

INTRODUCTION

Clyde Hill's comprehensive plan was developed and adopted in 1993 under the requirements of the Growth Management Act (GMA). Regional growth through the 1980s had placed a burden on both natural and man made systems and resulted in a decline of many of these systems which, in some cases, placed public and private properties at risk. As a result the state legislature passed the GMA in 1990, which required all cities in the county to develop or upgrade their comprehensive plans to address these issues in a collective and coordinated manner.

Our comprehensive plan has been updated in 2002 in accordance with the State's Growth Management Act and subsequent amendments, and contains the required plan elements, including land use, housing, transportation, capital facilities and utilities. In addition it contains sections on the local environment and open spaces. Our intent continues to be the furthering of the statutory goals outlined within the Act.

The countywide planning policies developed by the communities of King County during the early '90s contain a number of specific policy statements that have the collective goal of guiding growth to those areas that are already characterized by urban land use, existing services and infrastructure. Since Clyde Hill is a small developed community many of the policies do not have a direct application to our circumstances. Where countywide policies are relevant or require some action by the City they are generally referenced within the appropriate plan section.

Clyde Hill is fortunate to be located within a region that is characterized by remarkable natural beauty. Our proximity to a wide range of outdoor recreation and scenic opportunities is an important part of the quality of life enjoyed by City residents. Sustaining the region's natural systems is a high priority and necessary in maintaining a productive and supportive environment. The viability of our community is in large part dependent on the health of our environmental systems.

We recognize our place in a larger regional community where collective decisions must be made to protect the quality of the natural and built environments we all share. Though decisions made in Clyde Hill are likely to have little impact outside of City boundaries, we will continue to promote cooperation and coordination with our neighboring communities.

LAND USE

EXISTING CONDITIONS

Clyde Hill was incorporated in 1953 as a small residential City covering an area of approximately one square mile. The City is bordered by Points Drive and NE 28th Street to the north, on the south by NE 12th and NE 13th Streets, on the west by 84th Avenue NE and on the east by 98th Avenue NE. The City is zoned single family residential with the exception of a gas station on the corner of 84th Avenue NE and Points Drive, and a coffee shop located on Points Drive and NE 28th Street. The minimum lot size allowed in the zoning code is 20,000 square feet, with smaller lots existing from before incorporation.

Clyde Hill has a total area of 632 acres with a population of 2,895 according to 2002 King County estimates. While the City is a separate incorporated municipality, it has the character, function and land use pattern typical of an established residential neighborhood usually found within larger cities. Clyde Hill is in the middle of a rapidly developing metropolitan area, shares its eastern boundary with Bellevue (the state's fourth largest city), and is one of the smaller communities in King County. The land use mix supports the existing neighborhood character: two small retail establishments and schools surrounded by single family residential development. The Land Use Plan map (Figure 1) and the land use inventory below illustrate the City's development pattern.

| LAND USE INVENTORY | |
|---------------------------|---------------------|
| <u>Land Use</u> | <u>Acres</u> |
| Single Family Residential | 430.18 |
| Schools | 49.60 |
| Government | 13.80 |
| Parks | .92 |
| Commercial | .73 |
| Utilities | .33 |
| Rights-of-way | 126.60 |
| Vacant | 6.04 |
| <u>Not Developable</u> | <u>3.80</u> |
| TOTAL | 632.00 |

The City Hall and Police Station, and a Bellevue Fire Station are located together on NE 24th Street. Clyde Hill Elementary School, Chinook Middle School, Bellevue Christian School and Sacred Heart School are located on adjacent parcels in an area along 98th Avenue NE and NE 14th Street. The Clyde Hill City Park is located to the east of 95th Place NE, with access from either 95th Place NE, 96th Avenue NE or through Clyde Hill Elementary School. Clyde Hill's View Park is located at the end of NE 26th Street and 92nd Avenue NE.

LAND CONSUMPTION & POPULATION

Since Clyde Hill is surrounded by incorporated municipalities and cannot extend its boundaries through annexation, its urban growth area corresponds to its existing boundaries. Land available for growth is in the form of a few remaining lots. Once these parcels are developed, the City will reach its total growth capacity unless rezones or accessory dwelling units are allowed to increase residential densities or commercial intensity. Based on the results of a 1988 poll taken by Clyde Hill's Long Range Study Group, rezoning is not supported by the residents. The 1988 poll is still valid today. It is intended that further development will be consistent and harmonious with the established pattern. Therefore, the current land use pattern and general densities will likely remain unchanged during the 20 year planning horizon based on the assumption that current zoning and comprehensive plan policies will continue to be supported the City's residents.

There does not appear to be a demonstrated need for Clyde Hill to make significant changes in its land use pattern and neighborhood character. The City shares its east boundary with the City of Bellevue and is in close proximity to Kirkland. These surrounding communities have experienced the rapid, medium to high density residential and commercial growth typical of many municipalities in the Puget Sound region. Within a two mile radius of City Hall there are hundreds of commercial establishments providing well over a million square feet of retail space and an increasing number of professional, health and social services. Due to their extent and proximity it appears unnecessary for Clyde Hill to duplicate these land uses.

Table 1 shows the trends in population, households and family size.

| YEAR | POPULATION | % CHANGE | NEW HOMES | TOTAL UNITS | TOTAL HHs | % CHANGE | FAMILY SIZE | % CHANGE |
|------|------------|----------|-----------|-------------|-----------|----------|-------------|----------|
| 1970 | 2987 | -- | 209 | n/a | 771 | -- | 3.87 | n/a |
| 1980 | 3229 | 8.10 | 99 | n/a | 980 | 27.11 | 3.29 | -14.95 |
| 1990 | 2972 | -7.96 | 6 | 1081 | 1063 | 8.47 | 2.75 | -16.56 |
| 2000 | 2890 | -2.76 | 8 | 1076 | 1054 | <-.01 | 2.74 | < -.01 |

Population in Clyde Hill decreased by nearly 8% during the 1980's while the total number of households grew by slightly more than 8%. During the 1990's population further decreased by roughly 3%. This can be attributed to the general aging of the population, fewer households with children and an increase in single parent households. In addition, a number of homes were under

construction at the time of the 2000 census counts, adding to the percent of unoccupied units, which contributed to the decreasing family size.

Year 2000 census information shows that 64% (677) of the City's households do not have children 18 and younger. Children 18 and younger account for approximately 23% of the population. Only 12% of the population is between the ages of 18 and 35. The largest part of the population is between the ages of 35 and 60, accounting for 40%. Those over 60 make up the other 25% of the City. Median age according to the census is 44.9 years. The table below compares the percentages of these age groups for 1990 and 2000. Note that there has been an increase of the number of individuals in the over 60 age group and a decrease in the other three.

| AGE | 1990 | 2000 |
|-------------|------------|------------|
| 0—18 | 744 (25%) | 652 (23%) |
| 19 – 34 | 368 (12%) | 347 (12%) |
| 35 – 59 | 1218 (41%) | 1159 (40%) |
| 60 and over | 642 (22%) | 732 (25%) |
| TOTAL | 2972 | 2890 |

Average family size dropped from 3.87 people per household in 1970 to 2.75 in 1990. These trends were consistent with regional and national trends at the time. However, there has been no significant change in household size from 1990 to 2000, which is now 2.74.

The 1988 resident survey indicated the average tenure at the same address is 15.7 years, and 96% of the residents responding indicated they expected to remain in the City for the next ten years. This suggests a relatively stable population and that many of the City's residents will continue to age in place. Consequently, even with development of the few remaining vacant parcels the population of Clyde Hill will likely experience only minor changes. Table 2 compares several population forecasts.

TABLE 2
Projected Population, Households and Family Size
2010 - 2020

| Family Size | Low | Medium | High |
|--------------------|------------|---------------|-------------|
| 2000 | | 2.74 | |
| 2010 | 2.73 | 2.75 | 2.77 |
| 2020 | 2.72 | 2.75 | 2.78 |
| House Holds | | | |
| 2000 | | 1054 | |
| 2010 | 1059 | 1065 | 1070 |
| 2020 | 1059 | 1065 | 1070 |
| Pop. | | | |
| 2000 | | 2890 | |
| 2010 | 2891 | 2928 | 2963 |
| 2020 | 2880 | 2928 | 2975 |

Current density is approximately 2.5 dwelling units per net acre of residential land in Clyde Hill. The number of dwelling units per acre is expected to remain relatively constant over the planning horizon. However, the actual number of people per acre may continue to decrease if household size and/or the number of households decrease.

The major employers in Clyde Hill are the two public and two private schools. Together they account for 252 jobs. This represents a 28% increase in staffing since 1993 and corresponds to a 25% increase in enrollment between the four schools (see Capital Facilities). City government, including administrators, staff, police, and excluding fire, accounts for 17 jobs. There are also approximately 15 people employed by the gas station and Tully's Cafe. Total employment in Clyde Hill among these employers is about 284 jobs.

There is no planned or expected increase in retail or commercial space in Clyde Hill. It is assumed that the schools will continue to function at current staffing levels, depending on changes in enrollment. Given the historical net decrease in population and the expectation that it will remain relatively similar over time, there does not appear to be a need to expand government administration, police or fire protection beyond existing levels. Consequently, employment in Clyde Hill is forecasted to remain relatively stable.

PLAN

Clyde Hill was formed as a low density residential community and over the years developed an established large lot residential development pattern. Today the philosophy of the City is to retain and maintain the original spacious and wooded character of the community and to remain relatively small, simple and intimate. The amenities, the quality residential areas, the parks, the views and natural landscape are all items the community intends to maintain.

Clyde Hill is located within the urban growth area designated in the 1992 Countywide Policies and subsequent amendments, but accounts for less than .1% of the county land area and .002% of the population. Therefore, land use decisions made by the City will have little impact on the overall county land pattern or densities. The land uses and densities in Clyde Hill are consistent with those in the adjacent communities of Medina, Hunts Point, Yarrow Point and the western neighborhoods of Bellevue.

Several land use alternatives were considered during the decision making process for the original 1993 comprehensive plan. These alternatives were compared in light of planned and existing land uses in surrounding communities, limitations of Clyde Hill's infrastructure, land capacity to accommodate more intensive uses, the City's forecasted population decrease, and the existing single family neighborhood character. The consensus reached in that process was that the existing land use pattern should be continued and infill development would be encouraged that enhances the community character. The circumstances leading to those decisions have not changed and that vision remains true today in 2002.

To implement the goal of maintaining the existing land use and character of Clyde Hill there will be no additional commercial or retail uses and no high density residential development. In addition the City will continue to monitor land use decisions in adjacent communities which may have impacts on the residents, businesses and public uses in Clyde Hill. It is the goal of this plan to work with adjacent jurisdictions to encourage land use, traffic, community facility and service decisions that are compatible with the City and do not put undue burden on the City's infrastructure or adversely affect existing and planned uses.

GOALS AND POLICIES

Goal: To support and promote the established land use pattern of predominantly single family homes in an open and natural setting and protect the neighborhood character and function of the City.

Policy 1

Limit new commercial development within the City.

Policy 2

Maintain zoning for primarily single family residential development.

Policy 3

Maintain the City's 20,000 square foot minimum zoned residential lot size.

Policy 4

Insure that new development and redevelopment projects are compatible with the existing neighborhood character.

Policy 5

Consider the design, aesthetics and natural environment when making decisions affecting the use of land and related improvements.

Policy 6

Preserve the natural features of the City by encouraging dedication of open space and preservation of significant trees and vegetation.

Policy 7

Provide policy guidelines that protect views and helps balance the sometimes conflicting benefits of views and trees.

Policy 8

Establish and maintain relationships with surrounding jurisdictions to insure compatibility of adjacent land use actions and to foster cooperation on issues of mutual interest.

Land Use Plan Map

ENVIRONMENT

EXISTING CONDITIONS

Clyde Hill is an urban residential community surrounded by other urban jurisdictions and land uses. It is located within the urban growth boundary adopted by King County in cooperation with other County jurisdictions. The City has been characterized by residential development since World War II and any uses that may have existed prior to that have long since been displaced. The City has no significant ecological features such as natural lakes, shorelines, significant streams or unique habitats. However, a portion of Cozy Cove Creek flows from NE 28th Street to Points Drive, eventually entering Lake Washington in the Town of Hunts Point.

Critical Areas:

Critical areas as defined under WAC 365-195-210 & 410 include wetlands, aquifer recharge areas, wildlife habitats, frequently flooded areas, and geological hazards. There are no critical areas as defined within the City's corporate boundaries. However, there are several physical features that require elaboration.

There are two man-made lakes, Lake Aqua Vista and Clyde Loch. These lakes were developed in 1965 and 1966 from previously non-wetland sites for aesthetic purposes and are now also used as storm water retention/detention ponds. There is also an area near the SR 520 right-of-way that has some limited characteristics associated with wetlands, including several common plant species. King County has not designated any of these locations as wetlands under their classification system and these areas also do not meet the State's wetland definition.

There are several small streams that flow seasonally within the City and Cozy Cove Creek has limited sustained flow throughout the year. These have not been classified by King County or the Department of Fisheries as fish-bearing streams and offer limited habitat potential to other wildlife. There are also underground springs located along the slopes and hillsides. Most have been capped, but some are occasionally still found.

There are areas within the City where the ground is wet on a seasonal basis. This is not necessarily due to the presence of springs, but is generally from seepage of ground water from

sandy soils, particularly in areas where the banks of hillsides have been excavated for construction. The residences between 84th and 86th Avenues NE are located on flat ground where the water table is relatively high. During heavy rains the storm drainage system occasionally backs-up, resulting in localized flooding.

Through the original land inventory process, three small and fully developed areas were highlighted that come close to fitting a definition of erosion and landslide hazard areas. It was determined that these areas have undergone full development and have employed construction practices that are sufficient to alleviate potential problems. In addition, under the Uniform Building Code the Building Official has the authority to adequately mitigate development or redevelopment practices within these areas. Therefore, it has been concluded that Clyde Hill has no significant geologically hazardous areas. King County has also not identified the City as having any special landslide or seismic hazards.

Soils:

Soil types in Clyde Hill are identified and located on Figure 2. In general these soils are characterized as sandy or silt loams and are typically well drained. Stability of these soils changes somewhat with topography, but does not present any severe erosion potential. Soil along 84th Avenue NE does not drain particularly well and at times has resulted in accumulations of standing water.

Topography and Views:

Clyde Hill, as the name implies, is situated on a hill that generally slopes to the west. Figure 3 illustrates the orientation and slopes found within the City. Elevation changes approximately 300' from the top of the hill to the low point along 84th Avenue NE. The topography offers a variety of views and is a major element contributing to the character of the City. These views enhance the visual environment of the City by providing panoramic vistas and flexibility in architectural design. They also contribute to the economic environment by adding to property values.

Trees:

Another defining feature that contributes to the attractiveness and livability of Clyde Hill is its trees, both native and introduced. Trees, whether growing singly or in stands, provide significant psychological and physical benefits to residents and visitors to the City. Trees contribute to the natural environment by modifying temperatures and winds, replenishing oxygen to the

atmosphere, controlling soil erosion and providing habitat to urban wildlife. They contribute to the visual environment by providing attractive landscapes and privacy.

The City has included in this Plan the designation of 'Urban Forest Zones' that is based on an inventory of the density and general types of vegetation. These zones are mapped on Figure 4. The seven zones indicate different combinations of topography (highland, hillside, lower hillside), density of vegetation (low, moderate, high), and type of view (no view, territorial view, prime view).

Air Quality:

Clyde Hill commits to meeting federal and state air quality requirements and will work with state, regional and local agencies and jurisdictions to develop transportation control measures and/or similar mobile source emission reduction programs that may be warranted to attain or maintain air quality requirements.

Sustainability:

Sustainability in general terms means that we use our resources and the natural environment in a manner that ensures they will be available for use by future generations. It necessarily embodies such things as preservation, conservation, social responsibility and environmental awareness. Clyde Hill supports the concept of sustainable use of our shared resources and environment. As a practical matter the City can address issues of sustainability as properties are developed and redeveloped by encouraging the use of landscape and building designs, construction practices, and building materials that result in a least impact on our environment and a least demand for resources. Examples could include recycled building materials, energy efficient appliances, buildings constructed to minimize heating and cooling requirements, and use of native landscape materials to name just a few.

PLAN

Given the absence of critical areas as defined under GMA, the City does not designate any such physical features within its corporate boundaries. However, this comprehensive plan recognizes the general goal of overall environmental protection embodied in the Act and Countywide Policies for King County. Clyde Hill supports the intent to preserve, protect and enhance the aesthetic and functional environmental resources of the county since they are an essential ingredient to the region's quality of life.

Cities are subject to continuing review and evaluation of their comprehensive land plan and development regulations. Every seven years they must take action to review and revise their plans and regulations, if needed, to ensure they comply with the requirements of GMA. Recent amendments to GMA now require that cities include the "best available science" when developing policies and development regulations to protect the functions and values of the natural environment, and are directed to give "special consideration" to conservation or protection measures necessary to preserve or enhance fisheries. In the review and update of its plans and regulations, Clyde Hill will utilize the best available science as defined in WAC 365-195-900 to 925 to help ensure these goals are met.

To the extent that surface water run-off from Clyde Hill eventually reaches Lake Washington the City will continue to encourage the best management practices in construction techniques, storm water control and individual property maintenance. The Clyde Hill Stormwater Management Plan,, developed in 1992 contains a section devoted to the development of a water quality program, which identifies potential sources of pollution and means for its control. Natural drainage ways will be maintained and used to the maximum extent feasible, and the City will work with adjacent jurisdictions on mutual surface water management issues.

It is recognized that trees and views, and the benefits derived from each, may come into conflict. Tree planting locations and species selection may produce both intended beneficial effects and unintended deleterious effects on neighboring properties, such as sun and view blockage, invasive root systems into adjacent landscaped areas. The City has a history of conflicts regarding views and trees which has led to court action and prompted an advisory ballot on this issue and subsequent view protection legislation (Chapter 17.38 Zoning). It is, therefore, in the interest of City welfare and neighborhood relations to establish guidelines for the resolution of view/tree disputes. Clyde Hill, with assistance from the State Department of Natural Resources, has developed a comprehensive landscaping ordinance that will help address these issues.

The City will continue to review building and zoning codes for adequacy of standards regarding vegetation, drainage and redevelopment.

GOALS AND POLICIES

Goal 1: To preserve and protect water resources.

Policy 1

Retain any existing publicly owned open surface water systems in a natural state and undertake programs to rehabilitate any degraded conditions.

Policy 2

Maintain and improve surface water quality as defined by state and federal standards.

Policy 3

Restrict surface water runoff rates, volumes and quality to predevelopment levels for all new development and redevelopment projects.

Policy 4

Review and update as necessary stormwater/drainage regulations to ensure they meet State standards for protection of fish species listed in the Endangered Species Act.

Goal 2: To preserve and enhance vegetation and earth characteristics.

Policy 1

Promote development in a manner which protects existing topographic, geologic, vegetation and hydrologic features.

Policy 2

Promote soil stability and use of natural drainage ways by encouraging the retention of existing native vegetation near streams, springs and slopes.

Policy 3

Preserve existing vegetation, or provide and enhance vegetation that is compatible with the natural character of Clyde Hill.

Policy 4

Minimize and control soil erosion during and after construction through use of best management practices and appropriate development regulations.

Policy 5

Protect lands bordering Clyde Hill and adjacent communities which are in a natural state through the use of cooperative agreements.

Goal 3: To establish standards for the resolution of conflicts between views and trees that recognizes the inherent values of both.

Policy 1

Develop recommendations for appropriate tree species for planting within the City.

Policy 2

Offer education to residents regarding tree planting and maintenance.

Policy 3

Encourage neighbors and neighborhoods to work together to resolve tree and view conflicts.

Goal 4: To ensure that the development and use of land in Clyde Hill is done in a manner consistent with sustainable use of resources and the natural environment.

Policy 1

Make information available to citizens and contractors regarding the benefits of utilizing sustainable building practices and materials.

Goal 5: Protect air quality from adverse impact and work with other jurisdictions and agencies to promote clean air protection and enhancement.

Soils Map

Elevations Map

Urban Forest Zones Map

HOUSING

EXISTING CONDITIONS

The City of Clyde Hill is an established single family residential community that abuts the City of Medina, City of Kirkland, the Town of Hunts Point and the Town of Yarrow Point; all of which are also single family residential communities. The City's east boundary abuts established single family residential sections of the City of Bellevue. Clyde Hill's development pattern is, therefore, consistent with that of its neighboring communities.

While Clyde Hill is an incorporated City, its character and function is that of an individual residential neighborhood. Commercial uses are limited to one gas station/convenience store and one coffee shop serving the immediate community. Housing is in the form of detached units on individual lots zoned for a minimum lot size of 20,000 square feet. There are no multiple family structures nor does current zoning allow such development. Homes in Clyde Hill are well kept and have been designed and sited to consider views and preserve mature stands of trees.

In 1990 a housing survey was performed to determine the age of homes in Clyde Hill. Most were built during the 1950s and 1960s. Clydewood, Mercia Heights and areas along 92nd Avenue NE as well as the Firwood and Summit Plat between 96th and 98th Avenues NE were developed in the 1950s. Lots along 86th Avenue NE were developed primarily in the 1960s and 1970s. The older homes are scattered throughout City, however, the Lake Washington Garden Tracts off of 92nd Avenue NE to the east were developed in the 1940s and earlier. Fairly recent construction has occurred on the Belcourt plat at the corner of NE 24th Street and 92nd Avenue NE during the mid to late 1980s. Table 3 shows the number of homes built during each decade. Figure 5 shows their location.

Figure 7 shows the development activity from 1990 through 2002 and updates the information in Figure 5. As can be seen the greater majority of construction activity has been the result of redevelopment of existing lots.

| Table 3 | |
|--|------------------------|
| Construction Activity by Decade | |
| Year | Number of Homes |
| 1900-09 | 9 |
| 1910-19 | 6 |
| 1920-29 | 4 |
| 1930-39 | 5 |
| 1940-49 | 65 |
| 1950-59 | 325 |
| 1960-69 | 357 |
| 1970-79 | 209 |
| 1980-89 | 99 |
| 1990-2000 | 18 |

Clyde Hill has essentially reached full development, with 15 remaining vacant lots scattered throughout the community. Several of these lots by law have been combined when adjacent and under the same ownership, so the actual development potential may be less. While the City can accommodate some infill development on these lots, there are no large undeveloped land holdings available for a significant increase in population and housing. Redevelopment or "tear downs" of older homes on smaller lots have taken place and this will likely continue. The trend in surrounding communities has been towards the agglomeration of smaller lots into larger single parcels and this could occur to some degree in Clyde Hill.

PLAN

The State Growth Management Act and Countywide Policies for King County require that each jurisdiction take actions that will collectively meet the expected growth in all economic segments of the county population. Providing housing opportunities that are affordable to less advantaged segments of the population is a primary part of this effort. Clyde Hill's ability to participate at this level is limited by a lack of available and suitable building sites and the realities of the real estate market. However, the City has taken several actions to address this issue. First, Clyde Hill is a participant in A Regional Coalition for Housing (ARCH), an organization that is dedicated to providing lower cost housing on a regional basis. Second, the City allows the development of accessory dwelling units on residential lots. Also, the City owns and provides one lower cost home for qualified renters.

The City could also undertake actions to preserve its existing lower cost housing stock. While the City has a minimum zoning of 20,000 square feet, there are a number of existing legal lots that do not meet this standard as may be seen on Figure 6. Some of these are less than half the zoning requirement. One way to approach affordability is to maintain lot size, thus reducing an initial cost of development. Clyde Hill currently allows development and redevelopment of undersized lots at their existing square footage. To maintain the existence of these lots the City could initiate regulations limiting the agglomeration of existing lots into larger parcels. This might help ensure that any existing lower and moderate cost homes in Clyde Hill are not lost.

GOALS AND POLICIES

Goal 1: To preserve, protect and strengthen the vitality and stability of existing neighborhoods.

Policy 1: Support the stability of established residential neighborhoods.

Policy 2: Enhance the appearance of and maintain public spaces in residential areas.

Policy 3: Promote community involvement to achieve civic and neighborhood pride through City-initiated neighborhood enhancement and improvement activities.

Policy 4: Protect residential areas through proper enforcement of adopted City codes.

Goal 2: To preserve the existing variety of lot sizes to help provide housing opportunities for all segments of the Clyde Hill community.

Policy 1: Encourage the retention and redevelopment of smaller legal lots.

Policy 2: Continue to participate in ARCH to help provide lower income housing opportunities throughout the region.

Age of Housing Map

Demolitions, New Construction, and New Subdivisions Map

(under construction)

Lot Size Map

TRANSPORTATION

EXISTING CONDITIONS

The City of Clyde Hill was conceived as a low density residential community and has developed according to that vision. The primary land uses are single family homes and four schools located along 98th Avenue NE and NE 14th Street. There are no high density uses or commercial districts within the City. Internal streets have been constructed as new subdivisions were developed. The primary street system has remained largely unchanged except for surface improvements, widening and similar alterations. With the existing pattern of primarily residential use, and no major undeveloped areas, the City has not been faced with the need to plan and construct major thoroughfares or other transportation facilities.

The schools and church are the largest generators of nonresidential vehicular traffic within Clyde Hill. This includes school buses, parents transporting students, commercial vehicles and church worshippers. School traffic has increased slightly in recent years as enrollments have increased and more students are driven to and from school by their parents.

Traffic volumes increased somewhat through the 1970's as the City developed. Development through the 1980's and 1990's slowed as the supply of vacant lots decreased. However, with the growth of Bellevue's business district there has been a sharp increase in traffic mostly due to non-residents using Clyde Hill as a through route to the westbound on-ramp to SR 520. This has affected volumes primarily on 84th Avenue NE and NE 12th Street, and to a lesser degree on NE 24th Street, 92nd Avenue, and Points Drive. To encourage slower speeds and produce safer conditions, NE 12th Street and 84th Avenue NE have been configured for single lane traffic (one lane each direction), reserving the shoulders for bicycle traffic. North of NE 24th Street the four lane configuration was retained with some minor alteration of lane locations. To help prevent long queues of vehicles from blocking the intersection at 84th Avenue NE and Points Drive motorists accessing the SR 520 on-ramp are directed to a single right lane well in advance of the intersection.

Clyde Hill and surrounding cities and towns have been working with WSDOT and in 2000, WSDOT installed ramp metering for the 84th on-ramp. These meters have resulted in a slight decrease in the amount of pass-through traffic in the City and has helped facilitate 2-person HOV access to SR-520. However, since the SR-520 mainline is congested during peak

hours, traffic continues to back up onto 84th, NE 28th Street and Points Drive waiting for access to the highway. To facilitate and separate the traffic flow from Points Drive to the Towns of Hunts Point and Medina, the City has worked with WSDOT and Hunts Point to re-stripe the west end of Points Drive/NE 28th Street.

Traffic volume information for the City is limited. Available data shows average work day volumes on arterial streets ranging from 1374 to 10,154 vehicles per day. Figure 7 shows these volumes at various locations in the street system. Traffic is controlled primarily by stop signs. There are also four flashing stop lights and a traffic signal. Figure 8 shows the location of the City's traffic control devices.

Transit ridership by City residents has been historically low. There are three regional METRO bus routes that operate along City boundaries, primarily along 84th Avenue NE. Figure 8 shows the location of these routes. Two of these routes provide direct access to downtown Seattle, the University District and downtown Bellevue. The third serves Clyde Hill going to Renton and provides connections through Bellevue. In addition, there are major bus transfer points located on the SR 520 right-of-way that are accessible to residents by pedestrian pathways providing residents with access to other transit routes and connections. A school route provides weekday access from Clyde Hill to Bellevue High School.

The residential streets are conducive to pedestrian activities. While there is some limited shopping within walking distance, foot traffic tends to be more recreational than destination oriented. Sidewalks exist along 84th Avenue NE, NE 28th Street and Points Drive, and along sections of 91st Avenue NE, NE 12th Street, NE 13th Street, and NE 14th Street. Crosswalks are marked at all major and most other intersections. Bicycle use is largely for recreation rather than commuting. Bicycle/pedestrian lanes are marked on major arterials such as 84th Avenue NE.

PLAN

It is the intent of Clyde Hill to maintain the existing community character. As stated in the Land Use section, population growth is expected to be minimal. Given these assumptions, travel demand and trip characteristics are anticipated to remain relatively stable. To address on-going maintenance needs the City annually reviews and updates a six-year transportation improvement program as part of its budgetary process.

The schools and the church will remain the primary non-residential destinations and continue to impact 98th Avenue NE and adjacent neighborhood streets. School enrollment and church attendance are assumed to remain constant for the planning period.

Overall Clyde Hill traffic is most affected by land use decisions of adjacent jurisdictions, most notably Bellevue. Under the provisions outlined in the Countywide Policies, downtown Bellevue is designated an urban center to further the goal of increasing densities within the urbanized areas of the County. This is creating travel demand to and from Bellevue, making streets within and around Clyde Hill increasingly popular for non-resident access to SR 520.

City residents perceive the following items as the primary transportation problems facing the community.

- High traffic volumes, congestion, air pollution, and noise on and along 84th Avenue NE, generally during peak afternoon commuting periods, as traffic moves to and from SR 520.
- Traffic volumes and congestion on streets intersecting NE 24th Street, primarily the result of traffic bound for schools or 84th Avenue NE.
- Traffic volumes and congestion on streets adjacent to the schools and concern for the safety of pedestrians, particularly school children. There is also the problem of spill-over parking onto neighborhood streets from the schools and church.
- Traffic volumes, congestion and the intersection design at 92nd Avenue NE and NE Points Drive.

Functional Classifications:

A four tiered classification system will continue to be used in categorizing the functional characteristics of the community's street system (see Figure 9). It is as follows.

Principal Arterial and State Routes: SR 520 abuts the northern boundary of Clyde Hill and is the only regional highway with direct City access. Two off-ramps provide access to community arterials: one east-bound exiting onto 84th Avenue NE and Points Drive, and one west-bound exiting onto 92nd Avenue NE. Similarly there is a west-bound on-ramp off 84th Avenue NE and an east-bound on-ramp off of 92nd Avenue NE. SR 520 serves as a regional connector between communities on either side of Lake Washington.

Minor Arterials: These streets serve to expedite movement of traffic to major centers and distribute vehicles from highways to secondary arterials and local access streets. Minor Arterials should be located along community and neighborhood boundaries. The minor arterials include the following streets:

- 84th Avenue NE from NE 12th Street to NE 28th Street (Points Drive)

- NE 12th Street from 84th Avenue NE to 86th Avenue NE.

Collector Arterials The function of this category of street is to collect and distribute traffic from higher capacity streets to local access streets. Collector Arterials should be designed to function as a neighborhood arterial serving a particular area of the community and provide connections for traffic that has an origin or destination that is local. Streets in this classification are:

- NE 28th Street/Points Drive from 84th Avenue to 92nd Avenue.
- NE 24th Street from 84th Avenue NE to 98th Avenue NE
- 92nd Avenue NE from NE 12th Street to SR 520

Local Access Roads The function of Local Access roads is to provide access to individual properties on those roads. The remainder of the streets in Clyde Hill falls into this category.

Figure 10 shows the location of Major and Secondary Arterials within the community.

Level of Service:

Level of Service is generally defined as the ability of a roadway or intersection to carry the volume of traffic. The Level of Service (LOS) is typically measured using a six tiered rating system that has become a standard used by the majority of jurisdictions in the region.

At one end of the scale is an LOS of 'A', where motorists experience a free flow of traffic and there is seldom more than one vehicle waiting at an intersection. The low end of the scale is an LOS of 'F' which represents grid-lock and indicates a failure of the roadway or intersection to accommodate traffic volumes. The LOS's in between represent intermediate degrees of traffic volume and waiting times. LOSs of 'D' and better indicate there is reserve capacity on a roadway or intersection.

Table 4 shows a sample of intersections for comparison of existing levels of service where there is data available.

| Table 4 2000 LEVEL OF SERVICE (P.M. Peak Hour) | |
|---|------------|
| Intersection | LOS |
| 84th Avenue NE/NE 20th Street | B |
| 92nd Avenue NE/NE 20th Street | A |
| 84th Avenue NE/NE 24th Street | B |
| 92nd Avenue NE/NE 24th Street | C |
| 92nd Avenue NE/NE 14th Street | A |
| 96th Avenue NE/NE 18th Street | A |
| 98th Avenue NE/NE 24th Street | C |

Local Access streets in Clyde Hill typically have an LOS of 'A' and since they do not provide routes through City they are unlikely to experience an increase in traffic due to growth in surrounding jurisdictions. The exception to this may be those Local Access streets on the west side of the schools. Collector Arterials currently experience an LOS of 'C', though this corresponds to peak hour traffic volumes and at other times the LOS is 'B' or better. Minor Arterials also experience a peak hour LOS of 'C', but function at a higher LOS at other times. The exception to this would be the intersection of 84th Avenue NE and NE 28th Street at the westbound on-ramp to SR 520. Severe congestion of early morning and late afternoon westbound traffic on SR 520 tends to back-up on the on-ramp, producing LOS's of 'D' or 'E'.

Future daily traffic demand on the City's arterial streets is estimated on Figure 11. It is recognized that the combination of continued growth of downtown Bellevue, probable improvements in the regional highway network, and a greater choice in alternative transportation modes (i.e. transit) make these estimates tentative. However, they serve to provide a basis to establish desired levels of service for the City's street network. For the purposes of this plan vehicle trips through City are estimated to grow at one percent per year until year 2010 and level off at that point.

This plan proposes the following level of service standards for roads and intersections within and around Clyde Hill.

MINIMUM LOS STANDARDS

Peak Hour

| <u>Street Type</u> | <u>LOS</u> |
|--------------------|------------|
| State Route | D |
| Minor Arterial | C |
| Collector Arterial | B |
| Local Access | A |

Intersection

| | |
|---|---|
| Minor Arterial/Minor Arterial (includes 84th Avenue at SR 520) | D |
| Minor Arterial/Collector Arterial | C |
| Arterial/Local Access | C |

Surface road conditions also contribute to levels of service. Clyde Hill annually updates a six year road improvement program designed to correct identified maintenance problems and roadway deficiencies. Figure 13 shows the location and type of road surface problems to be corrected and a proposed scheduling of these road improvements. Figure 14 illustrates the typical design standards to be used in these efforts.

Public Transportation:

The City itself is in close proximity to a number of transit routes on SR 520 and there are two routes along 84th Avenue NE that provide direct connections to the major metropolitan centers. While transit ridership in Clyde Hill has been low there appears to be sufficient capacity and opportunity for those who choose to use it. However, ridership by City residents could be increased through some qualitative changes in the way transit service is provided. Since 1993 there have been changes in bus routes and scheduling, which has reduced overall service to City residents. City government should take the lead in working with Metro Transit and adjacent communities to improve transit service. City government should also encourage residents to use alternative modes of travel in order to reduce energy consumption, air pollution, traffic congestion and noise levels.

The elderly and those who have impaired mobility are two groups who are typically regular users of public transit, but the City's topography makes accessing transit facilities difficult. The bus routes that serve Clyde Hill travel primarily along 84th Avenue NE, which is at the bottom of a long hill. Getting to bus stops is difficult or prohibitive for these two groups due to the hill and inconvenient for other potential riders. This situation could be improved if Metro Transit provided a route along NE 24th Street, eliminating the need for residents to negotiate an extreme grade. In addition, a new route could be configured to provide shuttle service to those transit routes traveling on SR 520, providing greater access, particularly for impaired users.

Pedestrians and Bicycles:

Pedestrian activity is associated with exercise, recreation and travel between points within the City. To improve the pedestrian experience walkways should continue to be developed along the City's arterial streets. This would not only make walking easier for those with impaired mobility but would also provide a greater level of safety if through traffic were to substantially increase. Pedestrian improvements should continue to be planned so as to connect with pedestrian trails and walkways in adjacent communities, as was done with the completion of the Points Loop Trail discussed in Open Space.

Bicycle use is primarily recreational. Again consideration should be given to providing more arterials with bicycle lanes to facilitate safety and ease of travel. During the 1990's there had been discussions of eventually developing a bikeway along SR 520 that would connect the east and west sides of the lake with the aim of having a regional system of bicycle routes. Clyde Hill would support this proposal and would participate in activities to implement such a plan.

GOALS AND POLICIES

Goal: To maintain the street system to accommodate various modes of transportation at reasonable operating levels while protecting the City character.

Policy 1

Develop strategies and work with adjacent communities and WSDOT to minimize through traffic on the City's streets.

Policy 2

Maintain the efficiency of traffic flow by monitoring traffic, upgrading traffic control devices as appropriate and developing traffic management techniques and keeping regular traffic counts.

Policy 3

Assure that streets are designed and constructed to City standards to efficiently and effectively meet the needs of the community.

Policy 4

Maintain the physical condition of the street system and identify and improve those sections that are in need of repair and upgrading.

Policy 5

Provide sufficient illumination at those intersections that are a potential hazard.

Policy 6

Integrate traffic calming features into the repair and upgrade of City streets where appropriate.

Goal: To encourage and support the development of a fully accessible public transportation system that will accommodate the present and future travel demands of the community.

Policy 1

Work with METRO to provide improved transit services for City residents.

Policy 2

Coordinate public transportation planning with adjacent communities and regional transportation systems.

Policy 3

Encourage the use of alternative forms of transportation.

Policy 4

Encourage carpooling for commuters.

Policy 5

Encourage Metro Transit to provide an expanded park and ride system for the City.

Goal: Enhance and expand the pedestrian and bicycle opportunities for City residents.

Policy 1

Maintain the street system to allow safe use by pedestrians and bicyclists.

Policy 2

Continue to connect with paths and trails in adjacent communities to expand and improve the Points Loop Trail and pedestrian connections into Bellevue.

Policy 3

Support development of a pedestrian/bicycle facility along SR 520 that connects communities on either side of Lake Washington.

Goal: To encourage residents to use alternative modes of travel in order to reduce energy consumption, air pollution, traffic congestion and noise levels.

Policy 1

Educate the public about alternative modes of travel.

Average Daily Traffic Map

Traffic Controls and Bus Routes Map

Transportation Plan Map

Forecasted Traffic Volumes

Road Design Standards Graphic

Street Classifications Chart

CAPITAL FACILITIES

EXISTING CONDITIONS

Administration and Public Safety:

The Clyde Hill City Hall was constructed in 1984 and houses the council chambers and administrative offices. The City Hall building was remodeled and expanded in 1995. It is located on NE 24th Street between 96th and 98th Avenues and is adjacent to the City Park. Police protection is provided by the City, which also provides this service to the adjacent Town of Yarrow Point. The eight person police force is housed in City Hall.

Fire protection is provided under contract by the City of Bellevue, which maintains a fire station on NE 24th Street adjacent to the City Hall. There are no current or expected plans by the City or Bellevue to expand or significantly alter any of these three facilities.

Schools:

The Bellevue School District maintains two schools in Clyde Hill: Clyde Hill Elementary School and Chinook Middle School. Clyde Hill Elementary also contains a small child care center. In addition there are two private schools: Bellevue Christian School and Sacred Heart School. Bellevue Christian School has recently completed a major upgrading of its facility Table 5 shows enrollment, staff and grade levels for each of the schools.

Table 5 SCHOOLS

| SCHOOL | STUDENTS | | EMPLOYEES | | GRADES |
|-----------------------|----------|------|-----------|------|--------|
| | 1993 | 2002 | 1993 | 2002 | |
| Clyde Hill Elementary | 345 | 440 | 42 | 50 | K - 5 |
| Chinook Middle School | 610 | 810 | 60 | 77 | 6 - 8 |
| Bellevue Christian | 482 | 540 | 70 | 85 | 7 - 12 |
| Sacred Heart | 363 | 466 | 25 | 40 | K- 8 |

Water and Sewer:

Water and sewer service is provided by the City of Bellevue. Bellevue does not maintain separate consumption or capacity figures for the City. The Bellevue Public Works Department has estimated the water consumption and sewage flow for Clyde Hill based on 1990 per capita use information compiled from Bellevue's water and sewage comprehensive plans. Residential water consumption in the City is estimated at 36,676 gallons per person per year and sewage flow amounts to 25,639 gallons per person per year. Average use for the schools for both water consumption and sewage flow averages 7,257 gallons per person per year for faculty, staff and

students. Information for the convenience store coffee shop, gas station, fire station and City Hall were not available, but it is unlikely that they contribute a significantly amount to overall City consumption of these services.

Tables 6 and 7 below show the size and corresponding number of feet of water and sewer lines located within the City. Figures 15 and 16 illustrate their location.

| Table 6 WATER LINES | |
|--------------------------------|--------------------|
| Line Size | Lineal Feet |
| 2" | 300 |
| 4" | 18,691 |
| 6" | 54,691 |
| 8" | 30,541 |
| 12" | 7,409 |
| 16" | 4,636 |
| Total | 115,850 |

| Table 7 SEWER LINES | |
|--------------------------------|--------------------|
| Line Size | Lineal Feet |
| 6" | 909 |
| 8" | 17,909 |
| 10" | 2,636 |
| 12" | 18,272 |
| 15" | 2,727 |
| 18" | 455 |
| 21" | 1,591 |
| 27" | 1,136 |
| 30" | 1,862 |
| 36" | 773 |
| Total | 48,270 |

Storm Drainage:

Clyde Hill is responsible for maintaining its own storm drainage system, and in 1990 completed a major storm drainage and street repair project along 84th Avenue NE. There are currently 16 miles of storm drainage lines within the City that collect and direct runoff. The two man made lakes, Clyde Loch and Aqua Vista, serve as intermediate detention/retention ponds for the system. Storm water is directed out of Clyde Hill to two detention/retention ponds located on the Overlake Golf and Country Club in the City of Medina. These ponds are utilized through an agreement with the Country Club to store runoff and filter out sediment and suspended solids before the water enters Fairweather Creek and eventually Lake Washington. Clyde Hill and the Country Club share the costs of maintenance and periodic dredging of these ponds. Table 8 shows the size and amount of storm drain lines within the City and Figure 17 illustrates their locations.

Clyde Hill requires on-site detention facilities on new and major remodel construction projects. This is necessary for two reasons. First, the City storm drain system was originally designed to handle run-off only from city streets at a time when much of the City was still undeveloped. As vacant properties developed there has been a corresponding increase in surface water run-off.

Second, the City's system cannot be expanded. The presence of utility lines, such sewer, gas, and water, means that the City cannot construct detention facilities within the street rights-of-way. In addition, laws regulating storm drain systems make it clear that a system cannot negatively impact the property onto which it drains (in the majority of circumstances the golf course). An increase in the flow of the City's system on downstream detention facilities would constitute a negative impact.

A long-term goal is to have the City system account for the connection of all homes at a 10-yr. storm release rate. On-site detention is necessary to meeting this goal because it effectively controls the amount of water released into the City system. With an increased amount of impervious surfaces due to development, and therefore water runoff, the City system would not be able to handle drainage for all homes in Clyde Hill.

| Table 8 | |
|-----------------------------|--------------------|
| STORM DRAINAGE LINES | |
| Line Size | Lineal Feet |
| 4" | 200 |
| 6" | 1,050 |
| 8" | 46,225 |
| 10" | 13,525 |
| 12" | 33,875 |
| 14" & 15" | 1,200 |
| 18" | 1,625 |
| 21" & 22" | 950 |
| 24" | 1,075 |
| 26" & 27" | 975 |
| 30" | 3,625 |
| 32" | 100 |
| 26" | 325 |
| Total | 104,750 |

Financial Issues:

In the 1990's the City instituted improvements to the financial systems governing the organization. These improvements combined with good economic times produced a sustainable economic situation for the City's finances. Recent State Initiatives have impacted the City's operating budget. The loss of Motor Vehicle Excise Taxes has resulted in the elimination of about \$250,000 annually. In the short term, this equates to an elimination of about 11% of the City's operating revenues.

Clyde Hill is a primarily residential single-family community and does not have a diversified tax base. Even with restrictions, the property tax is the City's most reliable revenue source it depended on to keep up with the impacts of inflation. Initiative 747 further restricted the City's ability to adjust property taxes beyond 1% without a vote. Due to a non-diversified tax base and a very low existing tax rate, a 1% property tax increase will only generate about \$7,000 in new revenue annually.

The combined effects of the initiatives have limited the City's ability to balance its operating budget. In 2002, impacts of the State Initiatives resulted in a gap between operating revenues and expenses. To address this gap, the City is currently balancing the budget with limited reserve funds. The City will not be able to continue this practice for many years without either further cuts in services or increases in operating revenues. In response, the City will explore

alternative funding sources and means to reduce expenses without impacting the quality of City services.

PLAN

Since Clyde Hill is a developed community with no significant potential for growth the identified capital facilities should require no expansions to continue to meet the service needs of the population. Therefore, the focus of the City will be to ensure on-going maintenance activities and to identify appropriate upgrading of these facilities as needed.

Clyde Hill will continue to provide residents with water and sewer service through an updated and appropriate franchise agreement with the City of Bellevue. Increased demand for these services is expected to be minimal. It is assumed that the few remaining residential lots will be developed during the planning period. by the year 2000, adding 13 households and 32 people Following this slight increase in demand for these services overall residential demand should decrease stabilize by the year 2010 as household size continues to decrease is likely to have only minor fluctuations around the current trend. There is no expected change in enrollment or staffing for the four schools so consumption rates should remain relatively constant over the planning period. Both enrollment and staffing has increased at the four schools, which has led to a minor increase in demand. Table 9 estimates water and sewer consumption over the next twenty years. The increases in consumption leading to the year 2000 2010 can be accommodated by the existing systems. Note that these forecasts do not include the effects of future conservation policies that may be adopted by the City, Bellevue or the County.

| Table 9 | | | | |
|---|-------------|-----------------|-----------------|-------------|
| WATER & SEWER CONSUMPTION FORECAST | | | | |
| (million gallons per year) | | | | |
| | 1990 | 2000 | 2010 | 2020 |
| WATER | | | | |
| Households | 109.0 | 111.4105.9 | 105.0107.4 | 107.4 |
| Schools | <u>14.5</u> | <u>14.518.2</u> | <u>14.518.2</u> | |
| | | | | <u>18.2</u> |
| TOTAL | 123.5 | 125.9124.1 | 119.5125.6 | 125.6 |
| SEWER | | | | |
| Households | 76.2 | 77.874.1 | 73.475.1 | 75.1 |
| Schools | <u>14.5</u> | <u>14.518.2</u> | <u>14.518.2</u> | <u>18.2</u> |
| TOTAL | 90.7 | 92.3 | 87.993.3 | 93.3 |

The City supports quality education programs at the existing schools and will continue to encourage the schools to maintain their facilities in Clyde Hill. On-going community involvement with school activities will continue to be a priority.

The existing City Hall facility will continue to be used for administrative offices, public meetings and community services. Current staffing levels appear adequate to serve future needs. Consequently, there are no expansions planned for the City Hall during the planning period. Clyde Hill will continue to maintain its own police force and provide Yarrow Point with police protection. Including the population of Yarrow Point the City provides one police officer for every 487 people. This represents an increase of one officer since the Plan was adopted in 1993. This staffing level appears sufficient to meet the current needs of the community. Given the expected relative stability in population the current number of officers should also be sufficient through the planning period.

The Bellevue Fire Department will be encouraged to continue staffing its fire station on NE 24th Street. The proximity of this facility to City residents helps assure prompt response in the event of an emergency. The City will actively support and participate with the Bellevue Fire Department in public safety and fire prevention programs.

Storm and surface water systems will continue to be managed by Clyde Hill to maintain and improve the hydrologic balance in order to prevent property damage and personal injury, protect water quality, and preserve and enhance existing urban wildlife habitat. Clyde Loch and Lake Aqua Vista will continue to be used for intermediate retention/detention of storm water runoff. The City will continue its relationship with Medina and Overlake Golf Course in maintaining the retention/detention ponds on the golf course.

GOALS AND POLICIES

Goal: To continue to provide quality and responsive municipal services to Clyde Hill residents.

Policy 1

Maintain an appropriate franchise agreement with the City of Bellevue to provide water and sewer services.

Policy 2

Encourage the continued operation of the Bellevue fire station on NE 24th Street and maintain appropriate and cost effective service agreements with the Bellevue Fire Department.

Policy 3

Maintain the existing ratio of police officers to population, including Yarrow Point., and continue the lease agreement with Bellevue for police department offices in the fire station building.

Policy 4

Continue to investigate any cost savings or efficiency modifications to City operations and services with adjoining jurisdictions.

Policy 5

Continue to develop and expand the City's website by making available more services, information, and links to other government agencies.

Goal: Ensure that surface and storm water runoff is managed in a safe and environmentally sound manner.

Policy 1

Ensure that system expansions and upgrades are sufficient to meet a 10 year storm event.

Policy 2

Complete an assessment of surface and storm water issues and system deficiencies and recommend appropriate system improvements.

Policy 3

Require new development to address individual storm water issues so they do not become problems to adjoining neighbors or others within the community. Emphasize that the management of storm water is an expected responsibility or commitment of a construction project.

Policy 4

Communicate to the community the issues and problems associated with storm water management and describe the goals and methods used to address these problems. Generate handouts that can be given to building permit applicants outlining the history and reasoning behind the City's drainage requirements.

Policy 5

Continue to plan for storm water improvements in conjunction with street overlays and street improvements.

Goal: To assure the availability of quality local school facilities for City residents.

Policy 1

Encourage the schools to maintain and upgrade their Clyde Hill facilities to meet the needs of the community.

Policy 2

Encourage communication and cooperation between the schools and the public.

Policy 3

Encourage community involvement and support for school activities.

Water Service System Map

Sanitary Sewer System Map

Storm Drainage System

(under construction)

UTILITIES

EXISTING CONDITIONS

Five utilities provide services to Clyde Hill: electricity, natural gas, telecommunications, cable access, and garbage and recycle collection in Clyde Hill. There are no major facilities in the City associated with these services. The majority of electrical, gas, telephone, and cable lines are located along or within public rights-of-way.

Electricity:

Electrical power is supplied by Puget Sound Energy. It is estimated that the average residential customer uses 16,456 kilowatt hours per year as inventoried in 1992. There are a total of 110,908 lineal feet of power lines within the City. This total consists of 69,090 lineal feet of above ground lines and 41,818 lineal feet of below ground lines. Figure 18 shows the location and type of power lines serving the community.

Natural Gas:

Gas is provided to individual users also by Puget Sound Energy. There are approximately 88,000 lineal feet of gas lines maintained within the City boundary. Figure 17 shows the size and locations of existing gas lines.

Communications Service Utilities:

Telephone service is provided to Clyde Hill customers on an individual basis by Qwest Communications. State law (WAC 480-120-086) requires Qwest to maintain adequate personnel and equipment to handle any reasonable demand.

In addition, space has been leased on the water tower and along 84th Avenue NE by six companies to provide wireless communications to area residents. Several sets of antenna are located on the tower and electronic equipment is located in an enclosure at the base. The 84th installations are mounted on existing poles, with an underground equipment cabinet.

Cable Services

AT&T Broadband provides cable access to City residents through a franchise agreement. AT&T is currently in the process of upgrading service to the community by installing underground fiber optic cable access. Work is to be completed during 2002.

Solid Waste & Recycle:

Clyde Hill has a franchise agreement with Eastside Disposal for the regular collection of garbage and recyclables. The City has a comprehensive recycling plan in place and is participating in a uniform regional solid waste program. There is currently no household hazardous waste repository in the City, though Clyde Hill is proportionately funding Bellevue's recycling activities to allow its residents the opportunity to utilize hazardous waste programs.

In 2001, 63% of the waste generated by City residents was recycled. Out of 1,080 homes, about 1,004 homes (93% of the homes) used a regular garbage service. About 99% of the garbage customers were also recycling customers and about 77% paid for yard waste service. During 2001, each Clyde Hill household generated about 1,793 pounds (.90 tons) of residential garbage and recycled about 1,102 pounds (.55 tons) of recyclable materials, while generating about 1,891 pounds (.95 tons) of yard waste. The amount of garbage from the average household increased slightly by 1.5% from 1991 while the amount of recyclable materials and yard waste increased substantially by 70.5% and 72% respectively.

PLAN

Utilities service will continue to be provided by the companies indicated above. The City will continue to monitor rates and service to ensure customers receive quality utilities at reasonable prices. Given the minimal growth expected in Clyde Hill there does not appear to be a problem related to system capacity. Utility providers have indicated that existing electrical, telephone, and natural gas lines have sufficient capacity to meet the City's needs. However, existing telephone lines do not provide the quality necessary to deliver state-of-the art high-speed internet access, such as DSL, throughout the community. Concerns have also been expressed over the reliability of local electrical service. Additional gas, telephone, and electrical hook-ups will be made on an individual, as need basis. There are no plans by any of the providers to locate major facilities in the City.

The communications service industry has been in the midst of significant advances in technology. The physical barriers that separate voice, data and video communications have essentially disappeared. These changes make it difficult to assess the long term citing requirements for communications facilities. The City will continue to monitor changes in

communications and internet access technologies and encourage the utility providers to upgrade service and infrastructure commensurate with available technology.

In the early 1990's, the City discussed the idea of burying all remaining utilities throughout the community. After a series of meetings and an advisory vote from the entire community, the overall conversion project did not receive enough support to proceed. Based on continued interest, the City Council concluded it would be in the best interest of the community to help neighborhoods bury their overhead utility wires. The intended support includes using the City staff to help neighborhoods with organization, engineering, supervision, and construction assistance, when the City's overall resource and budget priorities allow. Since the adoption of this policy a few neighborhoods have benefited by completing or organizing for conversion projects: Firwood Heights neighborhood, N. E. 14th Street neighborhood, N. E. 20th Street neighborhood and the south 92nd Avenue N. E. neighborhood. The City will continue to provide interested neighborhoods with the necessary technical and planning assistance when desired and appropriate.

The City will continue to maintain its solid waste management program and will actively participate in regional approaches to solid waste management. Household waste reduction and recycling of waste materials will continue to be encouraged. In addition, the City will continue to work with Bellevue to provide special and hazardous waste programs.

GOALS AND POLICIES

Goal: To assure Clyde Hill residents continue to receive ample, quality and reliable utility services at cost effective rates.

Policy 1

Continue to provide technical assistance to those neighborhoods that wish to pursue the undergrounding of electrical, telephone, and cable lines.

Policy 2

Encourage and educate households to help in waste reduction and recycling of waste materials.

Policy 3

Maintain a cost effective and responsive solid waste and recycle collection system.

Policy 4

Encourage and actively participate in a uniform regional approach to solid waste management.

Policy 5

Educate households on hazardous waste materials and continue to work with Bellevue to provide special and hazardous waste programs.

Policy 6

Work with service providers to improve the coverage of wireless communications opportunities within the City.

Policy 7

Work with communication utilities to ensure that their equipment will support high-speed internet access.

Policy 8

Work with the electrical utility to address reliability in electrical service.

Gas Lines Map

Power Lines Map

OPEN SPACE AND RECREATION

EXISTING CONDITIONS

There are currently two parks owned and maintained by the City. One .92 acre park is located just south of City Hall and Clyde Hill Elementary School and is commonly called the "City Park". Clyde Hill Elementary School leases a portion of the site just west of the city hall to the City for a small park use. The park includes two tennis courts. A second .1 acre provides a pedestrian access route and a nice view. This park, commonly called the "View Park", is located at the end of NE 26th Street. In addition, Bellevue Christian School and Chinook Middle School have outdoor track facilities available for public use. The four schools together provide approximately 12 acres of outdoor recreation space. There are also a number of park and recreation facilities in all four adjacent jurisdictions, several of which are within walking distance of City residents.

In cooperation with Medina, Hunts Point, and Yarrow Point the City has developed the Points Loop Trail. The trail is 5.4 miles long, with 1.6 miles of off-street trails, 2.4 miles of sidewalks, and 1.4 miles of trail segments along residential streets. It connects several parks including Fairweather Park and Medina Park in Medina, D.K. McDonald Park and Wetherill Nature Preserve in Hunts Point, and Clyde Hill Park and View Point Park in Clyde Hill. Future improvements could include extensions of paths within the Points Communities and into Kirkland and Bellevue.

PLAN

Clyde Hill intends to maintain a safe, attractive and functional system of park, open space and recreation facilities. Plans for additional park spaces will be developed, along with financing strategies, if appropriate properties become available. There are areas within the City that could be developed as small walking and view parks. Areas that have been discussed include the following:

SR-520 Lid Park - could be a potential feature of expansion and improvements to the SR-520 right-of-way. The concept would be to develop a lid over the right-of-way to decrease the noise impacts to adjacent neighborhoods, providing space to develop a park, with pedestrian and other amenities.

Expressway Nature Trail - this would involve acquiring two wooded parcels of land from the State Department of Transportation to develop a simple nature trail along SR 520 from 92nd Avenue NE to 96th Avenue NE. This trail could connect to other trails in Clyde Hill , Medina and Hunts Point. Development of this trail segment could involve the State's help in installing an earthen berm along the right-of-way to help buffer the trail and reduce traffic noise.

Old Lake Washington Boulevard Right-of-Way. (located in Bellevue off of NE 35th Street) - work with Bellevue to formalize or better maintain this area for a walking/bicycle trail from Bellevue Way and possibly connecting to the proposed Expressway Nature Trail.

In designing and maintaining park and open space facilities the City will incorporate storm drainage into the open space system either through acquisitions or cooperative agreements. An effort will be made to retain significant trees and vegetation in a natural state within all open space elements. A series of linked greenbelts will be retained or developed along the SR 520 right-of-way in coordination with adjacent communities.

Due to budget constraints, Clyde Hill does not currently provide recreation programs for the public.

GOALS AND POLICIES

Goal: To develop and maintain a system of open space, park and recreation facilities that is attractive, functional and accessible to all residents.

Policy 1

Continue to use outdoor school recreation facilities in cooperation with school administrations.

Policy 2

Acquire additional park spaces as they become available.

Policy 3

Expand and develop park sites and establish a method of financing for identified expansions and development.

Policy 4

Continue to provide improved public access and connections to park and open space areas.

Policy 5

Continue to cooperate and coordinate with nearby jurisdictions in the planning and development of regional parks, recreation facilities, trail and open space systems.

Policy 6

Develop a system of greenbelts adjacent to SR 520 in coordination with the other Points communities.

Policy 7

Incorporate storm drainage facilities into the open space system through cooperative use agreements.

Policy 8

Design, develop and maintain park, open space and recreation facilities with sensitivity and respect for natural systems and retain significant trees and vegetation in their natural state.

Goal: To provide Clyde Hill with recreation programs that are creative, productive and responsive to the interests and needs of the community.

Policy 1

Coordinate and cooperate with other public and private agencies to provide a range of recreation programs.