Abatement Policy and Guidance*. U.S. Department of Transportation Federal Highway Administration. <https://www.nrc.gov/docs/ML1302/ML13023A373.pdf>

## 6.0 Transportation

### 6.1 Regional Requirements

#### **Growth Management Act (GMA)**

The GMA includes one goal tied to transportation:

*Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*

The GMA requires that the transportation element include land use assumptions when estimating travel, estimated traffic impacts to state-owned facilities, an inventory of facilities and service needs, level of service standards for transportation facilities, traffic forecasting based on the land use plan, a financial plan based on needs identified in the comprehensive plan and potential funding sources, intergovernmental coordination efforts, demand-management strategies, and a pedestrian and bicycle component.

#### **Puget Sound Regional Council**

The Puget Sound Regional Council's Vision 2050 includes goals and policies that provide a framework for municipalities such as Clyde Hill, to regulate and maintain transportation. Included below is the overarching goal for the Transportation Element and a few policies important for achieving Clyde Hill's goals.

**GOAL:** The region has a sustainable, equitable, affordable, safe, and efficient multimodal transportation system, with specific emphasis on an integrated regional transit network that supports the Regional Growth Strategy and promotes vitality of the economy, environment, and health.

- **MPPT- 5** *Develop a transportation system that minimizes negative impacts to, and promotes, human health.*
- **MMPT-16** *Improve local street patterns – including their design and how they are used – for walking, bicycling, and transit use to enhance communities, connectivity, and physical activity.*
- **MMPT-23** *Make transportation investments that improve economic and living conditions so that industries and skilled workers continue to be retained and attracted to the region.*
- **MMPT-29** *Support the transition to a cleaner transportation system through investments in zero emission vehicles, low carbon fuels and other clear energy options.*
- **MMPT-30** *Provide infrastructure sufficient to support widespread electrification of the transportation system.*

### King County Countywide Policies (CPP)

The King County Countywide Planning Policies (CPP) is a shared framework for growth management planning for all jurisdictions in King County, including Clyde Hill. The overarching goal for the transportation element is that the region is well served by an integrated, multimodal transportation system that supports the regional vision for growth, efficiently moves people and goods, and is environmentally and functionally sustainable over the long term. A few key policies that would help the City achieve this goal are included below:

- **T-3** Increase the share of trips made countywide by modes other than driving alone through coordinated land use planning, public and private investment, and programs focused on centers and connecting corridors, consistent with locally adopted mode split goals.
- **T-23** Prioritize essential maintenance, preservation, and safety improvements of the existing transportation system to protect mobility, extend useful life assets, and avoid costly replacement projects.
- **T-28** Promote road and transit facility design that includes well-defined, safe, and appealing spaces for pedestrians and bicyclists.
- **T-34** Promote the expanded use of alternative fuel and zero emission vehicles by the general public with measures such as converting transit, public, and private fleets; applying incentive programs; and providing electric vehicle charging stations.

## 6.2 Transportation Network and Service

### Commuting Characteristics

There are a limited number of employers operating within the City's limits, such as the Bellevue School District, Bellevue Christian School, and the City of Clyde Hill. As described in Figure 6.1, approximately 18 working aged residents living and working in the city compared to 639, or 97.3%, residents that commute outside of the city for employment<sup>55</sup>. In 2020, residents on average commuted 18.9 minutes to their jobs.<sup>56</sup> Figure 6.2 demonstrates driving alone is the most common way people got to work at 61%, 23.4% work at home, and 9.3% carpool.<sup>57</sup> The number of people who worked from home increased as a result of the COVID-19 Pandemic from 12.5% of employees were working from home in 2019. Cars are a preferred mode of

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<sup>55</sup> Census OnTheMap, "Inflow/Outflow Analysis", 2019 ACS, <https://onthemap.ces.census.gov/>

<sup>56</sup> U.S. Census Bureau (2020). ACS 5-Year Estimates Commuting Characteristics. Retrieved from <https://data.census.gov/cedsci/table?q=commute&g=1600000US5313365>

<sup>57</sup> U.S. Census Bureau (2020). ACS 5-Year Estimates Commuting Characteristics. Retrieved from <https://data.census.gov/cedsci/table?q=commute&g=1600000US5313365>

transportation for residents where 41.5% of the workforce have two vehicles available to them and 50.1% have three or more vehicles available to them.<sup>58</sup>

Figure 6.2 also illustrates that between 2013 to 2020, 0% of commuters indicated biking to work.<sup>59</sup> In 2013, 2.13% of commuters walked to work, dipping to 0.52% in 2018, and increasing up to 1.88% in 2020.<sup>60</sup> Similarly, in 2013, 5.21% of commuters took public transit, ridership dipped in 2018 to 2.68%, and rose back up to 3.26% in 2020.<sup>61</sup>

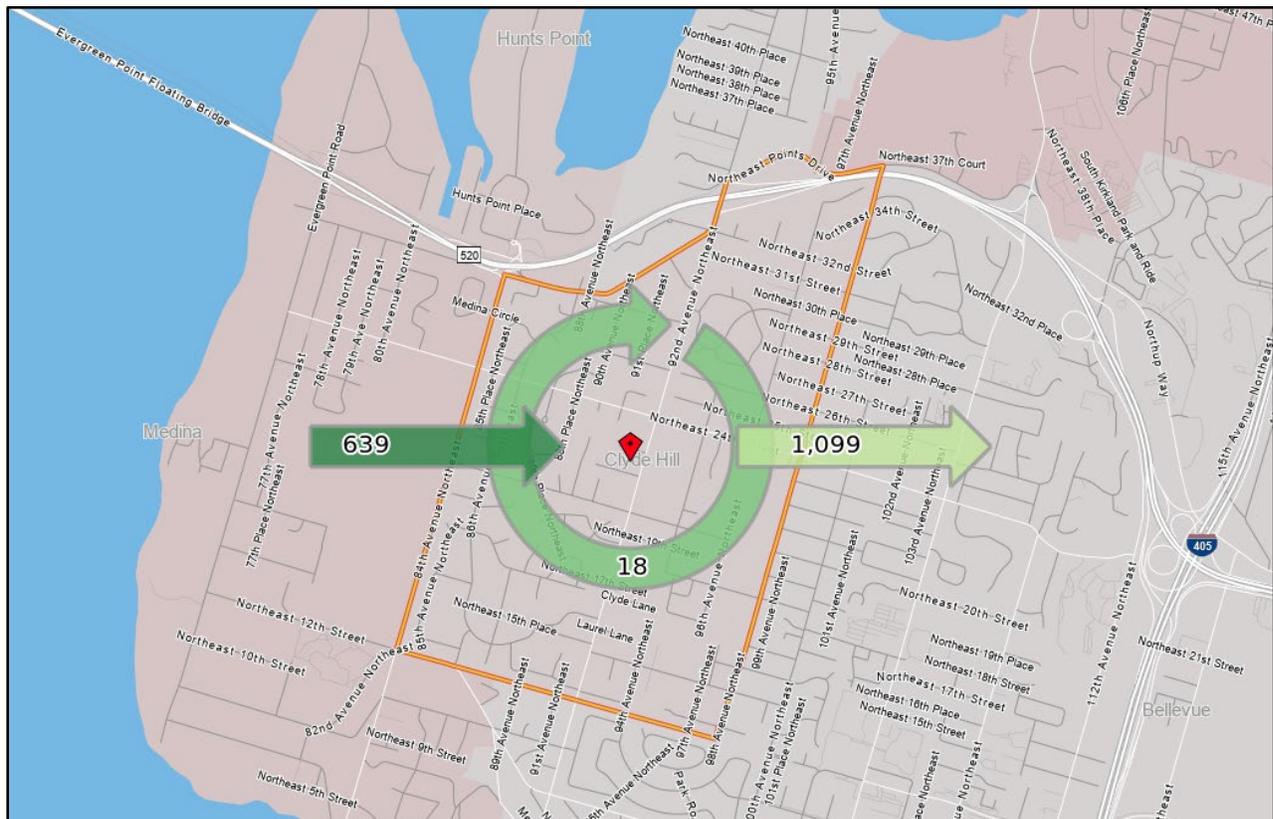


Figure 6.1: Commuting Analysis of Clyde Hill. 639 workers commute into Clyde Hill, 1,099 residents commute out of Clyde Hill for work, and 18 people both live and work in Clyde Hill. (Census OnTheMap)

<sup>58</sup> U.S. Census Bureau (2020). ACS 5-Year Estimates Commuting Characteristics. Retrieved from <https://data.census.gov/cedsci/table?q=commute&g=1600000US5313365>

<sup>59</sup> U.S. Census Bureau (2020). ACS 5-Year Estimates Commuting Characteristics. Retrieved from <https://data.census.gov/cedsci/table?q=commute&g=1600000US5313365>

<sup>60</sup> U.S. Census Bureau (2020). ACS 5-Year Estimates Commuting Characteristics. Retrieved from <https://data.census.gov/cedsci/table?q=commute&g=1600000US5313365>

<sup>61</sup> U.S. Census Bureau (2020). ACS 5-Year Estimates Commuting Characteristics. Retrieved from <https://data.census.gov/cedsci/table?q=commute&g=1600000US5313365>

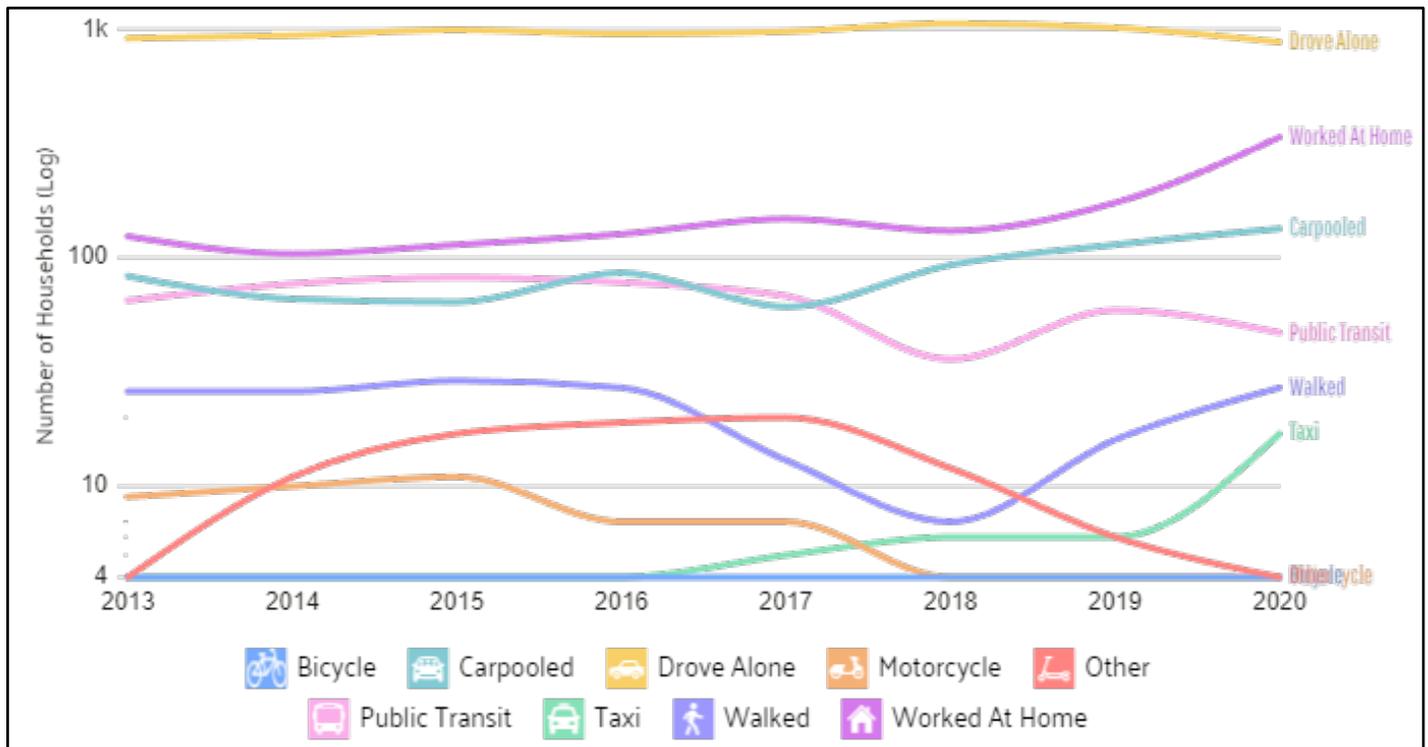


Figure 6.2: How Clyde Hill Commutes. 61% drive alone, 23.4% work from home, and 9.3% carpool. (2020 ACS 5-Year Estimates, graphic provided by DataUSA)

### City Roadways

Clyde Hill has 19 miles of roadway and has received an average pavement condition rating of 86.8 by the Transportation Investment Board.<sup>62</sup> Pavement condition rating scores were given to streets in Clyde Hill and ranged from a score of 50-69 which rated as fair, scores of 70-90 which rated as good, and scores of 91 to 100 which rated as excellent. The lowest scoring roads include 19<sup>th</sup> Place, at 66.9 and NE 15<sup>th</sup> Place at 68.<sup>63</sup>

The City has a four-tiered classification system that categorizes the functional characteristics of the street system. This includes principal arterial and state routes, minor arterials, collector arterials, and local roads and can be seen on Figure 6.3: Clyde Hill Road Classifications.

Principal arterials and state routes include State Route 520 along the north end of the City. On and off-ramps split access between 84<sup>th</sup> Avenue NE and 92<sup>nd</sup> Avenue NE, connecting Seattle and East King County.

<sup>62</sup> Transportation Improvement Board, "City of Clyde Hill – Street Inventory", 2020, <http://www.tib.wa.gov/Dashboard/modules/SmallCityMaintenance/CityDetail.cfm?CN=17&AN=Clyde%20Hill>

<sup>63</sup> Transportation Improvement Board, "City of Clyde Hill – Street Inventory", 2020, <http://www.tib.wa.gov/Dashboard/modules/SmallCityMaintenance/CityDetail.cfm?CN=17&AN=Clyde%20Hill>

Minor arterials distribute traffic from highways to secondary arterials and local access roads. This includes 84<sup>th</sup> Ave NE from NE 12<sup>th</sup> street to NE 28<sup>th</sup> street (Points Drive) and NE 12<sup>th</sup> street from 84<sup>th</sup> Avenue NE to 86<sup>th</sup> Avenue NE.

Collector arterials distribute traffic from higher capacity streets to local road and include NE 28<sup>th</sup> Street/Points Drive from 84<sup>th</sup> Avenue to 92<sup>nd</sup> Avenue, NE 24<sup>th</sup> Street from 84<sup>th</sup> Avenue NE to 98<sup>th</sup> Avenue NE, and 92<sup>nd</sup> Avenue NE from NE 12<sup>th</sup> Street to State Route 520.

Local roads provide access to individual properties throughout the City and include the rest of the streets.

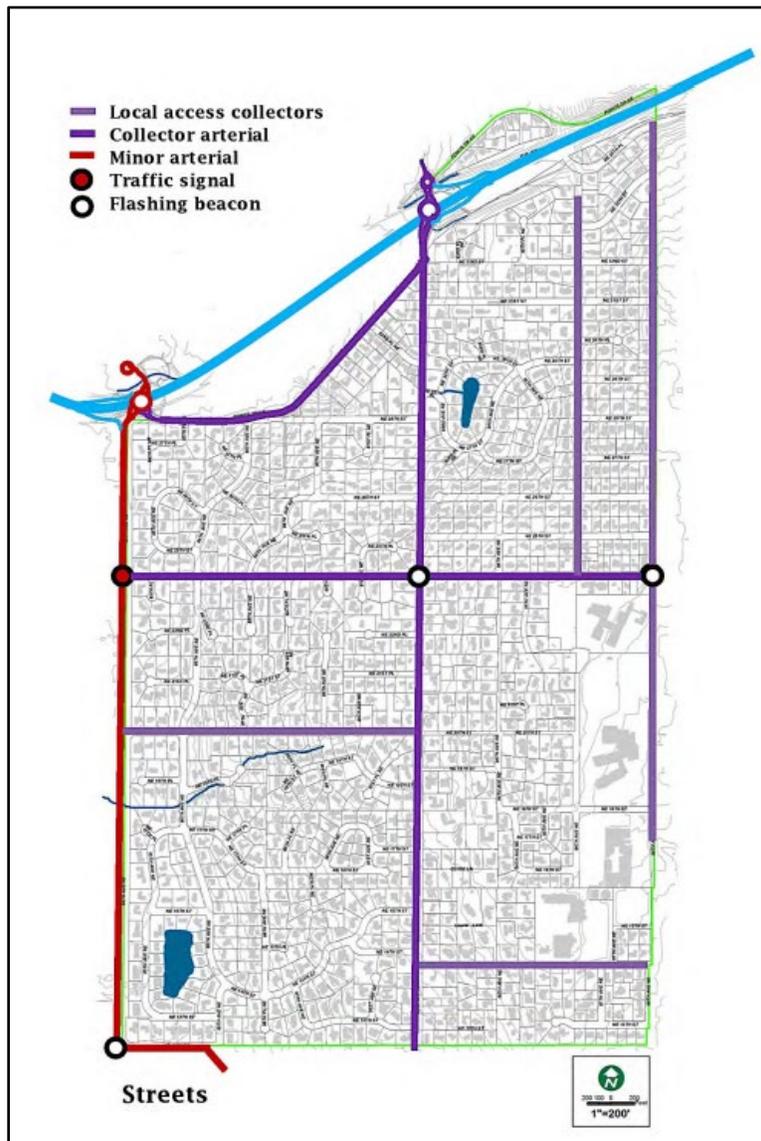


Figure 6.3: Clyde Hill Road Classifications. Local access collectors and collector arterials are depicted in purple, minor arterials are red, traffic signals are red circles, and flashing beacons are white. Map from Clyde Hill, 2015 Comprehensive Plan).



## 6.4 Regional Transportation

### **Washington State Department of Transportation Roadways (WSDOT)**

To the northern boundary of the Clyde Hill, State Route 520 is classified as a Freeway Expressway. Clyde Hill has worked with WSDOT to improve traffic flow to State Route 520 improvements such as roundabouts, traffic lids, Metro and planned Sound Transit, and kiss-and-ride drop-offs. The level of service for State Route 520 has been rated a LOS D. Congestion during peak hours cause local traffic to continue on to 84<sup>th</sup> Avenue NE, NE 28<sup>th</sup> Street, and Points Drive for access to the highway.

Interstate 405 is a WSDOT roadway that is not immediately adjacent to Clyde Hill but is less than a mile away from the city's limits and shares an interchange with State Route 520. There is a relationship between the traffic inflow from Interstate 405 to State Route 520.

### **County Transit**

King County Metro provides two bus routes that service and run through Clyde Hill. This includes Route 271 running along NE 84<sup>th</sup> Street connecting to Seattle and Bellevue and Route 246 which runs along NE 92<sup>nd</sup> and 100<sup>th</sup> NE Street connecting to Bellevue and the Eastgate Park and Ride which can be seen in Figure 6.5 and Figure 6.6.

Sound Transit provides regional express services via Routes 542 and 545 which can be accessed through the Clyde Hill/Yarrow Point Freeway Station just north of the city limit of Clyde Hill. This is also illustrated through Figure 6.6.



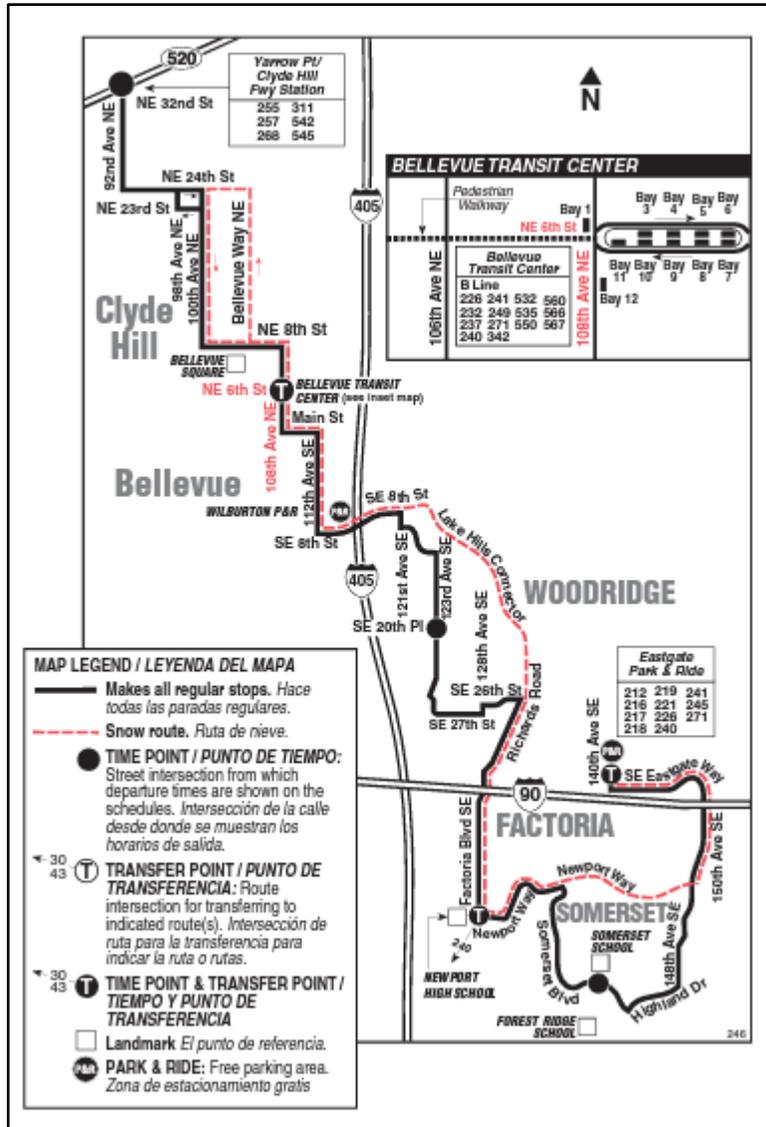


Figure 6.6: King County Metro Bus Route 246. King County Metro connects Clyde Hill to Bellevue, Woodridge, Factoria, and Somerset. Graphic from King County Metro.

## 6.5 Non-Motorized Transportation Network and Service

### Sidewalks

Clyde Hill roadways are mostly wide and provide lane markings with shoulders for parking, biking, and pedestrians. Sidewalks are located along 84<sup>th</sup> Avenue NE, NE 28<sup>th</sup> Street and Points Drive, and along sections of 91<sup>st</sup> Avenue NE, NE 12<sup>th</sup> street, NE 13<sup>th</sup> street, and NE 14<sup>th</sup> Street. Crosswalks are located at all major intersections and bicycle and pedestrian lanes are marked on major arterials including most of 84<sup>th</sup> Avenue NE.

A Pedestrian Transportation Plan was completed in 2011 and identified 3.6 miles of sidewalk, 0.1 miles of paths and trails, and 6.1 miles of street walkways. The Pedestrian Transportation

Plan outlined a reduction in traffic lanes from 11-12 feet down to 10 feet and adding 5-foot wide sidewalks on five collector roads: 24<sup>th</sup> Street (92<sup>nd</sup> to 98<sup>th</sup>), 92<sup>nd</sup> Avenue (20<sup>th</sup> to 24<sup>th</sup>), 92<sup>nd</sup> Avenue (24<sup>th</sup> to SR 520), 24<sup>th</sup> Street (85<sup>th</sup> Pl to 92<sup>nd</sup>), and 20<sup>th</sup> Street (84<sup>th</sup> to 92<sup>nd</sup>).<sup>64</sup>



Figure 6.7: Walking Routes in Clyde Hill. Red dotted lines demonstrate how the city would like to connect existing walking infrastructure to each other.

<sup>64</sup> City of Clyde Hill. (2011). *Pedestrian Transportation Plan*, City of Clyde Hill: Clyde Hill. Retrieved from: <https://www.clydehill.org/>

## Trails

Clyde Hill has access to Points Loop Trail which connects the city to other communities including Medina, Hunts Point, and Yarrow Point. The Points Loop Trail is approximately 8 miles in total length and approximately 2.9 miles are within the city limits. Other points of interest on the Loop Trail include Evergreen Point Transit Station, Clyde Hill/Yarrow Point Transit Station, access to the 520 Regional Trail, and access to Excursion Trails. Additionally, the trail has access to services and amenities such as the Overlake Golf and Country Club, St. Thomas Church and School, Clyde Elementary School, Chinook Middle School, and Bellevue Christian High School. The Points Loop Trail has equal opportunities to provide recreation and pedestrian connections to key areas of the city that may not have sidewalks to access. The trail's connection to schools and regional transportation hubs provides the city with an efficient, lower impact alternative for commuting.

Excursions Trails allow for access to more points of interest that include the Wetherill Nature Preserve and Morningdale Park. The Excursions Trails also border Clyde Hill to the north, east, and west, connect to downtown Bellevue, and to other trail systems. The Excursions Trail is approximately x miles in total length of which X miles are within the city limits

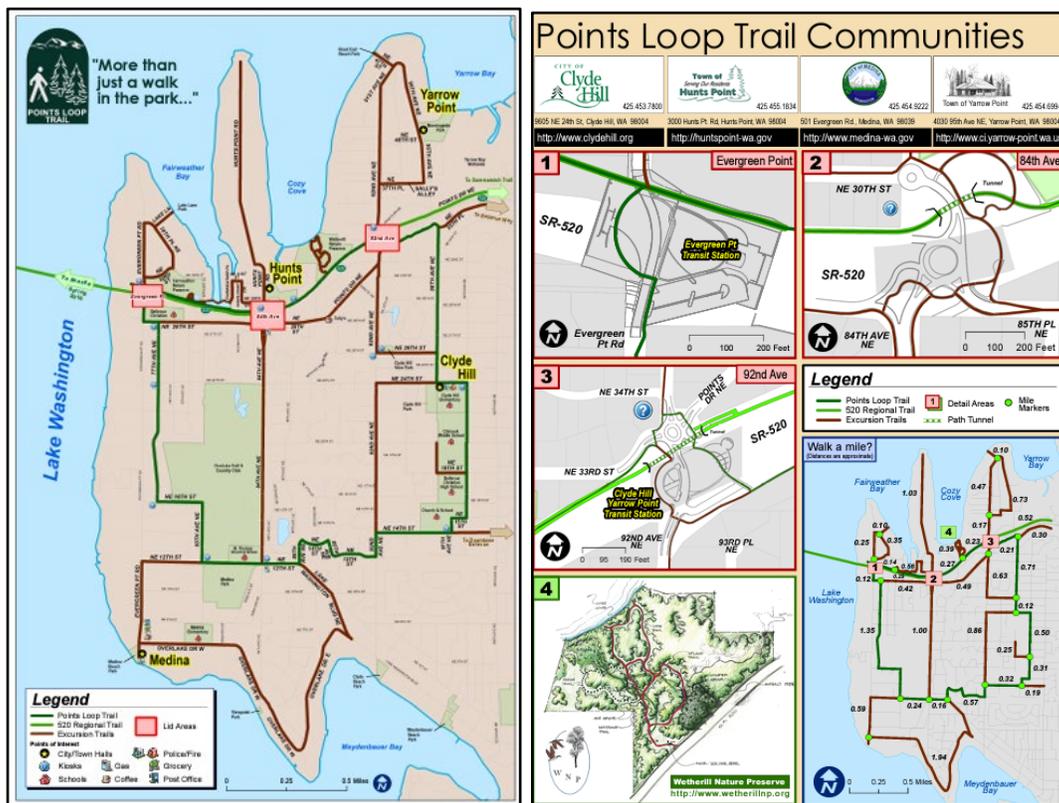


Figure 6.8: Points Loop Trail in Clyde Hill. The Points Loop Trail connects residents to amenities within Clyde Hill as well as to trails outside of the City limits.

### Bike Paths

The 2011 Pedestrian Transportation Plan also considered and assessed bicycle needs and opportunities. The city has 0.7 miles of bicycle lanes and 0.1 mile of paths and trails. Existing bike lanes are mostly located along 84<sup>th</sup> Avenue NE between NE 12<sup>th</sup> Street and NE 24<sup>th</sup> Street, and along State Route 520. The Pedestrian Transportation Plan proposes the development of bike lanes on public streets where sidewalks would also be proposed.



Figure 6.9: Clyde Hill's Bike Routes. Solid blue lines indicate existing bike lanes and shoulders. Dotted blue lines indicate proposed bike lanes.

## 6.6 Local Trends and Issues

### Issues and impacts of 520

Clyde Hill residents depend on reliable transportation to get around. Most of the community depends on personal vehicles and well-maintained roads. Access to State Route 520 is crucial for regional connection while major roads like 84<sup>th</sup>, 92<sup>nd</sup>, and 12<sup>th</sup> Avenue link Clyde Hill from one close city to another.

High traffic volumes and construction have caused poor levels of service on State Route 520, with commuters driving in severely congested traffic more often than the previous year every year from 2015 through 2019<sup>65</sup>. In 2020, this congestion lessened due to the statewide response to the COVID-19 pandemic. A similar increased congestion trend was present between 2015-2019 on Interstate 405 south of Bellevue, while commutes north of Bellevue saw substantial decreases in congestion over the same period. Statewide, there has been a lowering of congestion in 2020 due to the COVID-19 response.

### Cut through Traffic

Clyde Hill is the nexus between Seattle and Bellevue which has resulted in non-residential cut through traffic occurring on Clyde Hill's streets as opposed to traffic occurring on Interstate 405. Local roads, such as 24<sup>th</sup> Street, 92<sup>nd</sup> Avenue, and 98<sup>th</sup> Avenue experienced grade LOS C levels of service in 2000, which has likely increased since. Traffic congestion has broad negative impacts on Clyde Hill's quality of life. Congestion increases air and surface pollutants in the City, demands Public Works infrastructure improvement costs, and financially impacts residents through vehicle collision expenses

Approximately two percent of Clyde Hill residents also work in Clyde Hill, however regional traffic demands have resulted in congestion on the city's roadways. Local roads are primarily two lanes, indicating they were designed to serve residential users. Two lane roadways are not designed to serve as inter-city arterials. Regionally, traffic from Interstate 405 and State Route 520 contribute to Seattle ranks as the 22nd most congested city in the US<sup>66</sup>, and Clyde Hill experiences impacts from the regional traffic congestion.

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<sup>65</sup> Washington State Department of Transportation. (2020) *Central Puget Sound State Route 520 Corridor- Severe congestion*. WSDOT. <https://wsdot.wa.gov/about/data/multimodal-mobility-dashboard/dashboard/central-puget-sound/stateroute520-cps/severe-congestion.htm>

<sup>66</sup> INRIX (2021) *Global Traffic Scorecard Interactive Ranking & City Dashboard*. INRIX. <https://inrix.com/scorecard/>

## 7.0 Parks and Recreation

### 7.1 Regional Requirements

#### **Growth Management Act (GMA)**

Comprehensive Plans in Washington State must include a Parks and Recreation Element as part of the Growth Management Act. The broad goal of this element is described in Goal 9 of the GMA:

*Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

The Parks and Recreation element must include a facilities inventory, existing level of service evaluations, estimates of facility and service demand based on anticipated future growth, and evaluations of intergovernmental coordination opportunities to provide regional solutions for park and recreation needs. Parks and Recreation elements are required if funding is provided by the State.

#### **Puget Sound Regional Council (PSRC)**

The Puget Sound Regional Council has environment policies which refer to open space. These policies inform the assessment of current Clyde Hill parks and recreation. Some of the key policies are:

- **MPP-En-11** *Designate, protect, and enhance significant open spaces, natural resources, and critical areas through mechanisms, such as the review and comment of countywide planning policies and local plans and provisions.*
- **MPP-En-12** *Identify, preserve, and enhance significant regional open space networks and linkages across jurisdictional boundaries through implementation and update of the Regional Open Space Conservation Plan.*
- **MPP-En-13** *Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.*
- **MPP-En-15** *Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments.*

## King County Countywide Planning Policies

There are numerous King County Countywide Planning Policies which inform the assessment of Clyde Hill existing open spaces. Some of the key policies include:

- **EN-20** *Identify and preserve regionally significant open space networks in both Urban and Rural Areas through implementation of the Regional Open Space Conservation Plan. Develop strategies and funding to protect lands that provide the following valuable functions:*
  - *Ecosystem linkages and migratory corridors crossing jurisdictional boundaries;*
  - *Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses;*
  - *Active and passive outdoor recreation opportunities;*
  - *Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change;*
  - *Preservation of ecologically sensitive, scenic, or cultural resources;*
  - *Urban green space, habitats, and ecosystems;*
  - *Forest resources; and*
  - *Food production potential.*
- **EN-21** *Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.*
- **EN-22** *Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments.*

## 7.2 Parks Inventory

The City owns and maintains one park and does not operate a recreation program or community center. Clyde Hill City Park is located just south of City Hall. This 0.92-acre park provides two tennis courts, benches, maintained landscaping, a grassy lawn, and storage space for the Clyde Hill Public Works Department. Clyde Hill features a pocket park, Toffee Lookout, located just east of the intersection of 26<sup>th</sup> and 92<sup>nd</sup> Street. This park provides pedestrian access to NE 26<sup>th</sup> Lane and a bench onlooking a vista of Lake Washington and the Olympic Mountains. There are two additional pocket parks located at the intersections of NE 97<sup>th</sup> St and NE 14<sup>th</sup> St, and NE 24<sup>th</sup> St and NE 98<sup>th</sup> St., along the Points Loop Trail. These pocket parks provide benches and views of downtown Bellevue and Mount Rainier.

There are a limited number of undeveloped parcels in Clyde Hill and none of the vacant lands are owned by the city. It is unlikely new parks can be developed within the city. The communities surrounding Clyde Hill provide additional parks space, including natural areas, trails, picnic tables, playgrounds, and courts. Kirkland, Yarrow Point, Hunts Point, and Medina

all have parks space which is accessible via the Point Loop Trail or one of the Point Loop Trail Extensions. Across the intersection from the southwest corner of Clyde Hill City Limits, Medina Park offers a playground, tennis court, bocce court, ponds, water fountains, trails, a sheltered picnic area, and dog areas. Across SR 520 from the northwest corner of Clyde Hill, Hunts Point Playfield has a grassy lawn, tennis courts, and a playground. Wetherill Nature Preserve, which is sited between Cozy Cove, SR 520, Hunts Point, and Yarrow Point, preserves land both for habitat and recreation purposes. Yarrow Bay Wetlands is located just northeast of Clyde Hill in Kirkland and provides 73 acres of trail-accessible wetland habitat. These parks just outside of the city limits provide access to a variety of open spaces for Clyde Hill residents. The adjacent City of Bellevue offers additional recreational programs for its residents and the public at large, including the Northwest Arts Center within proximity to Clyde Hill's eastern border.

### 7.3 Level of Service

The City of Clyde Hill has no parks level of service standards. There is no open space available within the city nor adjacent spaces available for annexation, thus it is not feasible to create new recreation areas to modify the level of service. Due to the size and build out of Clyde Hill, inability to annex new lands, and proximity to adjacent jurisdictions with park programs, park level of service standards are unlikely to be increased.

### 7.4 Local Trends and Issues

#### **Access to Recreation Opportunities**

Clyde Hill residents take advantage of recreation opportunities available through neighboring municipalities, such as Bellevue and Kirkland, such as shoreline access, trails, and formal recreation programs, such as youth sports, classes, and clubs. Bellevue Parks and Community Services Department (BPCSD) has different registration periods and fees for Bellevue residents and non-residents. Clyde Hill is adjacent to Bellevue and often relies on their parks infrastructure to enhance opportunities for residents. Clyde Hill residents vocalized interested in enhancing their accessibility to recreation programs in Bellevue since there are no opportunities available within the city. Residents want to be permitted to register for BPCSD recreation programs alongside Bellevue residents.

### 520 LID Amenities

The Low Impact Development<sup>67</sup> (LID), above SR 520 at 92nd Ave NE includes a transit stop, parking amenities, , and open greenspace. This LID exists just outside of the edge of the City's boundaries but is accessible to Clyde Hill and Yarrow Point via the Points Loop Trail and 520 Trail. A number of residents preferred an alternative LID approach that included more greenspace instead of existing parking, and expressed concern over the maintenance of this public space. This area remains an important amenity for residents, who would like more of a stake in decision making in the space.



*Figure 7.1: Clyde Hill's Tennis Courts are a shaded walk away down the trail from the Clyde Hill Elementary School and City Hall.*

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<sup>67</sup> Low Impact Developments, or LID's, are a term used to describe a planning and engineering design approach to manage stormwater runoff using green infrastructure and emphasizes the conservation and on-site processing of water as a method of maintaining water quality.

## 8.0 Public Infrastructure / Utilities

### 8.1 Regional Requirements

#### **Growth Management Act**

The Growth Management Act requires all Comprehensive Plans to include a Utilities Element which shall describe:

*A utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.*

Jurisdictions must understand the location and capacity of existing infrastructure and utilities to ensure that future demand on services can be met.

#### **Puget Sound Regional Council**

The Puget Sound Regional Council has policies established in VISION 2050<sup>68</sup> which establishes policies for public service and utilities. The overarching goal of the PSRC with regard to utilities is to, “*Supports development with adequate public facilities and services in a timely, coordinate, efficient, and cost-effective manner that supports local and regional growth planning objectives*,”. Specific policies that inform Clyde Hill’s planning include:

- **PS-7** *Obtain urban services from cities or appropriate regional service providers. Encourage cities, counties, and special purpose districts, including sewer, water, and fire districts, to coordinate planning efforts, agree on optimal ways to provide efficient service, and support consolidations that would improve service to the public*
- **PS-9** *Promote improved conservation and more efficient use of water, as well as the increased use of reclaimed water, to reduce wastewater generation and ensure water availability.*
- **PS-13** *Promote the use of renewable energy resources to meet the region’s energy needs.*
- **PS-14** *Reduce the rate of energy consumption through conservation and alternative energy forms to extend the life of existing facilities and infrastructure*
- **PS-15** *Support the necessary investments in utility infrastructure to facilitate moving to low-carbon energy sources.*

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<sup>68</sup> Puget Sound Regional Council (2020) *Vision 2050: A Plan for the Central Puget Sound Region*. PSRC. <https://www.psrc.org/sites/default/files/2022-02/vision-2050-plan%20%281%29.pdf>

## King County Countywide Planning Policies

The City must maintain consistency with King County's Countywide Planning Policies, which provide a framework for planning across jurisdictions. Key goals from these policies include:

- *Conservation and efficient use of water resources are vital to ensuring the reliability of the region's water supply, the availability of sufficient water supplies for future generations, and the environmental sustainability of the water supply system.*
- *Within the Urban Growth Area, connection to sanitary sewers is necessary to support the Regional Growth Strategy and to accommodate urban densities.*
- *King County and the entire Puget Sound region are recognized for successful efforts to collect recyclable waste. Continuing to reduce and reuse waste will require concerted and coordinated efforts well into the future. It is important to reduce the waste stream going into area landfills to extend the usable life of existing facilities and reduce the need for additional capacity.*
- *While King County consumers have access to electrical energy derived from hydropower, [we must address] challenges for securing long-term reliable energy and for becoming more energy efficient.*
- *A telecommunications network throughout King County is essential to fostering broad economic vitality and equitable access to information, goods and services, and opportunities for social connection.*

## 8.2 Inventory of Utility System and Providers

### Stormwater

Clyde Hill is in the Lake Washington-Cedar River Watershed, specifically in the East Lake Washington Basin<sup>69</sup>. With increasing development and impervious surfaces, underdeveloped drainage facilities caused periodic street flooding in lower Clyde Hill beginning in 1980's. This increased runoff was mitigated by major upgrades to the storm drain system<sup>70</sup>. These improvements could manage current flooding, but only if flow rates would not increase due to new development. All new developments are now required to detain stormwater. Little opportunity is present for system expansion due to utility lines being placed in the public right-of-way.

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<sup>69</sup> Department of Natural Resources and Parks Water and Land Resources Division. (2012) *The Lake Washington/ Cedar River Watershed*. kingcounty.gov. <https://your.kingcounty.gov/dnrp/library/water-and-land/watersheds/cedar-river-lake-wa/watershed-map.pdf>

<sup>70</sup> City of Clyde Hill (n.d.) *Stormwater Management*. The City of Clyde Hill. <https://www.clydehill.org/departments/public-works/stormwater-management/>

Current stormwater facilities include catch basins, more than 16 miles of conveyance pipes, and detention ponds which service most streets in Clyde Hill. Two detention ponds in the Overlake Golf and Country Club in neighboring Medina store the majority of run-off before its release. Stormwater runoff from Clyde Hill drains into one of four basins: Yarrow Creek, Fairweather Creek, Cozy Cove Basin, and the Medina Coastline. Of all water outlets, the Fairweather Creek and Cozy Cove Basins discharge the lowest quality water<sup>71</sup>. Fifty-six percent of these basin's areas are the City of Clyde Hill, but the basins also drain the Overlake Golf and Country Club, which is outside of city limits. It is assumed that this golf course contributes heavily to the moderate levels of phosphorus and high sediment levels in these two basins. All Clyde Hill stormwater ends up in Lake Washington. The Clyde Hill stormwater drainage and conveyance system is shown in Figure 8.1.

The City of Clyde Hill Stormwater Drainage Guidelines<sup>72</sup> is aligned with regulations and guidelines from the Department of Ecology and King County. This manual provides example plans of stormwater storage facilities, bioretention units, and other examples of relevant best practices. The Clyde Hill Illicit Discharge Detection and Elimination Program was developed to protect ground and surface water by detecting and removing contaminants, educating the public, requiring inspection of the stormwater system, and monitoring a public contamination reporting system.

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<sup>71</sup> City of Clyde Hill Public Works Department. (2022) *2022 Stormwater Management Program (SWMP) Plan*. City of Clyde Hill.

<sup>72</sup> City of Clyde Hill (2016) *Stormwater Drainage Guidelines*. City of Clyde Hill.

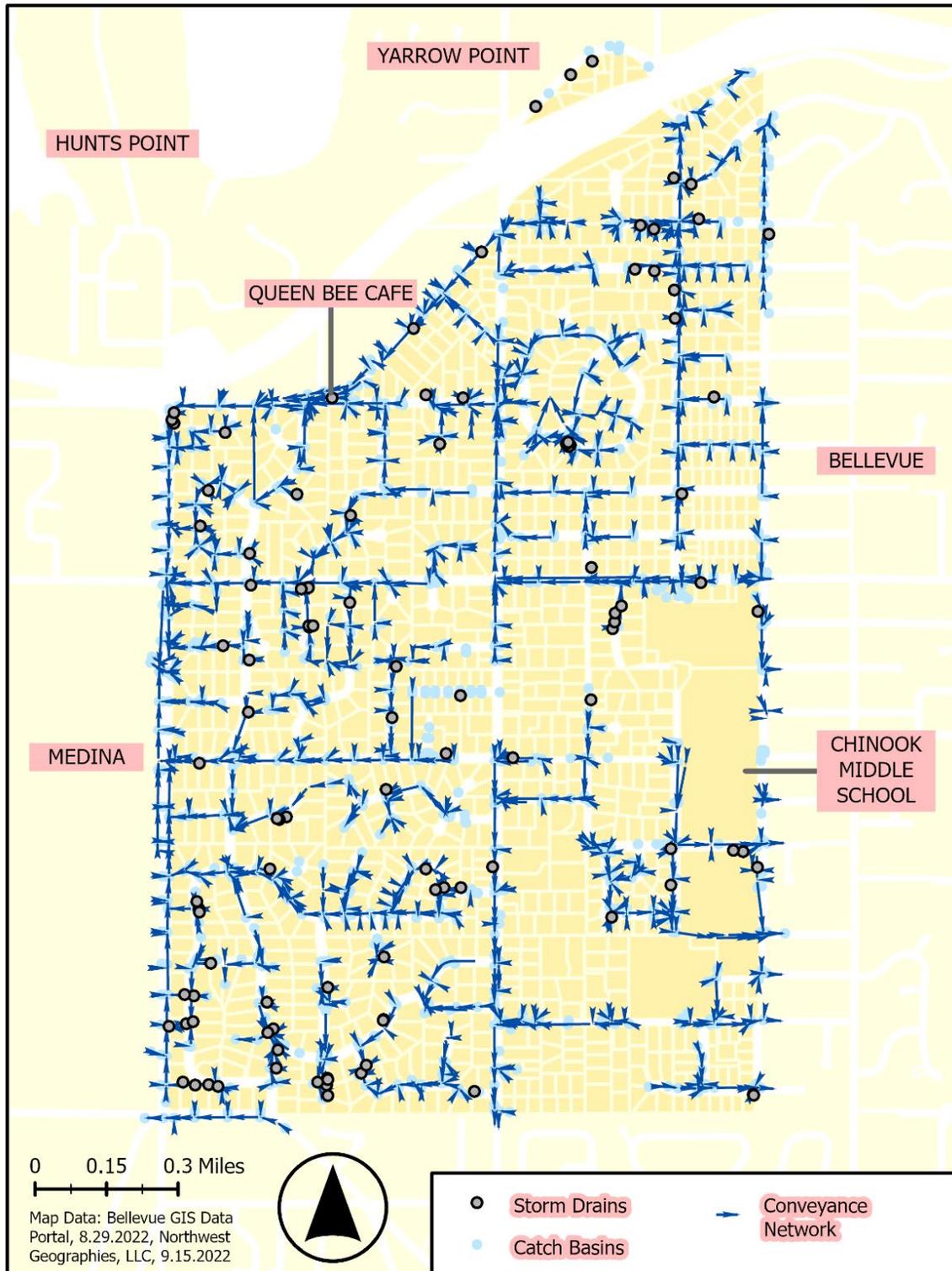


Figure 8.1 Clyde Hill Stormwater conveyance system shown, including conveyance pipes, storm drains, and catch basins. Key locations in the city called out. Parcel information from Bellevue GIS data.

## Sewer

Sewer services are provided by the City of Bellevue. Sewage flow for Clyde Hill in 2015 was estimated to be 25,639 gallons per person per year, based on Bellevue's per capita estimates<sup>73</sup>. There are a limited number of commercial uses in Clyde Hill and sewage demand primarily comes from residential properties. After being collected by the Bellevue Wastewater Division, all wastewater is treated at King County's Renton or Brightwater treatment facilities<sup>74</sup>.

Bellevue's Utilities Department has 101,078 feet of gravity sewer mains and no pressurized sewer systems in Clyde Hill. Gravity sewer main pipelines are primarily made of concrete (60.9%), vitrified clay (13.3%), PVC (9.1%), and asbestos concrete (7%). Approximately seven percent of the sewer pipes are made of unidentified materials. Asbestos cement lines were installed between the period of 1955-1965. In Clyde Hill, there are 51,691 feet of sewer lateral lines, the grand majority (82.3%) are of an unknown material. Approximately eight percent of the lateral lines are PVC, five percent are concrete, two percent are vitrified clay, and one percent are asbestos cement. All asbestos cement lines were installed before 1971.

The Clyde Hill Sewer System Map is shown in Figure 8.2. Note that only current main and lateral lines are shown, no sewer inlets, manholes, fittings, no abandoned lines, or other structures are shown.

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<sup>73</sup> The City of Clyde Hill. (2015) *City of Clyde Hill 2015-2035 Comprehensive Plan*. The City of Clyde Hill. <https://www.clydehill.org/admin/api/connectedapps.cms.extensions/asset?id=cbcea1d2-784e-4c4a-88d3-9f0edcd1fa72&languageId=1033>

<sup>74</sup> City of Bellevue. (n.d.) *Sewer Service*. City of Bellevue Utilities. <https://bellevuewa.gov/city-government/departments/utilities/manage-your-utility-services/sewer/sewer-service>

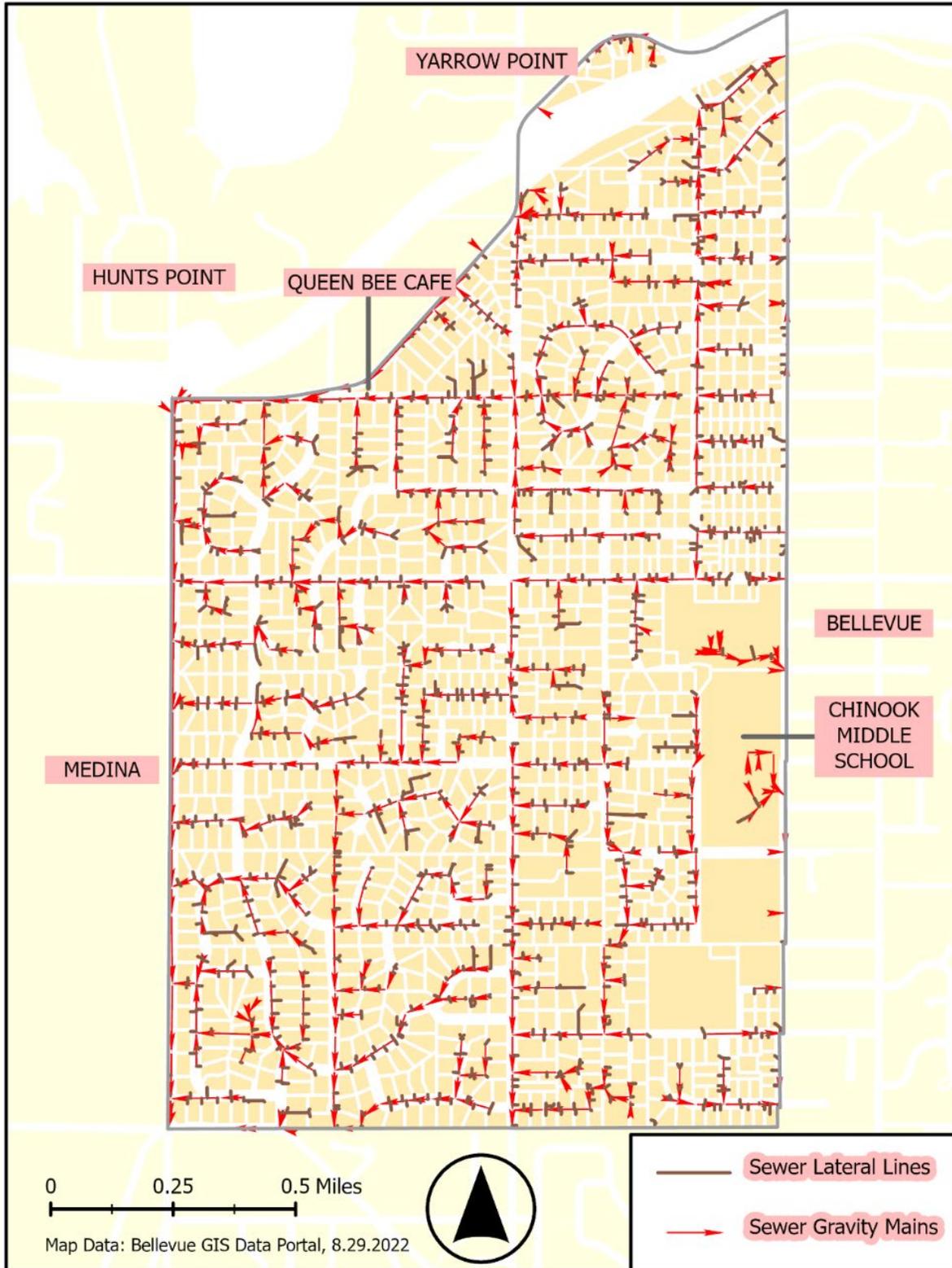


Figure 8.2 City of Bellevue Sewer system in Clyde Hill is symbolized against a parcel backdrop.

## Water

The City of Bellevue provides water service for Clyde Hill and estimated in 2015 that Clyde Hill consumed 36,676 gallons of water per person per year<sup>75</sup>. Like sewer services, it is unlikely that the few commercial sites in Clyde Hill significantly contribute to the demand for water services.

Bellevue's drinking water is sourced from the Tolt and Cedar Watersheds as part of the Cascade Water Alliance, which serves as a regional water supply agency<sup>76</sup>. The 2015 Comprehensive Plan anticipated no increase in water consumption for Clyde Hill through the year 2020<sup>77</sup>.

Bellevue's Utilities Department has 114,684 feet of water mains in Clyde Hill. Water mains are primarily made of Ductile Iron (49.6%) and Asbestos Concrete (49.3%). In Clyde Hill, there are 41,163 feet of lateral water lines, 80% of which are of an unknown material. Thirteen percent of these lateral lines are copper, and 2.8% are Ductile Iron. In addition to the public lines, there are 15,769 feet of private water lines<sup>78</sup>. In Figure 8.3, these are represented with the lavender color. There are fewer private water lines in the southwest and northeast sections of Clyde Hill.

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<sup>75</sup> The City of Clyde Hill. (2015) *City of Clyde Hill 2015-2035 Comprehensive Plan*. The City of Clyde Hill. <https://www.clydehill.org/admin/api/connectedapps.cms.extensions/asset?id=cbcea1d2-784e-4c4a-88d3-9f0edcd1fa72&languageId=1033>

<sup>76</sup> Cascade Water Alliance. (n.d.) *Cascade Water Alliance Landing Page*. <https://cascadewater.org/>

<sup>77</sup> The City of Clyde Hill. (2015) *City of Clyde Hill 2015-2035 Comprehensive Plan*. The City of Clyde Hill. <https://www.clydehill.org/admin/api/connectedapps.cms.extensions/asset?id=cbcea1d2-784e-4c4a-88d3-9f0edcd1fa72&languageId=1033>

<sup>78</sup> Information Technology. (n.d.) *GIS Data Portal*. City of Bellevue. <https://bellevuewa.gov/city-government/departments/ITD/services/maps/g-i-s-data-portal>

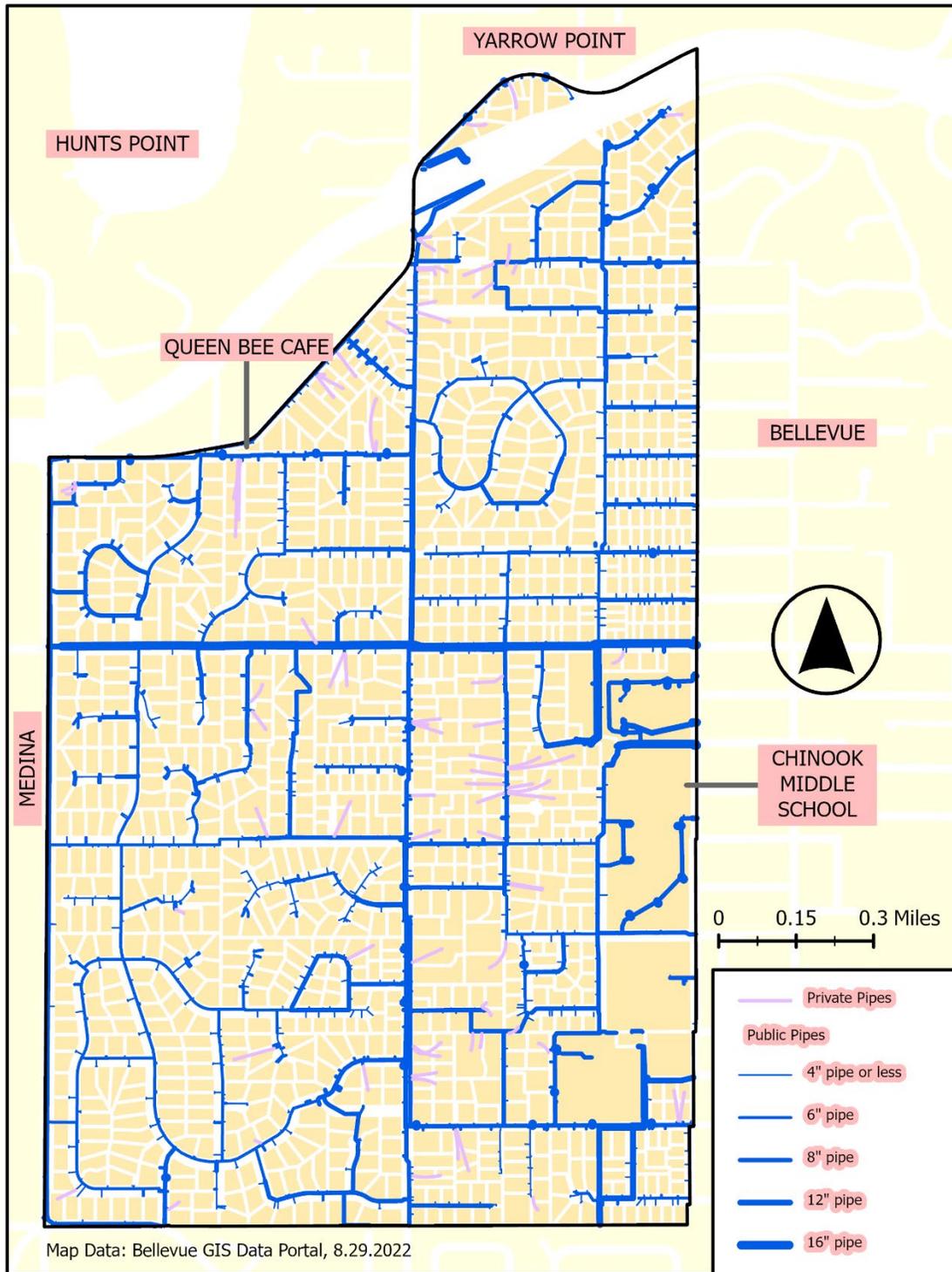


Figure 8.3: City of Bellevue water distribution in City of Clyde Hill. Conveyance pipes categorized into lateral lines, water mains, and private pipes.

## Electricity and Natural Gas

Puget Sound Energy (PSE) provides electricity to Clyde Hill through a network of 69,090 feet above ground lines and 41,818 feet below ground lines. Puget Sound Energy (PSE) estimated that the average residential customer uses 16,456 kilowatt hours per year, for which PSE has enough capacity in Clyde Hill to meet both present and future needs<sup>79</sup>. As part of the 2015 Comprehensive Plan, the city identified an interest in converting overhead utility wires to underground.

PSE also supplies Clyde Hill with natural gas service. There are 88,000 feet of gas lines located in the Clyde Hill streets right of way. As of 2015, there were no anticipated issues to meet Clyde Hill's future gas demand. All PSE natural gas is acquired from western Canada and the Rocky Mountain states<sup>80</sup>.

## Solid Waste

Republic Services provides Clyde Hill resident garbage, recycling, and yard waste services. Ninety-three percent of all Clyde Hill homes use a regular garbage service, of which 99% recycled and 77% paid for yard waste collection as of 2015. Republic Services estimates an average household garbage generation around 1,793 pounds of garbage, 1,102 pounds of recycling, and 1,891 pounds of yard waste per year<sup>81</sup>.

Clyde Hill has an interlocal agreement with the King County Solid Waste Division for cooperative resource sharing and implementing mutual goals and policies. Through the agreement, the Solid Waste Division serves as designated program for solid waste management, planning, operation, facilities, and services<sup>82</sup>. Clyde Hill does not have a household hazardous waste repository, but residents are encouraged by the city to use nearby hazardous waste services in King County.

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<sup>79</sup> The City of Clyde Hill. (2015) *City of Clyde Hill 2015-2035 Comprehensive Plan*. The City of Clyde Hill. <https://www.clydehill.org/admin/api/connectedapps.cms.extensions/asset?id=cbcea1d2-784e-4c4a-88d3-9f0edcd1fa72&languageId=1033>

<sup>80</sup> Puget Sound Energy. (2021) *Environmental, Social and Governance 2021 ESG Report*. PSE. <https://www.bing.com/ck/a?!&&p=8e7e243c3c5c903fJmldHM9MTY2Njc0MjQwMCZpZ3VpZD0xYTBjZjA1Mi0zZDIwLTU1NTMtMWJjYi1lMWFmMzkyMDZiMzYmaW5zaWQ9NTE3NQ&pntn=3&hsh=3&fclid=1a0cf052-3d20-6553-1bcb-e1af39206b36&psq=2021+puget+sound+energy+esg+2021&u=a1aHR0cHM6Ly93d3cucHNlLmNvbS8tL21lZGIhL1BERnMvT3VyLUV0aGljcy1hbmQtR29hbHMvNzA1Ni9FU0dfUmVwb3J0LnBkZg&ntb=1>

<sup>81</sup> The City of Clyde Hill. (2015) *City of Clyde Hill 2015-2035 Comprehensive Plan*. The City of Clyde Hill. <https://www.clydehill.org/admin/api/connectedapps.cms.extensions/asset?id=cbcea1d2-784e-4c4a-88d3-9f0edcd1fa72&languageId=1033>

<sup>82</sup> King County (2013) *Amended and Restated Solid Waste Interlocal Agreement, Clyde Hill*. kingcounty.gov. <https://kingcounty.gov/~media/depts/dnrp/solid-waste/about/documents/ILA-Clyde-Hill-SWD-2013.ashx?la=en>

## Telecommunication

Telephone services are provided on an individual basis via CenturyLink, who is required by state law to maintain service to handle reasonable demand. Other providers, such as T-Mobile, also provide wireless communication services on an individual basis. The city has a franchise agreement with Comcast to provide cable access to residents and install underground fiber optic cable in key locations.

The City of Bellevue has a water tower adjacent to City Park which is leased by multiple wireless communications companies who own and operate multiple sets of antennae on the tower. Further electronic equipment is located at the base of the tower. Additional mounted installations can be found on telecommunication poles along 84<sup>th</sup> Ave NE<sup>83</sup> with underground equipment cabinets running beneath.

## 8.3 Inventory of Public Infrastructure

### Police

The Clyde Hill Police Department serves both the Clyde Hill and the Town of Yarrow Point. The Police Department is based in Clyde Hill's City Hall, which is located on the east end of NE 24<sup>th</sup> St, north of Clyde Hill Elementary School. The Police Department responds to approximately 5,000 calls for service each year. The crime index for Clyde Hill is one of the lowest in the state and has a very low rate of serious crimes. The Department employs nine uniformed police officers, providing a ratio of one officer per 423 residents of Clyde Hill. Clyde Hill police book subjects of misdemeanor charges at the Kirkland Municipal Jail, the Issaquah City Jail, and the King County Jail. Subjects of Felony charges are all booked into the King County Jail<sup>84</sup>.

### Fire

The City of Bellevue provides fire protection and emergency services under contract for Clyde Hill. A fire station on NE 24<sup>th</sup> St., adjacent to City Hall, is maintained by the City of Bellevue as Fire Station 5 (shown in Figure 8.4). This fire station is a two-bay facility with offices and living quarters built more than fifty years ago. There is a diesel emergency generator on site. The 2014 Bellevue Master Plan included plans to acquire a rental house east of the fire station and

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<sup>83</sup> The City of Clyde Hill. (2015) *City of Clyde Hill 2015-2035 Comprehensive Plan*. The City of Clyde Hill. <https://www.clydehill.org/admin/api/connectedapps.cms.extensions/asset?id=cbcea1d2-784e-4c4a-88d3-9f0edcd1fa72&languageId=1033>

<sup>84</sup> The City of Clyde Hill (n.d.) *Frequently Asked Questions*. The City of Clyde Hill. <https://www.clydehill.org/departments/police/frequently-asked-questions/>

redevelop it as a new fire station beginning in 2021<sup>85</sup>. The current tenants of the rental house have moved out, and Clyde Hill anticipates the construction of Fire Station #5 in 2023 to 2024.<sup>86</sup>

The Bellevue Fire Department ranks in the top one percent of all fire departments in the US according to the Washington State Survey and Rating Bureau<sup>87</sup>. The Department boasts one of the highest cardiac arrest survival rates in the world<sup>88</sup>.



Figure 8.4: City of Bellevue Fire Station #5 in Clyde Hill, next to the Clyde Hill City Hall.

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<sup>85</sup> Clyde Hill City Council. (2017) *Future Facilities Discussion & Fire Station #5*. <https://clydehill.civicweb.net/document/7192/Prop%20Eval%2008-17.pdf?handle=6A6513344BAF4C4A838B43BD921ABDE4>

<sup>86</sup> Rohla, D. (2022) *Memo to Mayor & Council, RE Administrator's Weekly Report*. City of Clyde Hill. <https://clydehill.civicweb.net/document/21301/>

<sup>87</sup> Bellevue Fire Department (2021) *2021 Annual Report*. Bellevue Fire Foundation. [https://bellevuefirefoundation.org/wp-content/uploads/2022/06/BFD\\_2021\\_Annual\\_Report.pdf](https://bellevuefirefoundation.org/wp-content/uploads/2022/06/BFD_2021_Annual_Report.pdf)

<sup>88</sup> City of Bellevue (n.d.) *Fire*. City of Bellevue, WA. <https://bellevuewa.gov/city-government/departments/fire>

## Schools

The Bellevue School District owns and operates the Clyde Hill Elementary and Chinook Middle School. Approximately 31% of annual property taxes are allocated to the Bellevue School District<sup>89</sup>. Clyde Hill Elementary serves approximately 600 students and operates kindergarten through fifth grade. Teachers at Clyde Hill Elementary average 12.1 years of teaching experience and 11.5 pupils per teacher. Chinook Middle School serves approximately 800 students between sixth to eighth grade. Chinook Middle school teachers average 13.1 years of teaching experience and 14 pupils per teacher<sup>90</sup>. Student achievement in Clyde Hill Elementary and Chinook Middle is compared to the district average in Figure 8.5.

Clyde Hill Elementary was rebuilt by Integrus Architecture in 2019<sup>91</sup> and subsequently won a citation award in the 2021 AIA Washington Civic Design Awards for its connection to the natural environment, community center function, adaptable character, and environmental portfolio<sup>92</sup>. Both public schools are located on the east side of Clyde Hill, along 98<sup>th</sup> Ave NE.

There are two private schools operating in the City which are Bellevue Christian and Sacred Heart Schools. The private schools are both located south of Chinook Middle School. Clyde Hill aims to provide a safe and clean environment for all 2,500 students and staff at all four schools within its limits<sup>93</sup>.

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<sup>89</sup> City of Clyde Hill. (2020) *City of Clyde Hill, Washington 2021 Annual Budget*. Clyde Hill.

[https://www.clydehill.org/docs/0.0-](https://www.clydehill.org/docs/0.0-2021%20budget%20book.pdf#:~:text=The%202021%20Budget%20anticipates%20a%20total%20revenue%20of,of%20%24%2C314%2C752%20and%20total%20expenditures%20of%20%24%204%2C453%2C600.)

[2021%20budget%20book.pdf#:~:text=The%202021%20Budget%20anticipates%20a%20total%20revenue%20of,of%20%24%2C314%2C752%20and%20total%20expenditures%20of%20%24%204%2C453%2C600.](https://www.clydehill.org/docs/0.0-2021%20budget%20book.pdf#:~:text=The%202021%20Budget%20anticipates%20a%20total%20revenue%20of,of%20%24%2C314%2C752%20and%20total%20expenditures%20of%20%24%204%2C453%2C600.)

<sup>90</sup> Washington Office of Superintendent of Public Instruction. (n.d.) *Bellevue School District*. Washington State Report Card. <https://washingtonstatereportcard.ospi.k12.wa.us/ReportCard/ViewSchoolOrDistrict/100019>

<sup>91</sup> Bellevue School District. (2019) *Clyde Hill Elementary School Grand Opening*. <https://bsd405.org/2019/10/clyde-hill-elementary-school-grand-opening/>

<sup>92</sup> AIA Washington Council. (n.d.) *Clyde Hill Elementary School*. AIAWA.org. <http://aiawa.org/portfolio/clyde-hill-elementary-school/>

<sup>93</sup> City of Clyde Hill. (2020) *City of Clyde Hill, Washington 2021 Annual Budget*. Clyde Hill.

[https://www.clydehill.org/docs/0.0-](https://www.clydehill.org/docs/0.0-2021%20budget%20book.pdf#:~:text=The%202021%20Budget%20anticipates%20a%20total%20revenue%20of,of%20%24%2C314%2C752%20and%20total%20expenditures%20of%20%24%204%2C453%2C600.)

[2021%20budget%20book.pdf#:~:text=The%202021%20Budget%20anticipates%20a%20total%20revenue%20of,of%20%24%2C314%2C752%20and%20total%20expenditures%20of%20%24%204%2C453%2C600.](https://www.clydehill.org/docs/0.0-2021%20budget%20book.pdf#:~:text=The%202021%20Budget%20anticipates%20a%20total%20revenue%20of,of%20%24%2C314%2C752%20and%20total%20expenditures%20of%20%24%204%2C453%2C600.)

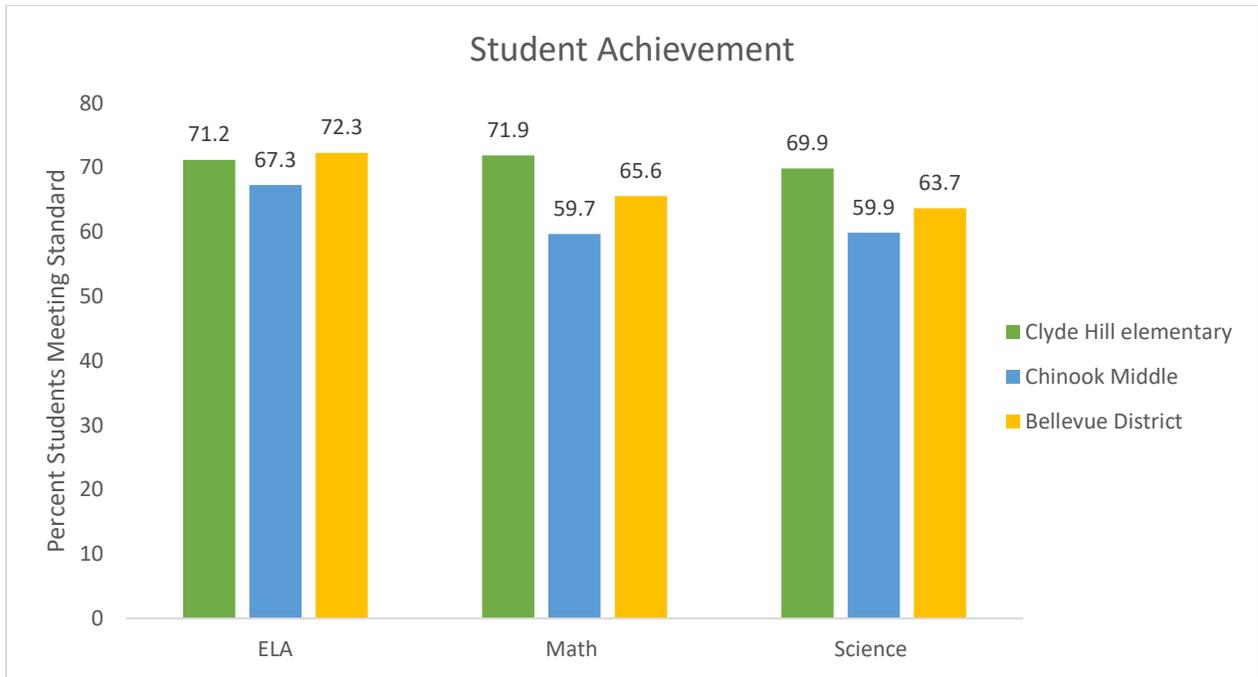


Figure 8.5: Student achievement standards shown for both Clyde Hill public schools and the Bellevue District at large.

#### 8.4 Local Trends and Issues

##### NPDES Permitting and Monitoring

The City of Clyde Hill owns and operates a municipal stormwater system under the conditions of the National Pollution Discharge Elimination System (NPDES) Permit Program. This permit program was created by the 1972 Clean Water Act to protect and restore surface water quality by requiring a permit to continue discharging into waters of the United States. Since its inception, permit requirements have become increasingly stringent with effects on all forms of construction, stormwater discharges, and municipal operations in general. Through its required Annual Report & Stormwater Management Program, and with guidance from the Department of Ecology, the City strives to maintain compliance and stay ahead of new requirements, guidelines, and best practices.

The City of Clyde Hill’s Stormwater Management Program (SWMP)<sup>94</sup> is the City's approach to addressing the 2019-2024 permit requirements, regulations, adopted plans and programs, and policies that affect urban stormwater, flooding, and associated water-dependent resources. The required elements of the SWMP which include:

<sup>94</sup> City of Clyde Hill. (2022) *City of Clyde Hill, 2022 Stormwater Management Program (SWMP) Plan*. Clyde Hill. <https://www.clydehill.org/admin/api/connectedapps.cms.extensions/asset?id=cb5a244f-abe1-4188-9206-37ec09fb09e0&languageId=1033>

- Stormwater Planning
- Public Education and Outreach
- Public Involvement and Participation
- MS4 Mapping and Documentation
- Illicit Discharge Detection and Elimination
- Controlling Runoff from New Development, Redevelopment, and Construction Sites
- Operations and Maintenance
- Source Control Program for Existing Development

The Public Works Department is responsible for the SWMP and NPDES Permit implementation. The City's Planning and Building Departments, City Administration, consultants, regulatory bodies, and citizens provide input and feedback.

### **Increasing Utility Rates**

Residents have submitted complaints to the city regarding an increase in utility rates without a change of service, specifically regarding water and sewer rates. Rightfully so, the community has questions about the purpose of the increased rates. While Clyde Hill does not regulate either water or sewer utilities, they can work with the City of Bellevue to enhance the transparency of utility rates.

## 9.0 Capital Improvement Plans

The GMA requires jurisdictions subject to comprehensive planning to consider the types of improvements to services, infrastructure, and lands needed to accommodate growth. The City tracks capital projects through a *Capital Improvement Plan* that identifies the intent, scope, funding, and timing of capital improvements are completed simultaneously to growth. Projects are prioritized based on available funding, immediate community needs, and capacity growth necessity. The following is a summary of a few key capital improvement projects since 2015.

### 9.1 Status of Capital Projects

Clyde Hill routinely performs a variety of annual Capital or general maintenance projects on its Stormwater, Streets, Parks and Recreation, and Facilities. A list of highlights is provided below:

#### **2017**

- 94<sup>th</sup> Ave Storm = \$300,000
- 92<sup>nd</sup> Ave & NE 24<sup>th</sup> Sidewalk Improvements = ~\$950,000

#### **2018**

- 84<sup>th</sup> Ave NE Phase II Improvements = ~\$2,565,000
- 2018 Storm Projects = \$191,000
- 20<sup>th</sup> Street Overlay = \$350,000

#### **2019**

- 24<sup>th</sup> Overlay = \$500,000

#### **2020**

- Storm Program = \$240,000
- 92<sup>nd</sup> Ave Overaly = \$318,000

#### **2021**

- Tennis Court Resurfacing = \$20,000