

# Bellevue LID Principles Project Bellevue City Council

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City of Bellevue

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# Why We are Here

- Review LID Principle Project (Summary)
- Address Council's Remaining Question
- Action on final ordinance

# LID Principles Project

- Began in September 2013 with Council briefing
- Opportunities Analysis
- Areas of Focus
- Public Workshops
- Open Houses
- Over 100 public comments received
- One City – Utilities, Parks, Transportation, and DSD

# LID Principles Project Highlights

- Reduces impervious surface limits in some land use districts
- Incorporates new “Hard Surface” & “Alternative Impervious Surface Limits”
- Limits amount of pervious surfaces
- Allows Zero lot line development in Planned Unit Developments

# Remaining Question

At the October 24 Study Session, Council asked staff to confirm that surface limits for schools and religious institutions had been addressed.

# Response

- Single-family residential land use districts
- Footnote 36 to dimensional chart provides 80% impervious surface limits for nonresidential uses within residential zoning districts
- Footnote 36 now applies to only impervious surfaces (R-1 through R-7.5 zones)
- Hard Surface limit is inconsistent (R-1 through R-4)
- Alternative Surface limit unclear if note applies

# Response, Continued

Goal - Eliminate inconsistencies and provide clear regulations, recommend:

- Amending footnote 36 to read:

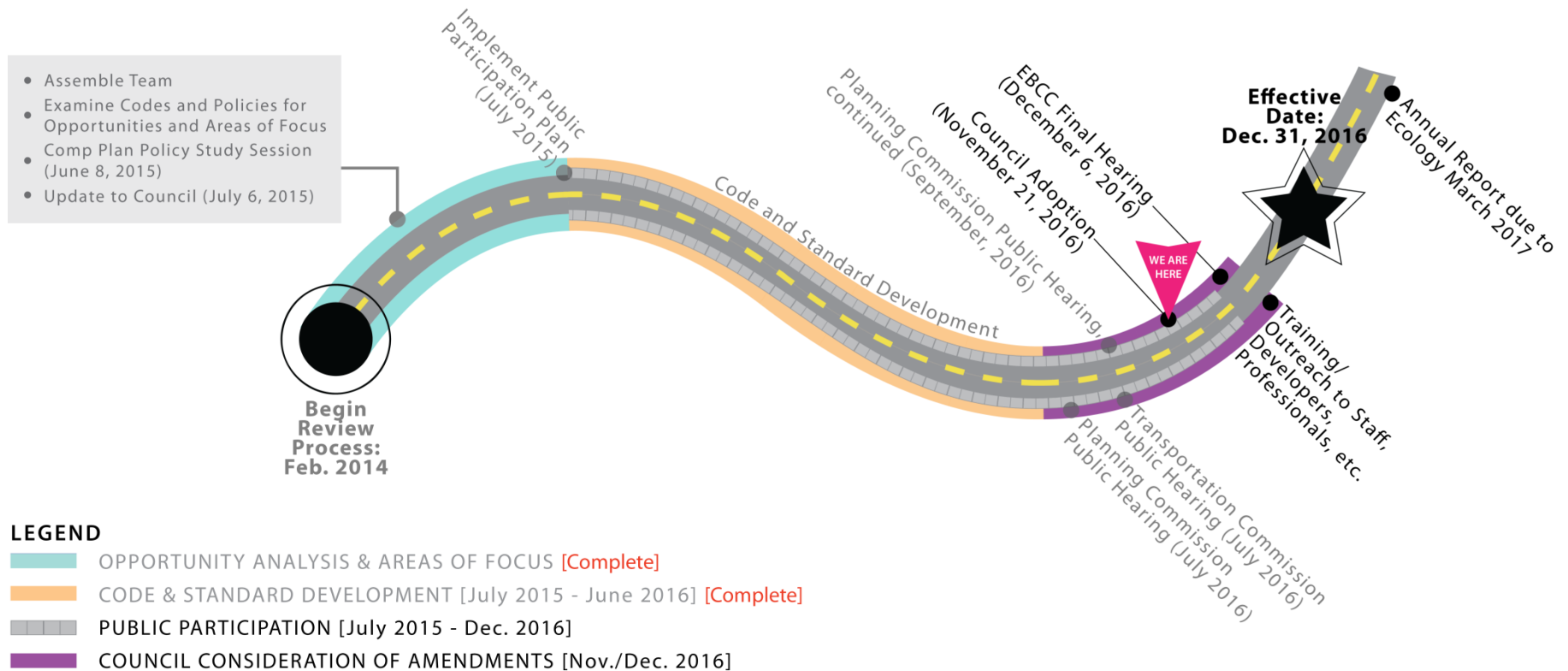
**“Impervious Maximum surface limits for legally established nonconforming nonresidential uses and for new allowed nonresidential uses in these land use districts shall be 80 percent”**

- Applying footnote 36 to Hard Surfaces and Alternative Impervious Surfaces
- Motion language provided for these revisions

# Response, Continued

LAND USE CLASSIFICATION	RESIDENTIAL										
	R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
...											
<b>Maximum Hard Surface Coverage (percent) (37) (39) (47)</b>	<u>75</u> (36)	<u>75</u> (36)	<u>75</u> (36)	<u>75</u> (36)	<u>75</u> (36)	<u>80</u> (36)	<u>80</u> (36)	<u>90</u>	<u>90</u>	<u>90</u>	<u>90</u>
<b>Maximum Impervious Surface (percent) (35) (37) (39)</b>	<u>50</u> <u>45</u> (36)	<u>50</u> <u>45</u> (36)	<u>50</u> <u>45</u> (36)	<u>50</u> <u>45</u> (36)	<u>50</u> <u>45</u> (36)	<u>55</u> <u>50</u> (36)	<u>55</u> <u>50</u> (36)	<u>80</u> <u>65</u>	<u>80</u> <u>65</u>	<u>80</u> <u>65</u>	<u>80</u> <u>65</u>
<b>Alternative Maximum Impervious Surface (percent) (35) (37) (39)(48)</b>	<u>50</u> (36)	<u>50</u> (36)	<u>50</u> (36)	<u>50</u> (36)	<u>50</u> (36)	<u>55</u> (36)	<u>55</u> (36)	<u>80</u>	<u>80</u>	<u>80</u>	<u>80</u>

# Next Steps



Low Impact Development  
Principles Project

Questions?

# Where We Have Been (Briefings)

Council/Commission/Board	Briefing Date
City Council	June 22, 2015
City Council	July 6, 2015
East Bellevue Community Council	September 1, 2015
Planning Commission	September 9, 2015
Transportation Commission	September 10, 2015
Parks and Community Services Board	October 13, 2015

# Where We Have Been (Workshops and Open Houses)

Workshop Location	Date
City Hall	September 30, 2015
Lewis Creek Visitors Center	October 6, 2015
Cherry Crest Elementary	October 15, 2015
Master Builder's of King & Snohomish Counties	November 11, 2015
City Hall	December 9, 2015

Open House Location	Date
City Hall	May 17, 2016
Lewis Creek Visitors Center	May 18, 2016
Northwest Arts Center	May 19, 2016

# Where We Have Been (Study Sessions and Public Hearings)

<b>Council/Commission/Board</b>	<b>Briefing Date</b>
Planning Commission (Study Session)	May 25, 2016
East Bellevue Community Council (Study Session)	June 7, 2016
Transportation Commission (Study Session)	June 9, 2016
Planning Commission (Study Session)	June 22, 2016
Planning Commission (Study Session)	July 13, 2016
Transportation Commission (Public Hearing)	July 14, 2016
Planning Commission (Public Hearing)	July 27, 2016
Planning Commission Public Hearing)	September 14, 2016
City Council (Study Session)	October 10, 2016
City Council (Study Session)	October 24, 2016