

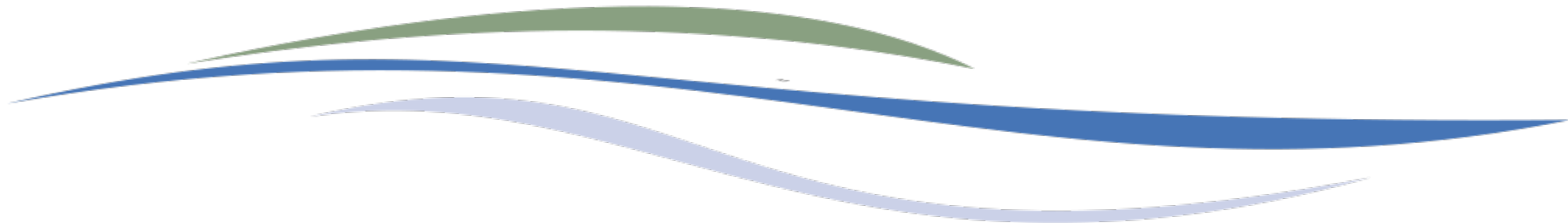
Low Impact Development Principles Project

Update and Request for Council Action

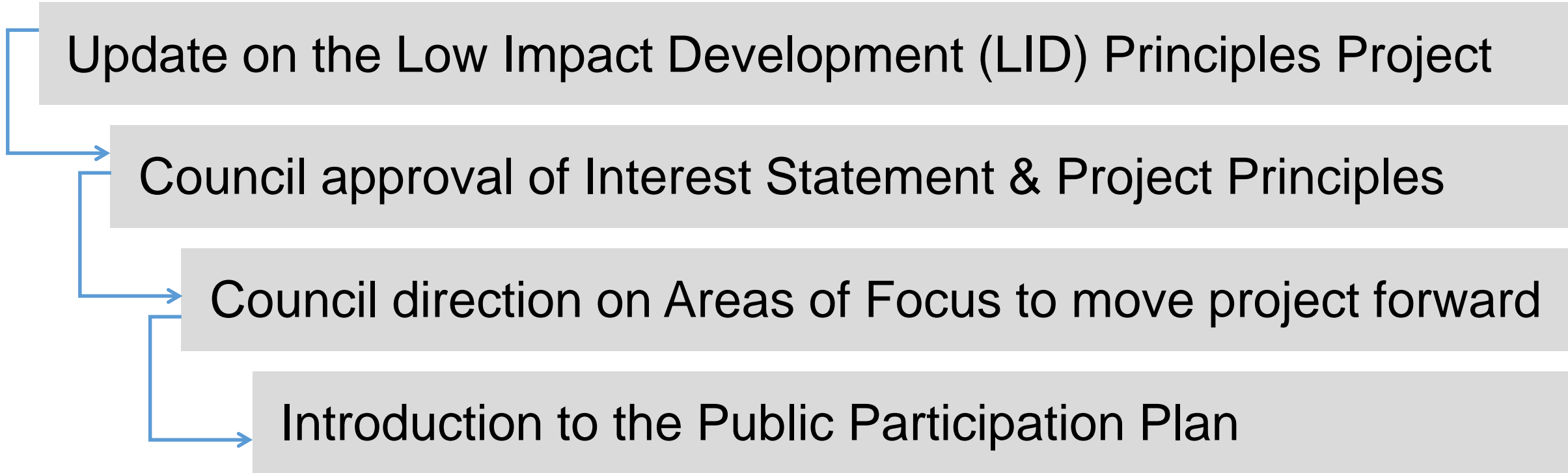
Bellevue City Council

July 6, 2015

Project Manager: Catherine Drews



Tonight's Topics



Why are We Doing This?

NPDES Permit Requirement

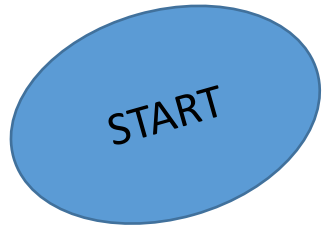
CONTROLLING RUNOFF FROM NEW DEVELOPMENT, REDEVELOPMENT AND CONSTRUCTION SITES

No later than **December 31, 2016**, Permittees shall **review, revise and make effective** their local development-related codes, rules, standards, or other enforceable documents to incorporate and require LID principles and LID BMPs.

The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development. The revisions shall be designed to **minimize impervious surfaces, native vegetation loss, and stormwater runoff** in all types of development situations. Permittees shall conduct a similar review and revision process, and consider the range of issues, outlined in the following document: *Integrating LID into Local Codes: A Guidebook for Local Governments (Puget Sound Partnership, 2012)....*

No metrics provided
– allows Bellevue to determine appropriate measures.

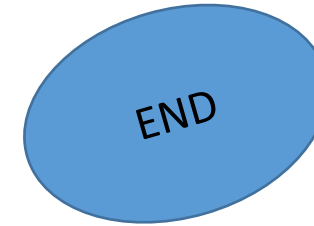
Low Impact Development



LID Principles

Site layout:

- Keep vegetation
- Minimize construction footprint
- Keep impervious surfaces at a minimum
- LID principles may not apply (area and context sensitive)



LID BMPs

Engineering controls:

Clear and Grade

Stormwater controls, such as

- LID rain gardens
- LID pervious pavement
- LID bioretention facilities
- Detention vaults, ponds

What the LID Principles Project is *not*

- Not about BMPs
- Not about retrofitting
- Not about preventing growth

Considerations for Making LID the Preferred & Commonly Used Approach to Site Development

- A one-size-fits-all approach is inappropriate
- Supporting growth in urban areas is appropriate (GMA & LID)
- Balancing environmental benefits with economic development goals is important

LID Principles Project will Achieve Several Goals

- Support other Council programs, goals, and priorities
 - Example: Minimize native vegetation loss
 - Supports proposed tree canopy goals
 - Reinforces Bellevue's reputation as a "City in a Park"
 - Decreases greenhouse gases through uptake in CO₂
 - Aides salmon recovery
 - Support NPDES permit compliance now and in the future
 - Improved streetscape = improved user experience
-

Proposed Project Interest Statement

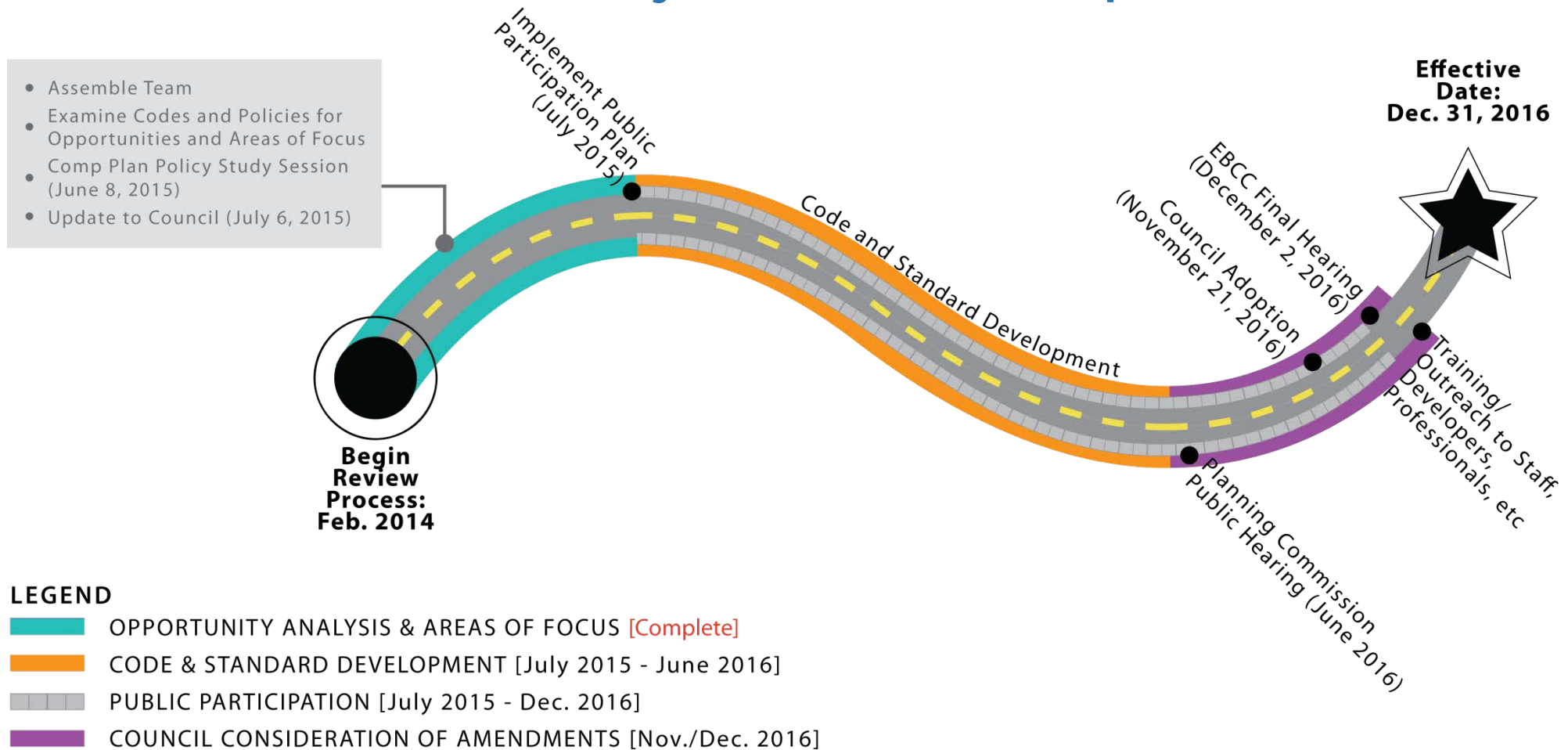
Bellevue has a long history of supporting low impact development principles in its development policies and regulations; from early (1987) sensitive or critical areas protection and long-standing significant tree and maximum impervious surface coverage regulations to the clustering and LID incentive regulations included in the recent (2009) Bel-Red Rezone.

Bellevue supports the objective of maintaining the region's quality of life, including that of making low impact development the preferred and commonly used approach to site development.

Proposed Project Principles

- Bellevue appropriate options (area and context sensitive)
- Recognize and seek to balance competing needs
- Build on existing City Programs
- Engage stakeholders and citizens early
- Maintain Bellevue's compliance record with its NPDES permit

Project Road Map



Low Impact Development Principles Project

Opportunity Analyses Completed

- Comprehensive plan policies
 - Provides necessary support for future actions
- Development-related codes and standards
 - Comprehensive evaluation conducted

Proposed Areas of Focus

- Guides next phase of work and discussions with public, commissions, and boards – *outcome of this work will inform future recommendations*

LAND USE CODE

- Evaluate use of LID early in the site design process
- Reduce impervious surface coverage
- Preserve and enhance tree canopy
- Improve options for clustering development

TRANSPORTATION CODE AND DESIGN STANDARDS

- Reduce impervious surfaces in rights-of-way
- Enhance tree canopy in transportation facilities

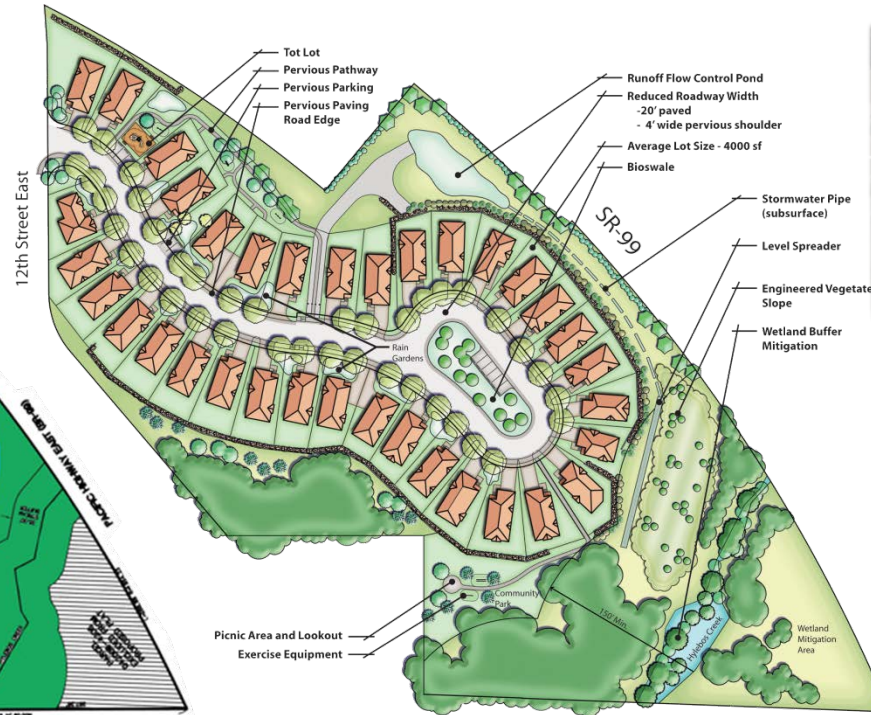
Area of Focus: Site Design

THE MEADOW ON THE HYLEBOS, PIERCE COUNTY

Conventional Plat



Low Impact Development Plat



2015 Meadow on the Hylebos Aerial



Area of Focus: Reduce Impervious Surface



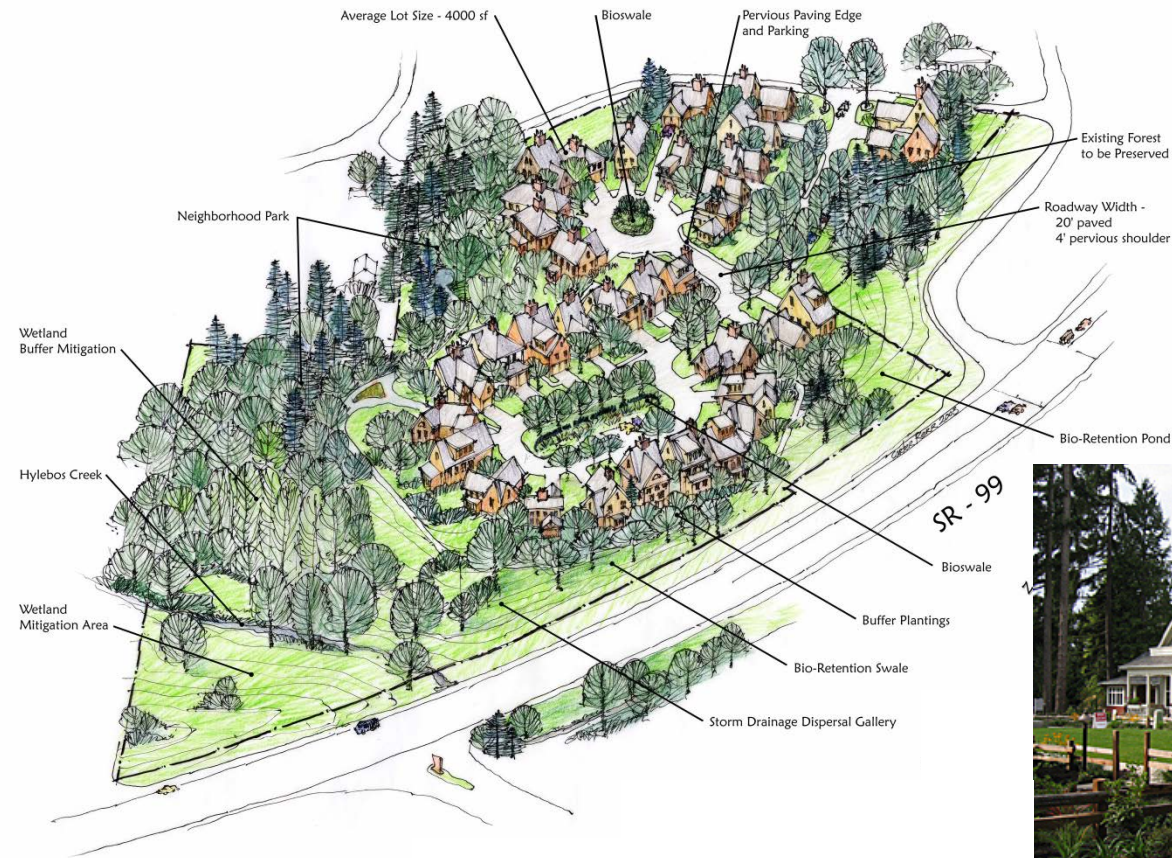
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Area of Focus: Tree Preservation and Canopy Enhancement



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Area of Focus: Clustering Development



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Area of Focus: Enhance Tree Canopy in Transportation Facilities



Low Impact Development
Principles Project

Draft Public Participation Plan

- Provide clear information and opportunities for comment
- Conduct workshops and open houses in different locations to facilitate participation
- Harness energy and knowledge of broad range of stakeholders
- Create transparent process with readily available information



Next Steps

- Council input and approval of Areas of Focus July 2015
- Council input and approval of Project Principles July 2015
- Execute contract July 20, 2015
- Begin public participation process July 2015
- Report out to boards & commissions July 2015 – Sep 2016
- Report back to Council Fall 2016

Questions?

