

## Operations and Maintenance Satellite Facility (OMSF) Land Use Code Amendment Process

The table below notes the schedule associated with tasks necessary to amend the Land Use Code

| <b>Land Use Code Amendment Action</b>  | <b>Date</b>                                     |
|--|---|
| Amendment initiated by Council and finding of necessity made for Council to hold the required public hearing | November 16, 2015 (completed)                   |
| State Environmental Policy Act (SEPA) review initiated and public notice provided in Weekly Permit Bulletin  | November 25, 2015 (completed)                   |
| Washington State Department of Commerce notified of intent to amend the LUC code                             | December 2015 (completed)                       |
| Staff report prepared analyzing LUC amendment for consistency with Comprehensive Plan                        | In Process                                      |
| SEPA Determination issued, and Notice of Public Hearing before the City Council provided                     | Late January/Early February                     |
| Public Hearing <u>held before the City Council</u> and direction regarding final amendment provided to staff | February  |
| Study Session held by City Council to review final code amendment language – if required                     | Late February/Early March                       |
| Council takes final action to adopt code amendment   | March   |
| Ordinance effective  | 5 days following adoption and legal publication |

## Operations and Satellite Facility (OMSF) Mitigation

In addition to the mitigation included in the LUCA and other applicable sections of the Bellevue City Code and Land Use Code, the City negotiated mitigation for the OMSF site in the 2015 MOU, a summary of which mitigation is set forth below (additional detail related to the mitigation for the OMSF can be found in section 20.2 of the 2015 MOU).

- Design modifications to accommodate future Transit Oriented Development (TOD) on the OMSF site and a process to maximize such redevelopment opportunities.
- Design integration of the OMSF with surrounding architecture and future TOD, including:
  - Structures architecturally compatible with urban TOD design.
  - Site design to ensure visual relief and pedestrian safety along boundary with Eastside Rail Corridor (ERC) to complement the trail contemplated for the ERC.
  - Visual screening of all temporary outdoor storage from 120th Avenue NE, the ERC, and adjoining properties.
  - Heavy maintenance, major repair activities, and exterior vehicle washing to occur inside enclosed structures.
- Construction of an interim trail along the ERC from the pedestrian connection between the Hospital Station and 116th Avenue NE to SR 520.
- Ped/Bike connections from the ERC to the 120th Station through construction of an interim multipurpose path along 120th Avenue NE and interim trail connections north and south of the OMSF facility.
- Design to accommodate future daylighting of the creek identified in Exhibit I-2 of the 2015 MOU.
- Agreement that Chapter 9.18 of the Bellevue City Code regulating noise applies to the OMSF.