

# PROJECT MEMO



**TO:** Catherine Drews, City of Bellevue  
**FROM:** Brittany Port, AICP and Wayne E. Carlson, AICP, LEED AP  
**DATE:** March 9, 2017  
**PROJECT NO.:** 2130786.30  
**PROJECT NAME:** Bellevue LID Code Integration

**SUBJECT:** Project Summary Memorandum

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## **INTRODUCTION**

This memorandum is intended to be submitted with the City of Bellevue's NPDES Annual Report to summarize the City's compliance with Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit) that requires the integration of low impact development (LID) principles into local codes and enforceable standards.<sup>1</sup>

This memorandum summarizes the project intent, staff outreach, the code and standards review process, public outreach, the codes and standards revision process, and the amendments that were adopted.

## **PROJECT INTENT**

At the City's request, AHBL staff reviewed the Bellevue City Code (BCC) and Bellevue Land Use Code (LUC), as well as the City's other relevant enforceable documents and standards, for compliance with Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit).<sup>2</sup> The Permit requires that the City evaluate its development codes and standards to identify impediments to making low impact development (LID) the preferred and commonly used approach to stormwater management. In addition, Special Condition S5.C.4.f.i. of the Permit requires that the City demonstrate that its development code and standards "...minimize[s] impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations."

Because the Permit does not establish specific thresholds or standards for minimizing impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations, the City hired AHBL to help it address the requirements of Special Condition S5.5.4.f. of the Permit. Throughout the update process, AHBL staff relied on their professional judgement and experience in using and reviewing development codes and standards for jurisdictions throughout Western Washington to make their recommendations. The review and revision process was consistent with *Integrating LID in to Local Codes: A Guidebook for Local Governments* (Puget Sound Partnership 2012), which AHBL authored.

## **STAFF OUTREACH AND CODE AND STANDARDS REVIEW PROCESS**

Throughout the process, AHBL staff worked with Catherine Drews, Assistant City Attorney, who was the Project Manager, and Paul Bucich, Assistant Director of Engineering for the City's Utilities Department. Collectively this group is the Project Team.

### Kick-Off

Working with Catherine, AHBL staff facilitated two kick-off meetings in January 2014, for City staff who were directly involved in project review and code and policy review process. This included staff from a variety of disciplines, including Land Use, Utilities, Fire, Transportation and Right of Way, Parks, and Neighborhood

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<sup>1</sup> The text of Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit) is found in Attachment I of this memorandum.

<sup>2</sup> The text of Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit) is found in Attachment I of this memorandum.



Outreach. During the kick-off meetings, AHBL staff presented an overview of the Permit requirements and discussed with staff preliminary code topics the Project Team could consider exploring as potential code amendments to ensure consistency with the intent and requirements of Special Condition S5.C.4.f

### Opportunity Analysis

City staff made available to AHBL copies of the City's enforceable development codes, policies, and standards listed in Attachment II of this memorandum. AHBL staff then prepared an analysis that examined gaps or opportunities related to how well those codes, policies, and standards met the intent of Special Condition S5.C.4.f. of the Permit. The opportunity analysis identified opportunities to better align the City's codes and standards with LID principles.

AHBL staff found that the City's codes and standards were mostly supportive the objectives of Special Condition S5.C.4.f of the Permit and few barriers existed within the City's code to the use of LID, as evidenced by the number of LID facilities that have been installed in Bellevue prior to the code update work, and the City's other planning efforts such as the Environmental Stewardship Initiative which includes a 40% tree canopy goal citywide. Opportunities were identified to within the City's Comprehensive Plan, Land Use Code and Transportation Code and Design Standards to further support the requirements in Special Condition S5.C.4.f. Within the City's Comprehensive Plan, some minor changes were suggested to eliminate potential or perceived barriers to meeting the requirement. Amended or new policy language for was recommended for 16 policies in the Comprehensive Plan. Opportunities for amendments to Land Use Code and Transportation Codes were also identified related to the following:

- Land Use Code
  - Evaluate the use of LID principles (and BMPs) 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 road rights-of-way
  - Enhance tree canopy in transportation facilities

These identified opportunities formed the basis of the City's "Area of Focus" for the LID Principles Project, approved by the Bellevue City Council under the directive that any changes to the City's codes and standards be guided by the following principles:

- Bellevue Appropriate. Proposed amendments to Bellevue's development codes and standards will be area and context sensitive. A one-size-fits-all is inappropriate. Attention will be paid to the differing levels of urban development, watershed conditions, impervious surface coverage, tree canopy coverage, and areas of direct discharge. Proposed amendments, where feasible, will provide flexibility, incentives, and innovation in achieving the goal of making LID the preferred and commonly used approach to site development in Bellevue.
- Engage Stakeholders. Provide a public participation process that seeks and includes input from a wide range of stake holders. The process will provide opportunities for interested stakeholders to learn about LID principles, participate in developing options, and provide meaningful and informed comments.
- Maintain Bellevue's Compliance Record with the NPDES Stormwater Permit. The LID principles project shall be timely completed to ensure compliance with the requirement that amendments are effective by December 31, 2016.
- Build on Existing Information and Programs. The LID Principles Project will build on existing City information and programs to develop and evaluate options to make LID the preferred and commonly used approach to site development.
- Recognize and Seek to Balance Competing Needs. The LID Principles Project will recognize and seek to balance competing laws applicable to development and redevelopment, by considering and developing effective, innovative, flexible, and/or area-specific options. The LID Principles Project will also recognize



that supporting growth in urban areas is appropriate and that balancing environmental benefits with economic development goals is important.

### **Public Outreach**

To respond to the Bellevue City Council's project principle of engaging stakeholders, AHBL prepared a Public Participation Plan that included numerous opportunities and methods for stakeholders to participate in the process and provide input on potential code and standard revisions. The outreach included:

- A website with educational information on the project, as well as an updated project schedule and links to project documents. Interested parties could register for alerts when new information or events were scheduled. Also, the public could send emails through the webpage and could directly leave comments using the webpage.
- The Project Team provided informational briefings on the project at public meetings to the following commissions:
  - Bellevue City Council
  - Planning Commission
  - Environmental Services Commission
  - Transportation Commission
  - Parks and Community Services Board
  - East Bellevue Community Council
- Four public workshops held throughout the City to educate the public on the project and solicit public input on the "Areas of Focus."
- Four public open houses held throughout the City to solicit public input on the draft code and standard amendments.
- Meetings with stakeholder groups such as the Master Builders Association of King and Snohomish Counties.
- The Project Team utilized the City's social media resources, including Twitter, Facebook, and NextDoor, as well as traditional print media to keep the public informed about the project and upcoming events and meetings.

Over the course of the project, the Project Team received over 100 comments from the public.

### ***CODE AND STANDARDS REVISIONS AND PUBLIC OUTREACH PROCESS***

#### **Code and Standards Revisions**

Based on the results of the public workshops and staff review of the opportunity analysis, AHBL staff finalized the opportunity analysis and began drafting proposed amendments to City plans, regulations, and specifications. AHBL staff also reviewed how other neighboring cities addressed Permit requirements, while developing drafts of Bellevue-appropriate amendments to integrate LID principles into the City's codes and standards. These drafts utilized underlined and stricken code language for recommended amendments to the City of Bellevue's codes, policies, and enforceable standards.

#### **Staff Review and Comment**

AHBL met with City staff on several occasions to review the proposed amendments and solicit feedback on the draft code amendment language and topics. The Project Team formed small groups of City staff with particular expertise in each "Areas of Focus" topic. Small groups were convened to review impervious surface proposals, tree retention proposals, clustering proposals, and site design proposals. Staff members involved in reviewing codes and standards are included below by topic. AHBL staff then revised the amendments based on valuable staff feedback.



Participants Name	Job Title	Department	LID Principle Small Group
Bob Snyder	Building Plans Examiner	Development Services Department	Site Design Team
Brian Breedon	Operations & Maintenance Manager	Transportation	Impervious Surfaces Reduction Team
Chris Dreaney	Development Review Manger (retired)	Transportation	Clustering Team; Site Design Team
Dan Dewald	Park Resource Manager	Parks/Natural Resources	Tree Preservation & Enhancement Team
David Pyle	Senior Land Use Planner, Environmental Team	Development Services Department	Impervious Surfaces Reduction Team; Tree Preservation & Enhancement Team
David Wong	Associate Land Use Planner	Development Services Department	Tree Preservation & Enhancement Team
Erica Rhett	Senior Planner	Planning and Community Development	Impervious Surfaces Reduction Team
Ken Carlson	Fire Marshall	Fire	Impervious Surfaces Reduction Team; Clustering Team; Site Design Team
Kevin McDonald	Senior Planner	Transportation	Impervious Surfaces Reduction Team
Kit Paulsen	Watershed Planning Supervisor	Utilities/Engineering	Impervious Surfaces Reduction Team; Tree Preservation & Enhancement Team
Mark Dewey	Senior Utilities Review Professional	Utilities	Site Design Team
Melissa Kerson	Street Tree Program Forester	Parks	Tree Preservation & Enhancement Team
Michael Paine	Environmental Planning Manager (retired)	Development Services Department	Clustering Team
Mike McCormick-Huentelman	Neighborhood Outreach Manager	Planning and Community Development	Impervious Surfaces Reduction Team; Tree Preservation & Enhancement Team



Molly Johnson	Development Review Manager	Transportation	Impervious Surfaces Reduction Team; Tree Preservation & Enhancement Team
Nicholas Matz	Senior Planner	Planning and Community Development	Impervious Surfaces Reduction Team
Patricia (Trish) Beyer	Code Program Manager	Development Services Department	Impervious Surfaces Reduction Team
Patti Wilma/Bradley Calvert	Project Development Manager	Planning and Community Development	Impervious Surfaces Reduction Team
Paul Andersson	Environmental Compliance Strategy	Planning and Community Development	Tree Preservation & Enhancement Team
Rick Watson	Water Resource Engineer	Utilities/Engineering	Clustering Team
Sally Nichols	Senior Land Use Planner	Development Services Department	Tree Preservation & Enhancement Team
Scott MacDonald	Associate Planner	Planning and Community Development	Impervious Surfaces Reduction Team
Scott Taylor	Design/Construction Manager	Utilities	Site Design Team
Sean Wells	Development Review Manager	Utilities/Engineering	Clustering Team
Titus Butcher	Right-of-way Engineer	Transportation	Impervious Surfaces Reduction Team
Tom Kuykendall	Community Service Supervisor	Parks	Impervious Surfaces Reduction Team; Tree Preservation & Enhancement Team
Tom McFarlane	Clear & Grade Supervisor	Development Services Department	Tree Preservation & Enhancement Team; Clustering Team; Site Design Team

### Public Review and Comment

Stakeholder involvement is an important element for the successful preparation of amendments to the City's codes and standards to facilitate the use of LID principles and BMPs. AHBL prepared public engagement materials such as boards, PowerPoint presentations, and other educational materials that were used during the public participation events such as the four public workshops and open houses. Some of the boards were



information, others were used as tools for soliciting public feedback. At the workshops and public open houses, AHBL and City staff solicited feedback on comment cards and through dot exercises.

Certain organizations were also targeted for feedback including the Bellevue Chamber of Commerce and the Master Builders Association of King and Snohomish Counties (MBA). At the request of the MBA, AHBL and City staff presented the code amendment proposals at one of their monthly meetings, and, following the briefing, convened interviews with several members for more in depth feedback on the proposals. At the Planning Commission Public Hearing on September 13, 2016, David Hoffman, King County Government Affairs Manager for the Master Builders spoke in favor of the code amendments as proposed by the Planning Commission, staff, and AHBL.

### **CODE ADOPTION PHASE**

Adoption of Comprehensive Plan policy amendments occurred in the fall of 2014, as a part of the City's eight-year periodic comprehensive plan update.

Adoption of the LID code amendments began in Spring 2016 and culminated with adoption on November 21, 2016. The following summarizes the study sessions and public hearings before the Planning Commission, East Bellevue Community Council, Transportation Commission and City Council related to the Ordinances No. 6318, 6319, 6321 and 6323 (amending chapters 23.76, 14.60, 20.20, 20.25, Part 20.30D, 20.50, and 24.06 of the Bellevue City and Land Use Codes to comply with the National Pollution Discharge and Elimination System Western Washington Phase II Municipal Stormwater Permit):

- May 25, 2016: The Planning Commission held a study session to consider proposed code amendments to incorporate Low Impact Development principles and best management practices.
- June 2, 2016: City staff issued notice of application for the LID code amendments pursuant to the State Environmental Policy Act (SEPA). A Determination of Non-Significance under the State Environmental Policy Act (SEPA). The SEPA appeal period ended on October 31, 2016. No appeals were filed.
- June 7, 2016: The East Bellevue Community Council held a study session to consider proposed code amendments to incorporate Low Impact Development principles and best management practices as they relate to the jurisdiction of the East Bellevue Community Council.
- June 9, 2016: The Transportation Commission held a study session to consider the proposed amendments to the transportation code and standards to incorporate Low Impact Development principles and best management practices.
- June 13, 2016: Pursuant to the Washington State Growth Management Act, city staff issued a notice of intent to adopt land use code amendments, and provided 60 days for state agencies to review and comment on the proposed amendments.
- June 22, 2016: The Planning Commission held a second study session to consider proposed code amendments to incorporate Low Impact Development principles and best management practices.
- July 7, 2016: The City's Environmental Coordinator issued a Determination of Non-Significance under the State Environmental Policy Act (SEPA). No appeals were filed.
- July 13, 2016: The Planning Commission held a third study session to consider proposed code amendments to incorporate Low Impact Development principles and best management practices.
- July 14, 2016: The Transportation Commission held a public hearing on the proposed code amendments to the transportation code and standards to incorporate Low Impact Development principles and best



management practices. The Transportation Commission voted to recommend approval of the code amendments, as proposed, to the Bellevue City Council.

- July 27, 2016: The Planning Commission held a public hearing on the proposed code amendments to incorporate Low Impact Development principles and best management practices. The public hearing was continued until September 14, 2016.
- September 14, 2016: The Planning Commission continued the public hearing on the proposed code amendments to incorporate Low Impact Development principles and best management practices. In this hearing, the Planning Commission made some changes to the proposed amendments, and voted to not recommend amending the tree retention proposals in their transmittal to the Bellevue City Council. Instead, the Planning Commission recommended the Council consider waiting to adopt new tree retention requirements after completion of a city-wide planning initiative to determine desired tree canopy goals on a neighborhood by neighborhood basis. The Planning Commission then voted unanimously to recommend approval of the proposed code amendments, as amended at the Public Hearing, to the Bellevue City Council.
- October 10, 2016: a Council study session was held, and Council provided direction to staff related to proposed revisions to the amendment package.
- October 24, 2016: a second Council study session was held. Council directed staff to look into whether or not the impervious surface limit for non-residential uses in residential zones (including schools and churches) would still stand. Council also considered proposed code changes specific to LID best management practices, for the Storm and Surface Water Code (Ch. 24.06 BCC), and the Clearing and Grading Code (Ch. 23.76 BCC).
- November 21, 2016: the City Council adopted proposed code amendments incorporate Low Impact Development principles and best management practices.
- December 6, 2016: the East Bellevue Community Council adopted proposed code amendments to incorporate Low Impact Development principles.





## **ATTACHMENT I – PHASE II PERMIT REQUIREMENTS**

*From the Western Washington Phase II Municipal Stormwater Permit – August 1, 2013, Modified January 16, 2015:*

### **S5. STORMWATER MANAGEMENT PROGRAM FOR CITIES, TOWNS, AND COUNTIES**

[...]

- C. The SWMP shall include the components listed below. To the extent allowable under state or federal law, all components are mandatory for city, town or county Permittees covered under this permit.

[...]

#### **4. Controlling Runoff from New Development, Redevelopment and Construction Sites**

[...]

##### **f. Low impact development code-related requirements.**

- i. No later than December 31, 2016, 23 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).

- ii. [...], each Permittee shall submit a summary of the results of the review and revision process in (i) above with the annual report due no later than March 31, 2017. [...]

This summary shall include, at a minimum, a list of the participants (job title, brief job description, and department represented), the codes, rules, standards, and other enforceable documents reviewed, and the revisions made to those documents which incorporate and require LID principles and LID BMPs. The summary shall include existing requirements for LID principles and LID BMPs in development-related codes. The summary shall be organized as follows:

- (a) Measures to minimize impervious surfaces;
- (b) Measures to minimize loss of native vegetation; and
- (c) Other measures to minimize stormwater runoff.





## ***ATTACHMENT II – CITY CODES AND STANDARDS REVIEWED***

City of Bellevue Comprehensive Plan policies found in the following Elements in Volume 1:

- Land Use
- Utilities
- Transportation
- Environment
- Parks, Open Space and Recreation
- Urban Design
- Housing
- Economic Development

City of Bellevue Comprehensive Plan policies found in the following Subarea Plans in Volume 2:

- Bel-Red
- Downtown Bellevue
- Newcastle

City of Bellevue Municipal Code

- Title 1 General Provisions
- Title 14 Transportation Guide
- Title 20 Land Use Plan
- Title 21 Comprehensive Plan
- Title 22 Development Code
- Title 23 Construction Code
- Title 24 Utilities Code

Development Services Handouts

Fire Department Development Standards

Critical Areas Handbook

Clearing and Grading Development Standards

Inspection and Construction Guidelines

Transportation Design Standards

Utilities Surface Water Design Standards

Jurisdiction: Bellevue

Table 1 – Comprehensive Plan Policies Volume 1

Policy reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
UT-13	N/A	Adopted new policy		<u>Consider Low Impact Development principles to minimize impervious surfaces and native vegetation loss on all infrastructure improvement projects.</u>	✓	✓	✓
UT-22	Participate in regional watershed based efforts with the goals of achieving local watershed health and addressing Endangered Species Act issues, and strive to manage the city’s storm and surface water system within a system wide, watershed based context.	Amended existing comp plan policy	<p>Amended existing comprehensive plan policy to improve clarity, including separating these two independent issues into two sub-categories. Changing the second ‘watershed’ term to “drainage basin” provides consistency with NPDES permit terminology. Dropping the word ‘city’s’ would better convey that the storm system is comprised of both public and private elements. The changed words avoid confusion and conflict with the language of the NPDES permit.</p> <p>Watershed-scale stormwater planning supports the goals of low impact development and Ecology’s interest in watershed based analysis.</p>	<p><u>1) Participate in regional watershed based efforts with the goals of achieving local watershed health and addressing Endangered Species Act issues,</u><del>and</del>.</p> <p><u>2) Strive</u> <del>strive</del> to manage the <del>city’s</del> storm and surface water system within a system wide, watershed based context.</p>			✓
UT-38	N/A	Adopted new policy	Connects the use of low impact development to how stormwater is managed.	<u>Encourage the use of low impact development and stormwater best management practices to manage stormwater runoff, which may result in smaller facilities constructed on- and off-site for flow control, conveyance, and water quality.</u>	✓	✓	✓

Policy reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
TR-139 (New)	N/A	Developed new comp plan policy	<p>Developed new comprehensive policy because existing policy language in the Transportation Element does not address stormwater impacts of transportation facilities or Special Condition S5.C.4.f.</p> <p>The intent is to have a policy that addresses larger environmental protection (including stormwater management) while providing the basis for “balancing” statewide mandates that sometimes conflict in different areas of the City. Recent subarea plans, such as the Bel-Red Subarea Plan, do a good job of addressing these issues in the subarea, but a citywide policy would be good.</p>	<u>Develop the City’s transportation system in a manner that minimizes environmental and neighborhood impacts, while addressing the City’s long-term transportation and land use objectives.</u>			✓
TR-144 (New)	N/A	Adopted new policy	<p>Adopted new comprehensive policy because existing policy language in the Transportation Element does not address stormwater impacts of transportation facilities or Special Condition S5.C.4.f.</p>	<u>Incorporate natural drainage practices into transportation projects where effective and feasible.</u>			✓
EN-46	N/A	Adopted new policy	Adopted new policy consistent with requirement of Phase II NPDES Permit for Western Washington	<u>Make low impact development the preferred and commonly-used approach to site development to minimize impervious surfaces, native vegetation loss, and stormwater runoff.</u>	✓	✓	✓
EN-49 (New)	N/A	Adopted new comp plan policy	Adopted new policy to encourage the use of low impact development through education and	<u>Provide education and incentives to support the implementation of low impact development practices and holistic site planning.</u>	✓	✓	✓

Policy reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
			incentives.				
UD-9	Use site design, landscaping, and appropriate lighting to reduce the visual impact of parking lots to public areas.	Amended existing comp plan policy	Amended existing comprehensive policy to add language that encourages LID practices within parking lots in support of the site and building design policy for reducing the environmental impact of parking lots.	Use site design, <u>water efficient</u> landscaping, <u>stormwater management practices</u> and appropriate lighting to reduce the visual <u>and environmental</u> impact of parking lots to public areas.			✓
UD-20	Preserve and encourage open space as a dominant element of the community's character.	Amended existing comp plan policy	Amended existing comprehensive policy to encourage minimizing impervious surfaces within open spaces through the use of pervious pavements or limiting the amount of pavement.	Preserve and encourage open space as a dominant element of the community's character. <u>Minimize paved surfaces within open spaces and utilize permeable surfaces where appropriate.</u>	✓		✓
UD 37	N/A	Adopted new policy	Adopted new policy that supports low impact development by reducing environmental impacts associated with large paved surfaces.	<u>Use site design, water efficient landscaping and stormwater management practices to reduce the environmental impact of impervious surfaces.</u>	✓	✓	✓
UD-38	Ensure continuous and ample sidewalks along principal, minor, and collector arterials which are integrated with abutting land uses.	Amended existing comp plan policy	Amended existing comprehensive policy to encourage the use of pervious pavements for sidewalk construction.	Ensure continuous and ample sidewalks along principal, minor, and collector arterials which are integrated with abutting land uses. <u>Minimize paved surfaces and utilize permeable surfaces where appropriate.</u>	✓		✓
UD-41 (New)	N/A	Adopted new policy	Adopted new comprehensive policy to acknowledge that the City's neighborhood plans reflect each neighborhood's unique existing conditions and visions for future development and redevelopment.	<u>Design context appropriate stormwater management facilities that reflect the unique character and design elements of the neighborhood in which the site is situated.</u>			✓

Policy reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
UD-42 (New)	N/A	Adopted new policy	Adopted new comprehensive plan policy because low impact development techniques can often best be applied when evaluated early and in conjunction with site design and development decisions.	<u>Encourage consideration of low impact development techniques early in the urban site design and development process.</u>	✓	✓	✓
UD-75	Use urban design features to soften the public right-of-way and sidewalk environment as appropriate. These features include, but are not limited to, street trees, landscaping, water features, raised planter boxes, potted plantings, pedestrian-scaled lighting, street furniture, paving treatments, medians, and the separation of pedestrians from traffic.	Amended existing comp plan policy	Amended existing comprehensive policy to encourage the use of stormwater management facilities within the right-of-way and sidewalk.	Use urban design features to soften the public right-of-way and sidewalk environment as appropriate. These features include, but are not limited to, street trees, landscaping, water features, raised planter boxes, potted plantings, <u>green stormwater infrastructure</u> , pedestrian-scaled lighting, street furniture, paving treatments, medians, and the separation of pedestrians from traffic.			✓

**Table 2 -Transportation Code**  
**Chapter 14.30 Right of Way Use**

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
14.30.080 Right-of-way use permits.	4. Type C permits include but are not limited to: a. Boring; b. Culverts; c. Curb cuts/driveways; d. Drainage facilities; e. Fences; f. Landscaping; g. Painting; h. Sidewalks; i. Street trenching; j. Utility installation.	No changes/ action taken	No revisions proposed; discussion with staff was had regarding whether LID drainage facilities are included within Type C permits. Existing code language does not preclude the use of LID.	N/A			✓

Table 3 - Transportation Code  
Chapter 14.60 Transportation Development Code

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
14.60.110 Street frontage improvements	<p>A. The installation of street frontage improvements is required prior to issuance of a certificate of occupancy for new construction other than single-family homes, or prior to final approval for subdivisions, short subdivisions and PUDs. For additions and remodels to existing buildings see Section 20.20.560 of the Land Use Code.</p> <p>B. Complete street frontage improvements shall be installed along the entire street frontage of the property at the sole cost of the permittee as directed by the review engineer. Street frontage improvements may include curb, gutter, sidewalk, storm drainage, street lighting, traffic signal equipment, utility installation or relocation, landscaping strip, street trees and landscaping, irrigation, street widening, and channelization. Beyond the property frontage, the permittee shall provide ramps from the new sidewalk or walkway to the existing shoulder, and pavement and channelization tapering back to the existing pavement and channelization as needed for safety.</p>	Amended existing code	Amended code to clarify that storm drainage frontage improvements may include bioretention swales or other vegetation-based LID BMPs.	<p>A. The installation of street frontage improvements is required prior to issuance of a certificate of occupancy for new construction other than single-family homes, or prior to final approval for subdivisions, short subdivisions and PUDs. For additions and remodels to existing buildings see Section 20.20.560 of the Land Use Code.</p> <p>B. Complete street frontage improvements shall be installed along the entire street frontage of the property at the sole cost of the permittee as directed by the review engineer. Street frontage improvements may include curb, gutter, sidewalk, storm drainage, street lighting, traffic signal equipment, utility installation or relocation, landscaping strip, street trees and landscaping, irrigation, street widening, and channelization. <u>Storm drainage may include bioretention swales or other vegetation-based LID BMPs.</u> Beyond the property frontage, the permittee shall provide ramps from the new sidewalk or walkway to the existing shoulder, and pavement and channelization tapering back to the existing pavement and channelization as needed for safety.</p>	✓		✓
14.60.120 Landscaping in right-of-way, easements and access tracts.	<p>C. Preservation of Existing Street Trees and Landscaping.</p> <p>1. Retention of existing vegetation may be required along city streets.</p> <p>2. Wherever it is necessary to remove or relocate plant materials from the right-of-way in connection with the widening of the street or highway, the paving of a sidewalk, or the installation of ingress or egress, the property owner shall replant such trees or replace them according to city standards.</p> <p>3. Any landscaping in the right-of-way which is disturbed by construction activity on private property shall be replaced or restored to its original condition by the property owner.</p>	Amended existing code	Amended code to require the use of native plant species when retention of the existing vegetation is not feasible.	<p>C. Preservation of Existing Street Trees and Landscaping.</p> <p>1. Retention of existing vegetation may be required along city streets. <u>When retention is not feasible, native plant species, or species with a proven ability to survive in an urban environment are preferred for landscaping.</u></p> <p>2. Wherever it is necessary to remove or relocate plant materials from the right-of-way in connection with the widening of the street or highway, the paving of a sidewalk, or the installation of ingress or egress, the property owner shall replant such trees or replace them according to city standards.</p> <p>3. Any landscaping in the right-of-way which is disturbed by construction activity on private property shall be replaced or restored to its original condition by the property owner.</p>		✓	✓
14.60.130 Private roads.	<p>A. Private roads shall be contained in an easement or tract and will be allowed when:</p> <p>1. A covenant that provides for maintenance and repair of the private road by property owners has been approved by the city and recorded with King County; and</p> <p>2. The covenant includes a condition that the private road will remain open at all times for emergency and public service vehicles; and</p> <p>3. The private road would not hinder public street circulation; and</p> <p>4. At least one of the following conditions exists:</p> <p>a. The road would ultimately serve no fewer than three lots and no more than nine lots; or</p> <p>b. The road would ultimately serve more than nine lots, and the review engineer and the fire marshal determine that due to physical site constraints or preexisting development no other reasonable access is available. In addition, the proposed private road would be adequate for transportation and fire access needs, and the private road would be compatible with the surrounding neighborhood character; or</p> <p>c. The private road would be part of a commercial or residential planned unit development; or</p> <p>d. The private road would serve commercial or industrial facilities where no circulation continuity is necessary.</p> <p>5. Absent any of the above, public streets are required.</p> <p>B. The design and construction of private roads shall conform to the requirements of the transportation department design manual and the fire department development</p>	No changes/ action taken	No revisions proposed; existing code language addresses the permit requirements by allowing the use of private roads for developments of 3 to 9 lots, less than 3 lots - combined driveways are to be utilized. Private road widths are specified in the Transportation Design Manual and requirements can be modified by the Director.	N/A	✓		

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>standards.</p> <p>C. Private roads shall be designed such that vehicles attempting to enter the private road will not impede vehicles in the travel lane of the public street.</p> <p>D. Combined vehicular access for adjoining properties is encouraged. Joint access shall be established in a tract or easement.</p> <p>E. Access onto arterial streets from private roads may be denied at the discretion of the review engineer if alternate access is available.</p> <p>F. The continued used of a preexisting private road is not guaranteed with the development of a site.</p> <p>G. All abandoned private roads on the street frontage to be improved shall be removed and new curb, gutter and sidewalk shall be installed.</p> <p>H. Private road grade and configuration shall accommodate future street widening as described in adopted city plans and codes to prevent the need for major private road reconstruction.</p> <p>I. No private road shall be approved where undesirable impacts, such as vehicles backing onto the public sidewalk or street, will occur.</p> <p>J. Left turns to and from a private road may be restricted either at the time of development or in the future if such maneuvers are found by the city to be hazardous.</p> <p>K. The requirements of this section may be modified by the director if:</p> <ol style="list-style-type: none"> <li>1. The modification is reasonable and necessary for development of the property; and</li> <li>2. The modification will result in more efficient access to and circulation within the property; and</li> <li>3. The modification will not create a hazardous condition for motorists or pedestrians.</li> </ol>						
14.60.150 Driveways.	C. Combined driveways for adjoining properties are encouraged. Combined driveways or joint access shall be established in a tract or easement.	No changes/ action taken	No revisions proposed; existing code language addresses the permit requirements by allowing the use of combined driveways for reducing impervious surfaces.	N/A	✓		
14.60.170 Street ends.	C. Where the turnaround facility is a circular turnaround a landscaped island delineated by curbing shall be provided in the circular turnaround by the developer. The landscaping shall be maintained by the homeowners' association or adjacent property owners. The developer shall record an agreement to ensure maintenance of the landscaping, either with the recording of the final plat or as a separate document if the development is occurring outside a plat.	Amended existing code	Amended existing code to allow bioretention swales and LID BMPs to be located within landscaped islands.	C. Where the turnaround facility is a circular turnaround a landscaped island delineated by curbing shall be provided in the circular turnaround by the developer. <u>Bioretention swales or other vegetation-based LID BMPs may be located in the landscaped island.</u> The landscaping shall be maintained by the homeowners' association or adjacent property owners. The developer shall record an agreement to ensure maintenance of the landscaping, either with the recording of the final plat or as a separate document if the development is occurring outside a plat.	✓		✓
14.60.190 Nonmotorized facilities.	<p>D. A paved path may be provided in lieu of cement concrete sidewalk when:</p> <ol style="list-style-type: none"> <li>1. The paved path is determined by the city to be of a temporary nature; or</li> <li>2. The city determines that soil or topographic conditions dictate a flexible pavement; or</li> <li>3. The Pedestrian and Bicycle Transportation Plan or other City publications and studies indicate that neighborhood character does not warrant cement concrete sidewalks.</li> </ol>	No changes/ action taken	No revisions proposed; existing code language does not preclude the use of alternative paving techniques for sidewalks.	N/A	✓		



Table 4 - Land Use Code  
Chapter 20.20 - General Development Requirements

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				<p>(38) <del>Impervious</del> Surface limits for legally established nonconforming nonresidential uses and for new allowed nonresidential uses in these residential land use districts shall be 80 percent.</p> <p>(39) Maximum <u>hard surface, maximum</u> impervious surface and maximum lot coverage by structures are independent limitations on allowed development. All areas of lot coverage by structures are included in the calculation of total maximum impervious surface, unless such structures are excepted under LUC 20.20.460. <u>All areas of impervious surface coverage shall be included in the calculation of total maximum hard surface coverage.</u></p> <p>[...]</p> <p>(47) <u>See LUC 20.20.425 for exceptions and performance standards relating to hard surfaces.</u></p> <p>(48) <u>Maximum impervious surface limit only for sites where the use of permeable surfacing techniques is determined to be infeasible according to the criteria in the 2014 Department of Ecology Stormwater Management Manual for Western Washington, now or as hereafter amended.</u></p>			
20.20.025 Intrusions into required setbacks.	<p>A. Signs, Marquees and Awnings. [...]</p> <p>B. Garages/Carports on Slopes. [...]</p> <p>C. Minor Building Elements. [...]</p> <p>D. Rockeries and Retaining Walls. [...]</p> <p>E. Underground Buildings and Buildings Constructed Partially Below Grade. [...]</p>	Amended existing code	Amended existing code to ensure LID BMPs may be utilized within required setbacks.	<p>A. Signs, Marquees and Awnings. [...]</p> <p>B. Garages/Carports on Slopes. [...]</p> <p>C. Minor Building Elements. [...]</p> <p>D. Rockeries and Retaining Walls. [...]</p> <p>E. Underground Buildings and Buildings Constructed Partially Below Grade. [...]</p> <p><u>F. Stormwater BMPs.</u> <u>Where feasible, stormwater BMPs, as required by the 2014 Department of Ecology Stormwater Management Manual for Western Washington, now or as hereafter amended, may be located within setbacks required in LUC 20.20.010, provided they conform to the setback requirements in the City of Bellevue Storm and Surface Water Engineering Standards, now or hereafter amended.</u></p>			✓
<u>20.20.425 Hard surface.</u>	N/A	Added new code section	Added new code section to define “hard surface” for the purpose of the new coverage limit in LUC 20.20.010.	<p><u>A. Purpose.</u> <u>Limits on the total amount of hard surfaces associated with site development are desirable to minimize vegetation loss and limit stormwater runoff, which are impacted by the increased level of surface flow generated by hard surfaces. Live plant foliage and groundcover intercept stormwater by retaining or slowing the flow of precipitation to the ground, and their roots protect soil from erosion. Preservation of naturally vegetated areas is a passive stormwater management tool that effectively reduces watershed function deterioration.</u></p> <p><u>B. Applicability.</u> <u>Hard surfaces are defined in Chapter 20.50 LUC, and shall include all surfaces considered impervious under LUC 20.20.460, as well as permeable pavement surfaces and vegetated roofs. The hard surface limits contained in LUC 20.20.010</u></p>	✓	✓	✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				<p><u>and the standards of this section shall be imposed any time a permit, approval, or review including land alteration or land development including subdivisions, short subdivisions or planned unit developments, a change in lot coverage, or a change in the area devoted to parking and circulation is required by this Code, or by the International Building Code.</u></p> <p><u>C. Exemptions.</u>  <u>The following are exempted from determining maximum hard surface. These exemptions do not apply to any other Land Use Code requirement, including setbacks and limits on maximum lot coverage by structure, building code, utilities code or other applicable City of Bellevue codes or regulations.</u></p> <p><u>1. Decks/Platforms. Decks and platforms constructed with gaps measuring one-eighth inch or greater between boards, so long as the surface below the deck or platform is pervious;</u></p> <p><u>2. Rockeries/Retaining Walls. Rockeries and retaining walls shall be exempt from the maximum impervious surface limits;</u></p> <p><u>3. Stabilization Measures. Shoreline stabilization measures shall be exempt from the maximum impervious surface limits; and</u></p> <p><u>4. Landscape Features. Fences, arbors with lattice or open roof materials and similar structures, individual stepping stones placed in the ground but not cemented or held together with an impervious material, and organic mulch shall be exempt from the maximum impervious surface limits.</u></p> <p><u>D. Performance Standards.</u></p> <p><u>1. Design shall minimize topographic modification. Changes in existing grade outside the building footprint shall be minimized. Excavation shall not exceed 10 feet. Fill shall not exceed five feet subject to the following provisions: all fill in excess of four feet shall be engineered; and engineered fill may be approved in exceptional circumstances to exceed five feet to a maximum of eight feet. Exceptional circumstances are: (a) instances where driveway access would exceed 15 percent slope if additional fill retained by the building foundation is not permitted; or (2) where the five-foot fill maximum generally is observed but limited additional fill is necessary to accommodate localized variations in topography.</u></p> <p><u>2. High-value natural areas, which include, but are not limited to, retained significant trees and their understory and areas of native vegetation, shall be identified during site development. Locations of buildings, roads and infrastructure shall not impact high-value natural areas. Retained significant trees and their understory and areas of native vegetation shall be fenced and adequately protected during construction, consistent with the provisions in Chapter 23.76 BCC. Native plants should be salvaged from areas to be cleared and transplanted to other areas of the site where feasible.</u></p> <p><u>E. Maintenance and Assurance.</u>  <u>Pervious pavement and other hard surface techniques designed to mimic shall be designed by a professional engineer licensed by the State of Washington and the plans are approved by the Director. The Director may require a maintenance plan and long-term performance assurance device to ensure the continued function of the pervious pavement or other technique.</u></p>			
20.20.460 Impervious Surface	A. Purpose Limits on the total amount of impervious surfaces associated with site development are desirable to protect critical areas, which are impacted by the increased levels and rates of surface flow generated by impervious surfaces.	Amended existing code	Amended existing code to require that permeable surfaces be included in the calculation of hard surface	A. Purpose Limits on the total amount of impervious surfaces associated with site development are desirable to protect critical areas <u>and limit stormwater runoff</u> , which are impacted by the increased levels and rates of surface flow generated by	✓		

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>[...]</p> <p>F. Existing Impervious Surfaces. Impervious surfaces legally established on a site prior to August 1, 2006, and which exceed the limits set forth in LUC 20.20.010 and Chapter 20.25 LUC shall not be considered nonconforming. Proposals to increase impervious surface on a site shall conform to the limits of LUC 20.20.010 and Chapter 20.25 LUC; where a site already exceeds the allowed amount of impervious surface, the additional impervious surface shall not be approved unless an equal amount of existing impervious surface is removed such that the net amount of impervious surface is unchanged.</p> <p>G. Innovative Techniques. Surfaces paved with pervious permeable pavement or other innovative techniques designed to mimic the function of a pervious surface shall not be included in the calculation of impervious surface areas, so long as the technique is designed by a professional engineer licensed by the State of Washington and the plans are approved by the Director. The Director may require a maintenance plan and long-term performance assurance device to ensure the continued function of the pervious pavement or other technique</p>		coverage and to include provisions for lots that may be nonconforming due to reduced impervious surface limits.	<p>impervious surfaces. [...]</p> <p>F. Existing Impervious Surfaces. Impervious surfaces legally established on a site prior to <del>August 1, 2006</del><u>December 31, 2016</u>, and which exceed the limits set forth in LUC 20.20.010 and Chapter 20.25 LUC shall not be considered nonconforming. Proposals to increase impervious surface on a site shall conform to the limits of LUC 20.20.010 and Chapter 20.25 LUC; where a site already exceeds the allowed amount of impervious surface, the additional impervious surface shall not be approved unless an equal amount of existing impervious surface is removed such that the net amount of impervious surface is unchanged.</p> <p>G. Innovative Techniques. Surfaces paved with <del>pervious</del> permeable pavement or other innovative techniques designed to mimic the function of a pervious surface shall not be included in the calculation of impervious surface areas, so long as the technique is designed by a professional engineer licensed by the State of Washington and the plans are approved by the Director. <u>These surfaces, however, shall be included in the calculation of maximum hard surface areas.</u> The Director may require a maintenance plan and long-term performance assurance device to ensure the continued function of the <del>pervious permeable</del> pavement or other technique</p>			
20.20.520 Landscape Development	<p>A. Purpose Landscape development, including retention of significant trees, as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City.</p> <p>B. Applicability The requirements of this section shall be imposed any time a permit, approval, or review including land alteration or land development including subdivisions, short subdivisions or planned unit developments, a change in lot coverage or impervious surface, or a change in the area devoted to parking and circulation is required by this Code, or by the International Building Code, as adopted and amended by the City of Bellevue. However, this section does not apply to a permit for a single-family dwelling, unless restrictions on the removal of significant trees on individual single-family lots have been imposed through prior City approval.</p> <p>[...]</p> <p>F. Site Landscaping [...]</p> <p>6. Existing Vegetation in Lieu of Landscape Development. If the proposal is located within the Critical Areas Overlay District, the Director shall waive the planting requirements of paragraphs F.1 and F.2 of this section and shall require the use of native vegetation that exists within a critical area or within a critical area buffer in lieu of landscape development if the width of that existing vegetated area equals at least twice the dimension required by paragraph F.1 or F.2 of this section. Supplemental landscaping may be added adjacent to a setback to create the necessary width.</p> <p>[...]</p> <p>I. Species Choice The applicant shall utilize plant materials which complement the natural character</p>	No changes/ action taken	No revisions proposed; existing code language requires the use of native plant species.	N/A		✓	

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>of the Pacific Northwest, and which are adaptable to the climatic, topographic, and hydrologic characteristics of the site, and shall include at least 50 percent native species in the required plantings. If the subject property is within the Critical Areas Overlay District, the applicant shall utilize plant species as specified by the Director which enhance that critical area and critical area buffer. In selecting species, the applicant should utilize plant materials which reduce or eliminate the need for fertilizers, herbicides, or other chemical controls, especially for properties within the Critical Areas Overlay District. Plant materials may not include noxious weeds or species, as designated by the Director.</p> <p>J. Alternative Landscaping Option</p> <ol style="list-style-type: none"> <li>The applicant may request a modification of the landscaping requirements set forth in subsections E through I of this section; provided, however, that modification of the provisions of paragraph F.6 of this section may not allow disturbance of a critical area or critical area buffer.</li> <li>The Director may administratively approve a modification of the landscaping requirements of this chapter if: <ol style="list-style-type: none"> <li>The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of this section; and</li> <li>The proposed landscaping complies with the stated purpose of this section (subsection A), and with the purpose and intent of paragraphs F.1 and G of this section; and</li> <li>If a modification of any paragraph excluding subsection E of this section is requested, the proposed landscaping either: <ol style="list-style-type: none"> <li>Incorporates the increased retention of significant trees and naturally occurring undergrowth; or</li> <li>Better accommodates or improves the existing physical conditions of the subject property; or</li> <li>Incorporates elements to provide for wind protection or to maintain solar access; or</li> <li>Incorporates elements to protect or improve water quality; or</li> <li>Incorporates native species in a design that better buffers a critical area and critical area buffer from uses on the site, including parking.</li> </ol> </li> <li>If a modification of subsection E of this section is requested, the proposal either: <ol style="list-style-type: none"> <li>Incorporates the retention of significant trees equal in number to what would otherwise be required, or</li> <li>Incorporates the retention of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site.</li> </ol> </li> </ol> </li> </ol>						
20.20.590 Parking, circulation, and walkway requirements	<p>K. Parking Area and Circulation Improvements and Design</p> <p>1. Materials. A parking and circulation area must be hard-surfaced and conform to any applicable City of Bellevue Development Standards as now or hereafter amended. For purposes of this section, the term hard-surfaced includes pavers, stones, bricks or other similar materials placed to support vehicle circulation, but also allow rain and other water to penetrate the surface (i.e., “grasscrete”). Hard-surfaced also includes innovative pavement techniques approved pursuant to LUC 20.20.460.G. Existing legally established parking areas within critical areas and critical area buffers are exempt from the requirement to use hard-surfaced materials. The Director of the Development Services Department may approve a gravel surface for parking and circulation areas used on a temporary basis during construction pursuant to paragraph</p>	No changes/ action taken	No revisions proposed; existing code language permits pervious materials in hard-surface parking lot material requirements.	N/A	✓		

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	K.10 of this section.						
20.20.590 Parking, circulation, and walkway requirements	K. Parking Area and Circulation Improvements and Design ... 8. Internal Walkways ... c. Design Criteria. Except as otherwise specified in Part 20.25A LUC, internal walkways provided pursuant to this section must be designed and installed in conformance with the following: i. Surface Materials. Internal walkways must be paved with hard-surfaced material such as concrete, asphalt, stone, brick, tile, etc. Only nonskid paving may be used in walkway construction.	Amended existing code	Amended existing code to allow internal walkways to be paved with permeable pavement.	K. Parking Area and Circulation Improvements and Design ... 8. Internal Walkways ... c. Design Criteria. Except as otherwise specified in Part 20.25A LUC, internal walkways provided pursuant to this section must be designed and installed in conformance with the following: i. Surface Materials. Internal walkways must be paved with hard-surfaced material such as concrete, asphalt, stone, brick, tile, <u>permeable pavement</u> etc. Only nonskid paving may be used in walkway construction.	✓		
20.20.900 Tree retention and replacement	A. Purpose. Retention of significant trees as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the City, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City.	No changes/ action taken	No revisions proposed; existing code language identifies impacts to the storm drainage system and water resources as one of the main reasons to retain native vegetation.	N/A		✓	
20.20.900 Tree retention and replacement	D. Retention of Significant Trees for Subdivisions, Short Subdivisions, Planned Unit Development, Change in Lot Coverage, or Change in the Area Devoted to Parking and Circulation, Excluding Areas Located in the R-1 Land Use District in the Bridle Trails Subarea and for New or Expanding Single-Family Structures. 1. Perimeter Landscaping Area. In the required perimeter landscaping area, as set forth in LUC 20.20.520.F.1, the applicant shall retain all significant trees which will not constitute a safety hazard. For properties located in Bel-Red Land Use Districts, refer to perimeter landscape development at LUC 20.25D.110. 2. Site Interior. a. In areas of the site other than the required perimeter landscaping area, the applicant must retain at least 15 percent of the diameter inches of the significant trees existing in this area; provided, that alder and cottonwood trees' diameter inches shall be discounted by a factor of 0.5. In applying the requirement for retention of significant trees, the Director shall consider the preservation of the following types of significant trees a priority: i. Healthy significant trees over 60 feet in height; ii. Significant trees which form a continuous canopy; iii. Significant trees which contribute to the character of the environment, and do not constitute a safety hazard; iv. Significant trees which provide winter wind protection or summer shade; v. Groups of significant trees which create a distinctive skyline feature; and vi. Significant trees in areas of steep slopes or adjacent to watercourses or wetlands. b. The Director may approve retention of trees which do not meet the definition of significant trees as a contribution toward the sum of the diameter inches required under subsection D.2.a of this section if a group of trees and its associated undergrowth can be preserved.	No changes/ action taken	No revisions proposed; existing code language requires the retention of significant trees during development.	N/A		✓	

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>3. For subdivisions, short subdivisions, and planned unit developments, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing on the total site area of the development; provided, that alder and cottonwood trees' diameter inches shall be discounted by a factor of 0.5.</p> <p>4. Exemption. The provisions of this subsection which require retention of significant trees are not applicable in any Downtown Land Use District.</p> <p>5. The applicant shall utilize tree protection techniques approved by the Director during land alteration and construction in order to provide for the continual healthy life of retained significant trees.</p> <p>6. Reduced Parking Bonus. If the proposed landscape plan incorporates the retention of significant trees above that required by this section, the Director may approve a reduction of up to 10 percent of the required number of parking spaces if adequate parking will remain on the subject property, and if land area for the required number of spaces remains available for future development on the subject property.</p>						
20.20.900 Tree retention and replacement	<p>E. Retention of Significant Trees in the R-1 Land Use District in the Bridle Trails Subarea for any Type of Land Alteration or Development.</p> <p>1. Permit Required. As required by BCC 23.76.025.A.7, a clearing and grading permit must be obtained from the City prior to the removal of any significant tree from any lot in the R-1 Land Use District in the Bridle Trails Subarea. The applicant may request a vegetation management plan to cover all proposed tree removal activities within a three-year period. In addition, for the removal of more than two significant trees within any three-year period, the requirements of subsections E.2 and E.3 below apply.</p> <p>2. Perimeter Tree Retention Requirement. For all lots in the R-1 Land Use District in the Bridle Trails Subarea, all significant trees which do not constitute a safety hazard within the first 20 feet adjacent to all property lines shall be retained. Area devoted to access and sight areas as defined in the Transportation Code (Chapter 14.06 BCC), and area to be cleared for required roads, utilities, sidewalks, trails, or storm drainage improvements is exempt from this requirement. In the event this requirement conflicts with minimum setback requirements for structures (LUC 20.20.010), the Alternative Tree Retention Option (subsection G of this section) may be used to allow development consistent with the setbacks established under LUC 20.20.010.</p> <p>3. Site Interior Tree Retention Requirement.</p> <p>a. In addition to the required perimeter tree retention area, at least 25 percent of the cumulative diameter inches of existing significant trees must be retained; provided, that alder and cottonwood trees' diameter inches shall be discounted by a factor of 0.5.</p> <p>b. The Director may approve retention of trees which do not meet the definition of significant trees as a contribution toward the sum of the diameter inches required under subsection E.3.a of this section if a group of trees and its associated undergrowth can be preserved.</p> <p>4. Tree Replacement Requirement. On any lot with eight or less significant trees, a planting plan showing a one-to-one ratio of replacement trees is required. Trees must be a minimum of six feet in height at planting.</p> <p>F. Retention of Significant Trees for New or Expanding Single-Family Structures Excluding Single-Family Structures Located in the R-1 Land Use District in the Bridle Trails Subarea.</p> <p>1. Site Area. For new single-family structures or additions to impervious surface areas that exceed 20 percent when located on a single-family lot developed with a residential use, the applicant shall retain a minimum of 30 percent of the diameter inches of significant trees existing in the site area; provided, that alder and cottonwood trees'</p>	No changes/ action taken	No revisions proposed; existing code language requires the retention of significant trees on all R-1 lots in Bridle Trails and during development.	N/A		✓	



Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>diameter inches shall be discounted by a factor of 0.5. In applying the requirement for retention of significant trees, the Director shall consider the preservation of the following types of significant trees a priority:</p> <ul style="list-style-type: none"> <li>a. Healthy significant trees over 60 feet in height;</li> <li>b. Significant trees which form a continuous canopy;</li> <li>c. Significant trees which contribute to the character of the environment, and do not constitute a safety hazard;</li> <li>d. Significant trees which provide winter wind protection or summer shade;</li> <li>e. Groups of significant trees which create a distinctive skyline feature;</li> <li>f. Significant trees in areas of steep slopes or adjacent to watercourses or wetlands; and</li> <li>g. Significant trees located within the first 20 feet adjacent to a property line.</li> </ul> <p>2. The Director may approve retention of trees which do not meet the definition of significant trees as a contribution toward the sum of the diameter inches required under LUC 20.20.900.F.1 if a group of trees and its associated undergrowth can be preserved.</p> <p>3. The applicant shall utilize tree protection techniques approved by the Director during land alteration and construction in order to provide for the continual healthy life of retained significant trees.</p>						
20.20.900 Tree retention and replacement	<p>G. Alternative Tree Retention or Replacement Option</p> <p>1. An applicant may request a modification of the tree retention requirements set forth in subsections D, E, and F of this section.</p> <p>2. The Director may administratively approve a modification of the perimeter or interior tree retention requirements if:</p> <ul style="list-style-type: none"> <li>a. The modification is consistent with the stated purpose of this section; and</li> <li>b. The modification proposal either: <ul style="list-style-type: none"> <li>i. Incorporates the retention or replacement of significant trees equal in equivalent diameter inches or incorporates the increased retention or replacement of significant trees and naturally occurring undergrowth to what would otherwise be required; or</li> <li>ii. Incorporates the retention or replacement of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site and neighborhood including use as pasture land or for agricultural uses.</li> <li>iii. Where a modification proposal includes supplemental or replacement trees in lieu of retention, the applicant shall utilize plant materials which complement the natural character of the Pacific Northwest, and which are adaptable to the climatic, topographic, and hydrologic characteristics of the site.</li> </ul> </li> </ul>	No changes/ action taken	No revisions proposed; existing code language gives preference to retention or replacement of native vegetation over other vegetation types.	N/A		✓	

Table 5 - Land Use Code  
Chapter 20.25 - Special and Overlay Districts

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
20.25A.020 Dimensional requirements – General.	Chart 20.25A.020.A.2	No changes/ action taken	No revisions proposed because certain areas of the downtown are direct discharge that require water quality treatment, the downtown is highly urbanized, and reducing impervious surfaces in the downtown land use districts would conflict with GMA requirements, including accommodating growth. .	N/A	✓		
20.25A.060 Walkways and sidewalks.	A. Walkways and Sidewalks – Perimeter. 1. Minimum Width. a. The minimum width of perimeter walkway or sidewalk on the streets identified in this paragraph is 16 feet plus a 6-inch curb. Included within that 16 feet and adjacent to the curb, there shall be a planter strip or tree pit as prescribed by Plate A of this section: i. NE 6th between 110th Avenue NE and 112th Avenue NE; and ii. 106th Avenue NE between NE 4th and NE 8th; and iii. 108th Avenue NE between NE 4th and NE 8th; and iv. 110th Avenue NE between NE 4th and NE 8th; and v. Bellevue Way between Main and NE 12th; and vi. NE 4th between 100th Avenue NE and 112th Avenue NE; and vii. NE 8th between 100th Avenue NE and 112th Avenue NE. b. Along any other street not listed in subsection A.1.a of this section, the minimum width of a perimeter walkway or sidewalk is 12 feet plus a 6-inch curb. Included in that 12 feet and adjacent to the curb, there shall be a planter strip or tree pit as prescribed in Plate A of this section. c. Within the width of the walkway or sidewalk, at least six feet of unobstructed travel path shall be maintained for safe pedestrian access. d. Planter Strips and Tree Pits. Planter strips shall be at least five feet wide and as long as the street frontage, excluding curb cuts, driveways and spacing for utilities. Planter strips and tree pits shall be located adjacent to the curb unless precluded by existing utilities which cannot be reasonably relocated. Tree pits shall be covered with protective grate or pavers.	Amended existing code	Amended existing code to allow the use of bioretention in conjunction with street trees (such as in silva cells) using removable grates to allow for maintenance to bioretention facilities.	A. Walkways and Sidewalks – Perimeter. 1. Minimum Width. a. The minimum width of perimeter walkway or sidewalk on the streets identified in this paragraph is 16 feet plus a 6-inch curb. Included within that 16 feet and adjacent to the curb, there shall be a planter strip or tree pit as prescribed by Plate A of this section: i. NE 6th between 110th Avenue NE and 112th Avenue NE; and ii. 106th Avenue NE between NE 4th and NE 8th; and iii. 108th Avenue NE between NE 4th and NE 8th; and iv. 110th Avenue NE between NE 4th and NE 8th; and v. Bellevue Way between Main and NE 12th; and vi. NE 4th between 100th Avenue NE and 112th Avenue NE; and vii. NE 8th between 100th Avenue NE and 112th Avenue NE. b. Along any other street not listed in subsection A.1.a of this section, the minimum width of a perimeter walkway or sidewalk is 12 feet plus a 6-inch curb. Included in that 12 feet and adjacent to the curb, there shall be a planter strip or tree pit as prescribed in Plate A of this section. c. Within the width of the walkway or sidewalk, at least six feet of unobstructed travel path shall be maintained for safe pedestrian access. d. Planter Strips and Tree Pits. Planter strips shall be at least five feet wide and as long as the street frontage, excluding curb cuts, driveways and spacing for utilities. Planter strips and tree pits shall be located adjacent to the curb unless precluded by existing utilities which cannot be reasonably relocated. Tree pits shall be covered with protective grate or pavers. <u>Where stormwater facilities are used in conjunction with tree pits, removable gates shall be utilized.</u>			✓
	D. Development Standards. ... 4. Landscape Development. a. General. The standards of this subsection supplement other landscape requirements of this Part 20.25A and LUC 20.20.520 for development in the Perimeter Design District. b. Linear Buffers. i. General. Any development situated within Perimeter Design District – Subdistrict A	Amended existing code	Amended existing code to allow the use permeable pavement and to require at least 50% of plantings be native species.	D. Development Standards. ... 4. Landscape Development. a. General. The standards of this subsection supplement other landscape requirements of this Part 20.25A and LUC 20.20.520 for development in the Perimeter Design District. b. Linear Buffers. i. General. Any development situated within Perimeter Design District – Subdistrict A	✓	✓	

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>shall provide a “linear buffer” within the minimum setback adjacent to the Downtown boundary required by subsection D.2 of this section. The purpose of this feature is to produce a green buffer that will soften the visual impact of the relatively larger buildings. These design standards are minimum requirements for the size and quantity of trees, shrubs and other “linear buffer” elements. The specific design of the “linear buffer” for each project site will be determined through the Design Review Process. Design considerations include but are not limited to the placement of elements and their relationship to adjacent property as well as to the proposed development. Different sets of design standards apply to each of the locational conditions.</p> <p>ii. Where the Downtown boundary falls within the Main Street, 100th Avenue NE or NE 12th Street right-of-way, the minimum setback from the Downtown boundary shall be landscaped according to the basic requirements and either Alternative A or B of the supplemental requirement.</p> <p>(1) Basic Requirements (Applicable in All Cases).</p> <p>(a) Must have a minimum width of 20 feet;</p> <p>(b) Must abut and be within three feet in elevation of a sidewalk, so as to be visually and physically accessible;</p> <p>(c) Must provide at least one sitting space for each 200 square feet of the perimeter setback area;</p> <p>(d) May not be used for parking; vehicular access drives shall be kept to a minimum;</p> <p>(e) Must be readily accessible to the public at all times;</p> <p>(f) Must include seasonal color in an amount of at least 10 percent of the perimeter setback area;</p> <p>(2) Supplemental Requirements.</p> <p>(a) Alternative A.</p> <p>(i) Three deciduous trees, with a minimum caliper of 3 inches, per each 1,000 square feet of the perimeter setback area; and</p> <p>(ii) Two flowering trees, with a minimum caliper of 2 inches, per each 1,000 square feet of perimeter setback area; and</p> <p>(iii) Ten evergreen shrubs, minimum 5-gallon size, per 1,000 square feet of the perimeter setback area; and</p> <p>(iv) Any paved surfaces shall be no more than 10 percent of the perimeter setback area; and</p> <p>(v) Planting area must either be raised or sloped. If raised, the planting area shall be surrounded by a wall with a minimum height of 18 inches and a maximum height of 24 inches to allow for sitting.</p> <p>(b) Alternative B.</p> <p>(i) Three deciduous trees, with a minimum caliper of 3 inches, per each 1,000 square feet of the perimeter setback area; and</p> <p>(ii) Lawn greater than 5 feet in width or ground cover on at least 25 percent of the perimeter setback area; and</p> <p>(iii) Any paved surfaces shall be no more than 75 percent of the perimeter setback area; and</p> <p>(iv) Paved areas shall use brick, stone or tile in a pattern and texture that is level and slip-resistant; and</p> <p>(v) Opportunities for pedestrian flow from the sidewalk shall be frequent and direct. Changes in grade between the linear buffer and sidewalk shall be accommodated by steps or terraces, rather than walls.</p> <p>iii. Where the Downtown boundary abuts property outside the Downtown other than right-of-way described in subsection D.4.b.ii of this section, the minimum setback from</p>			<p>shall provide a “linear buffer” within the minimum setback adjacent to the Downtown boundary required by subsection D.2 of this section. The purpose of this feature is to produce a green buffer that will soften the visual impact of the relatively larger buildings. These design standards are minimum requirements for the size and quantity of trees, shrubs and other “linear buffer” elements. The specific design of the “linear buffer” for each project site will be determined through the Design Review Process. Design considerations include but are not limited to the placement of elements and their relationship to adjacent property as well as to the proposed development. Different sets of design standards apply to each of the locational conditions.</p> <p>ii. Where the Downtown boundary falls within the Main Street, 100th Avenue NE or NE 12th Street right-of-way, the minimum setback from the Downtown boundary shall be landscaped according to the basic requirements and either Alternative A or B of the supplemental requirement.</p> <p>(1) Basic Requirements (Applicable in All Cases).</p> <p>(a) Must have a minimum width of 20 feet;</p> <p>(b) Must abut and be within three feet in elevation of a sidewalk, so as to be visually and physically accessible;</p> <p>(c) Must provide at least one sitting space for each 200 square feet of the perimeter setback area;</p> <p>(d) May not be used for parking; vehicular access drives shall be kept to a minimum;</p> <p>(e) Must be readily accessible to the public at all times;</p> <p>(f) Must include seasonal color in an amount of at least 10 percent of the perimeter setback area;</p> <p><u>(g) Must utilize native species for at least 50 percent of the plantings located within the perimeter setback area.</u></p> <p>(2) Supplemental Requirements.</p> <p>(a) Alternative A.</p> <p>(i) Three deciduous trees, with a minimum caliper of 3 inches, per each 1,000 square feet of the perimeter setback area; and</p> <p>(ii) Two flowering trees, with a minimum caliper of 2 inches, per each 1,000 square feet of perimeter setback area; and</p> <p>(iii) Ten evergreen shrubs, minimum 5-gallon size, per 1,000 square feet of the perimeter setback area; and</p> <p>(iv) Any paved surfaces shall be no more than 10 percent of the perimeter setback area; and</p> <p>(v) Planting area must either be raised or sloped. If raised, the planting area shall be surrounded by a wall with a minimum height of 18 inches and a maximum height of 24 inches to allow for sitting.</p> <p>(b) Alternative B.</p> <p>(i) Three deciduous trees, with a minimum caliper of 3 inches, per each 1,000 square feet of the perimeter setback area; and</p> <p>(ii) Lawn greater than 5 feet in width or ground cover on at least 25 percent of the perimeter setback area; and</p> <p>(iii) Any paved surfaces shall be no more than 75 percent of the perimeter setback area; and</p> <p>(iv) Paved areas shall use <u>pervious pavement</u>, brick, stone or tile in a pattern and texture that is level and slip-resistant; and</p> <p>(v) Opportunities for pedestrian flow from the sidewalk shall be frequent and direct. Changes in grade between the linear buffer and sidewalk shall be accommodated by steps or terraces, rather than walls.</p>			

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	the Downtown boundary (or perimeter property lines when the setback has been relocated pursuant to Note 10 of subsection D.2 of this section) shall be landscaped as follows: (1) The entire setback (20 feet) shall be planted. No portion may be paved except for vehicular entrance drives and required mid-block pedestrian connections. (2) The setback must incorporate a berm having a minimum height of three and one-half feet. (3) The setback must be planted with: (a) Evergreen and deciduous trees, with no more than 30 percent deciduous, a minimum of 10 feet in height, at intervals no greater than 20 feet on center; and (b) Evergreen shrubs, a minimum of two-gallon in size, at a spacing of three feet on center; and (c) Living ground cover so that the entire remaining area will be covered in three years. c. Street Trees. Street trees required by LUC 20.25A.060.C along Main Street, 100th Avenue NE or NE 12th Street must be at least four inches in caliper.			iii. Where the Downtown boundary abuts property outside the Downtown other than right-of-way described in subsection D.4.b.ii of this section, the minimum setback from the Downtown boundary (or perimeter property lines when the setback has been relocated pursuant to Note 10 of subsection D.2 of this section) shall be landscaped as follows: (1) The entire setback (20 feet) shall be planted. No portion may be paved except for vehicular entrance drives and required mid-block pedestrian connections. (2) The setback must incorporate a berm having a minimum height of three and one-half feet. (3) The setback must be planted with: (a) Evergreen and deciduous trees, with no more than 30 percent deciduous, a minimum of 10 feet in height, at intervals no greater than 20 feet on center; and (b) Evergreen shrubs, a minimum of two-gallon in size, at a spacing of three feet on center; and (c) Living ground cover so that the entire remaining area will be covered in three years. c. Street Trees. Street trees required by LUC 20.25A.060.C along Main Street, 100th Avenue NE or NE 12th Street must be at least four inches in caliper.			
20.25A.110 Design Review criteria.	B. Downtown Patterns and Context. 2. Landscape Design. a. Make effective use of significant landscape features to complement and contrast with building forms. This includes massing of plant materials to constitute a recognizable visual unit which contrasts effectively with built forms. b. Encourage retention of significant existing vegetation, where it can be incorporated into efficient site design and maintained in a safe and healthful condition.	Amended existing code	Amended existing code to require, rather than encourage, the retention of existing vegetation.	B. Downtown Patterns and Context. 2. Landscape Design. a. Make effective use of significant landscape features to complement and contrast with building forms. This includes massing of plant materials to constitute a recognizable visual unit which contrasts effectively with built forms. b. <del>Encourage</del> <b>Require</b> retention of significant existing vegetation, where it can be incorporated into efficient site design and maintained in a safe and healthful condition.		✓	
20.25B.040 Development standards.	C. Landscaping, Open Space and Buffers. 1. Landscaping. All landscaping shall comply with standards set forth in LUC 20.20.520. The provisions of LUC 20.20.520.J (Alternative Landscaping Option) are applicable and, in addition, may be used to modify up to 10 feet of required street frontage landscaping. 2. Buffer. a. A landscaped buffer, at least 20 feet in width, shall be provided along the entire street frontage where any portion of the street frontage is abutting a district receiving transition and along the interior property line abutting the district receiving transition.	Amended existing code	Amended existing code to allow for bioretention swales and planters to be located within landscaped buffers.	C. Landscaping, Open Space and Buffers. 1. Landscaping. All landscaping shall comply with standards set forth in LUC 20.20.520. The provisions of LUC 20.20.520.J (Alternative Landscaping Option) are applicable and, in addition, may be used to modify up to 10 feet of required street frontage landscaping. 2. Buffer. a. A landscaped buffer, at least 20 feet in width, shall be provided along the entire street frontage where any portion of the street frontage is abutting a district receiving transition and along the interior property line abutting the district receiving transition. <u>Where feasible, bioretention swales and planters may be located within landscaped buffers.</u>			✓
20.25D.020 Definitions Specific to Bel-Red	Natural Drainage Practices. Techniques such as rain gardens, pervious pavement, vegetated roofs, and amended soils that manage stormwater runoff in a manner that improves the quality of runoff and more closely mimics natural drainage flows and rates than traditional stormwater techniques.	No changes/ action taken	No revisions proposed; existing code language does not conflict with Permit or Manual language.	N/A			✓
20.25D.090 FAR Amenity Incentive System, Figure 20.25D.090.C	...13. NATURAL DRAINAGE PRACTICES Low impact development techniques that improve natural drainage practices such as rain gardens, pervious pavement, vegetated roof, and amended soils. --0.7 sf bonus building area per sf of effective natural drainage practice. --1. Shall meet criteria of the Bellevue Utilities Department Engineering Standards Chapter D9, now or as hereafter amended. 2. Underlying soil condition and infiltration rate must be appropriate for the practice.	No changes/ action taken	No revisions proposed; the amenity incentive system provides incentives in the form of FAR increases where natural drainage practices are implemented.	N/A			✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>3. Requirement for large storm events as determined by Bellevue Utilities Department shall be met.</p> <p>4. Maintenance of the natural drainage practice is the obligation of the property owner for the life of the project.</p>						
20.25D.110 Landscape Development, Outdoor Storage, Retail Display, and Fence Standards.	<p>A. General.</p> <p>1. Applicability. The provisions of LUC 20.20.520.A, D, E, G, I, J, K, and L apply to development in the BR Land Use Districts in addition to the provisions contained in this section.</p> <p>2. Review Required. The Director shall review the proposed landscape development, outdoor storage, retail display, and fencing and may approve a proposed structure, alteration, site development, use, or occupancy only if the requirements of this section are met, subject to the provisions of LUC 20.25D.060 for existing conditions.</p> <p>B. Street Frontage Landscape Development Requirements.</p> <p>1. Purpose/Intent. Landscape development, including retention of significant trees, as required by this section is necessary to maintain and protect property values, to enhance the visual appearance of the Bel-Red Subarea, to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, to provide a better transition between the various land use districts in the Bel-Red Subarea and to enhance the pedestrian environment.</p> <p>C. Perimeter Landscape Development for Land Use Districts.</p> <p>1. Purpose/Intent. Landscape development, including retention of significant trees, as required by this section is necessary to create visual separation between different land use districts.</p> <p>2. Where Required. A 20-foot landscape buffer shall be provided along the interior property line of a district abutting BR-R and BR-ORT Land Use Districts.</p> <p>3. Applicable Standards.</p> <p>a. Evergreen and deciduous trees shall be provided at a maximum spacing of 20 feet on center. No more than 30 percent shall be deciduous. Trees shall be a minimum height of 10 feet at planting.</p> <p>b. Evergreen shrubs shall be provided at a minimum spacing of three feet on center. Shrubs shall be a minimum of two gallons in size at planting.</p> <p>c. Living ground cover shall be provided as necessary to cover the entire remaining area within a minimum of three years.</p> <p>d. No portion may be paved except for vehicular entrance drives and required trails or other pedestrian connections, and these features should be minimized to the extent feasible.</p> <p>D. Interior Property Line Development.</p> <p>1. Purpose/Intent. The landscape development required by this section is necessary to provide visual separation of uses so as to soften the appearance of parking areas and building elevations.</p> <p>2. Where Required. A 10-foot landscape buffer shall be provided along an interior property not regulated elsewhere.</p> <p>3. Applicable Standard.</p> <p>a. Evergreen and deciduous trees, with no more than 50 percent being deciduous, a minimum of six feet in height, and planted at intervals no greater than 30 feet on center; and</p>	No changes/ action taken	No revisions proposed; the purpose statement identifies impacts to the storm drainage system and water resources as one of the main reasons to retain native vegetation.	N/A			✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>b. If planted to buffer a building elevation, shrubs, a minimum of three and one-half feet in height, and living ground cover planted so that the ground will be covered within three years; or</p> <p>c. If planted to buffer a parking area, access, or site development other than a building, any of the following alternatives may be used unless otherwise noted:</p> <p>i. Shrubs, a minimum of three and one-half feet in height, and living ground cover must be planted so that the ground will be covered within three years.</p> <p>ii. Earth-mounding, an average of three and one-half feet in height, planted with shrubs or living ground cover so that the ground will be covered within three years. This alternative may not be used in a Downtown Land Use District.</p> <p>iii. A combination of earth-mounding and shrubs to produce a visual barrier at least three and one-half feet in height.</p> <p>E. Curb Extension Planting</p> <p>1. Purpose/Intent. Landscape development as required by this section is necessary to enhance the visual appearance of the Bel-Red Subarea, to reduce the impacts of development on the storm drainage system and water resources to enhance the pedestrian environment in the Bel-Red Subarea.</p> <p>2. Where Required: Refer to Transportation Department Development Standards for curb extension design standards and generalized locations.</p> <p>F. Significant Tree Retention and Pruning.</p> <p>Tree retention requirements of LUC 20.20.900 shall apply in addition to the requirements set forth below.</p> <p>1. In the landscape areas required pursuant to subsections B and C of this section, all significant trees shall be retained that do not constitute a safety hazard as determined by the Director and consistent with the guidelines of the International Society of Arboriculture.</p> <p>2. Select Tree Pruning. Pruning of existing trees within the 20-foot-wide landscape buffer on the north and south sides of Bellevue-Redmond Road shall be performed in accordance with guidelines established by the Director for each of the following pruning techniques: canopy reduction; canopy cleaning; canopy thinning; canopy raising or lifting; structural pruning; and canopy restoration. Pruning shall be performed in a manner that ensures continued survival of the vegetation.</p> <p>3. Pruning or removal of significant trees within Parks and Community Services easements is prohibited except as performed by the City of Bellevue if restricted by the terms of an easement.</p>						
20.25D.150 Design Guidelines.	<p>B. Character and Site Guidelines.</p> <p>Purpose.</p> <p>These guidelines address the qualities that make the Bel-Red subarea unique. They consider what makes an area a special, distinct “place,” not simply a group of individual buildings and streets.</p> <p>1. Integrate the Natural Environment.</p> <p>a. Intent.</p> <p>Reinforce linkages and orient buildings to the Bel-Red Subarea’s natural and landscaped features.</p> <p>b. Guideline.</p> <p>Site and building design should capitalize on significant elements of the natural environment, Highland Community Park and planned park and open space, riparian corridors and wetlands. Designs should incorporate open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth</p>	No changes/ action taken	No revisions proposed; existing code does not preclude the use of LID..	N/A			✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>transition between the natural and built environments.</p> <p>iii. Elements that engage the natural environment where the sight, sound and feel of nature can be directly experienced.</p> <p>iv. Buildings sited to take maximum advantage of adjacent public amenities.</p> <p>v. Walkways and plazas paved with high-quality materials (such as brick or stone), and other architectural elements that use materials, colors and forms that are harmonious with the natural surroundings.</p> <p>d. Not Recommended.</p> <p>i. Buildings that turn their back on open space amenities.</p> <p>ii. Stands of “native” planting schemes within large, automobile-oriented parking lots.</p>						
20.25D.150 Design Guidelines.	<p>B. Character and Site Guidelines.</p> <p>Purpose.</p> <p>These guidelines address the qualities that make the Bel-Red subarea unique. They consider what makes an area a special, distinct “place,” not simply a group of individual buildings and streets.</p> <p>...</p> <p>4. Protect and Enhance Surface Water Resources.</p> <p>a. Intent.</p> <p>Conserve water quality, natural hydrology and habitat, and preserve biodiversity through protection of water bodies and wetlands.</p> <p>b. Guideline.</p> <p>Natural water systems regulate water supply, provide biological habitat and may provide recreational opportunities. Undeveloped ecosystems absorb the precipitation and convey only a small portion of rainfall as surface runoff. New and infill development should minimize disturbances to the on-site, adjacent, and regional natural water systems.</p> <p>c. Recommended.</p> <p>i. Grading and plan layout that captures and slows runoff.</p> <p>ii. Pervious or semi-pervious surfaces that allow water to infiltrate soil.</p> <p>iii. On-site landscape-based water treatment methods that treat rainwater runoff from all surfaces, including parking lots, roofs and sidewalks.</p>	Amended existing code	Amended existing code to require the use of natural drainage practices unless infeasible, rather than recommend their use.	<p>B. Character and Site Guidelines.</p> <p>Purpose.</p> <p>These guidelines address the qualities that make the Bel-Red subarea unique. They consider what makes an area a special, distinct “place,” not simply a group of individual buildings and streets.</p> <p>...</p> <p>4. Protect and Enhance Surface Water Resources.</p> <p>a. Intent.</p> <p>Conserve water quality, natural hydrology and habitat, and preserve biodiversity through protection of water bodies and wetlands.</p> <p>b. Guideline.</p> <p>Natural water systems regulate water supply, provide biological habitat and may provide recreational opportunities. Undeveloped ecosystems absorb the precipitation and convey only a small portion of rainfall as surface runoff. New and infill development should minimize disturbances to the on-site, adjacent, and regional natural water systems. <u>Use of natural drainage practices are required unless infeasible.</u></p> <p>c. Recommended.</p> <p>i. Grading and plan layout that captures and slows runoff.</p> <p>ii. Pervious or semi-pervious surfaces that allow water to infiltrate soil.</p> <p><del>iii. On-site landscape-based water treatment methods that treat rainwater runoff from all surfaces, including parking lots, roofs and sidewalks.</del></p>			✓
20.25F.040 Site and design requirements.	<p>C. Design Requirements.</p> <p>...</p> <p>4. Drainage.</p> <p>The applicant must submit a drainage plan consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system as determined by the Redmond Public Works Director and the Bellevue Utilities Director.</p>	Amended existing code	Amended existing code to require the use of LID techniques unless infeasible.	<p>C. Design Requirements.</p> <p>...</p> <p>4. Drainage.</p> <p>The applicant must submit a drainage plan consistent with the development standards of the City of Redmond and the City of Bellevue which produce the more protective drainage system as determined by the Redmond Public Works Director and the Bellevue Utilities Director. <u>The use of LID stormwater management techniques is required unless infeasible.</u></p>			✓
20.25F1.070 Sidewalks and pedestrian paths.	<p>A. Perimeter Sidewalks.</p> <p>...</p> <p>2. Street Trees And Planter Strip Design.</p> <p>a. Installation. The property owner shall install street trees and planter strips, in addition to any landscaping required by LUC 20.25F1.050, pursuant to the City of Bellevue Environmental Best Management Practices and Design Standards, now or as hereafter amended. Street tree and planter strips shall be irrigated. Appropriate tree species will be determined through the Master Development Plan process.</p> <p>b. Location. The area in which planter strips are installed must be located between the street and the sidewalk unless precluded by existing utilities which cannot reasonably be relocated or as necessary to retain mature trees pursuant to paragraph A.2.e below.</p>	Amended existing code	Amended existing code to allow for bioretention swales and planters to be located within planter strips.	<p>A. Perimeter Sidewalks.</p> <p>...</p> <p>2. Street Trees And Planter Strip Design.</p> <p>a. Installation. The property owner shall install street trees and planter strips, in addition to any landscaping required by LUC 20.25F1.050, pursuant to the City of Bellevue Environmental Best Management Practices and Design Standards, now or as hereafter amended. Street tree and planter strips shall be irrigated. Appropriate tree species will be determined through the Master Development Plan process.</p> <p>b. Location. The area in which planter strips are installed must be located between the street and the sidewalk unless precluded by existing utilities which cannot reasonably be relocated or as necessary to retain mature trees pursuant to paragraph A.2.e below.</p>			✓



Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>c. Design. Required street trees should be placed in predominantly continuous planter strips together with shrubbery, ground cover and other plantings approved by the Director. The area in which street trees are planted must be at least four feet wide by six feet wide. Vegetation approved for a planter strip must be compatible with the F1 Design Guidelines for the development area within which the planter strip is located. A street planter strip may also include decorative paving and other plant materials except turf.</p> <p>d. Size and Spacing. Large growing deciduous street trees, at least three inches in caliper or as approved by the Director, shall be planted at least three feet from the street curb, and a maximum of 30 feet on center, and shall conform to the sight distance requirements of BCC 14.60.240.</p> <p>e. Mature Tree Retention. The existing mature street trees located on the perimeter street frontages shall be maintained to the extent feasible. Sidewalks and planter strips may be reduced and/or relocated to the back of sidewalk if necessary to accommodate retention of the mature trees.</p>			<p>c. Design. Required street trees should be placed in predominantly continuous planter strips together with shrubbery, ground cover and other plantings approved by the Director. The area in which street trees are planted must be at least four feet wide by six feet wide. Vegetation approved for a planter strip must be compatible with the F1 Design Guidelines for the development area within which the planter strip is located. A street planter strip may also include decorative paving and other plant materials except turf. <u>Where feasible, bioretention swales and planters may be located within the planter strip.</u></p> <p>d. Size and Spacing. Large growing deciduous street trees, at least three inches in caliper or as approved by the Director, shall be planted at least three feet from the street curb, and a maximum of 30 feet on center, and shall conform to the sight distance requirements of BCC 14.60.240.</p> <p>e. Mature Tree Retention. The existing mature street trees located on the perimeter street frontages shall be maintained to the extent feasible. Sidewalks and planter strips may be reduced and/or relocated to the back of sidewalk if necessary to accommodate retention of the mature trees.</p>			
20.25F1.070 Sidewalks and pedestrian paths	<p>B. On-Site Sidewalks.</p> <p>1. Minimum Width. The minimum width of on-site street sidewalks shall be 12 feet inclusive of the street tree planting wells.</p> <p>2. Street Trees and Plantings.</p> <p>a. Installation. The property owner shall install street trees and plantings, in addition to any landscaping required by LUC 20.25F1.050, pursuant to the City of Bellevue Environmental Best Management Practices and Design Standards, now or as hereafter amended. Street trees and required landscaping shall be irrigated. Appropriate tree species will be determined through the Master Development Plan process.</p> <p>b. Location. Street trees shall be planted in a continuous, rhythmic pattern. Street trees must be located between the street and the sidewalk.</p> <p>c. Design. Required street trees shall be planted in tree pits with grates. The area in which street trees are planted must be at least four feet wide by six feet wide.</p> <p>d. Size and Spacing. Small growing pedestrian-scale deciduous street trees, at least three inches in caliper or as approved by the Director, shall be planted at least three feet from the street curb, and a maximum of 25 feet on center, and shall conform to the sight distance requirements of BCC 14.60.240.</p>	Amended existing code	Amended existing code to allow for stormwater facilities to be utilized with street trees.	<p>B. On-Site Sidewalks.</p> <p>1. Minimum Width. The minimum width of on-site street sidewalks shall be 12 feet inclusive of the street tree planting wells.</p> <p>2. Street Trees and Plantings.</p> <p>a. Installation. The property owner shall install street trees and plantings, in addition to any landscaping required by LUC 20.25F1.050, pursuant to the City of Bellevue Environmental Best Management Practices and Design Standards, now or as hereafter amended. Street trees and required landscaping shall be irrigated. Appropriate tree species will be determined through the Master Development Plan process.</p> <p>b. Location. Street trees shall be planted in a continuous, rhythmic pattern. Street trees must be located between the street and the sidewalk.</p> <p>c. Design. Required street trees shall be planted in tree pits with grates. The area in which street trees are planted must be at least four feet wide by six feet wide. <u>Where stormwater facilities are used in conjunction with tree pits, removable grates shall be utilized.</u></p> <p>d. Size and Spacing. Small growing pedestrian-scale deciduous street trees, at least three inches in caliper or as approved by the Director, shall be planted at least three feet from the street curb, and a maximum of 25 feet on center, and shall conform to the sight distance requirements of BCC 14.60.240.</p>			✓
20.25F1.110 Design Review criteria	<p>B. Site Design</p> <p>...</p> <p>2. Landscaping</p> <p>a. Landscaping shall include a combination of hardscapes and planting, i.e., plaza, square, terraces, etc.</p> <p>b. Provide trees and vertical landscaping to give scale to buildings, to soften expanses of surface parking and open parking decks and for privacy in the residential courtyards.</p> <p>c. Extend paving materials for sidewalks and plazas across the streets and intersections at selected locations that are jointly used by vehicles and people.</p> <p>d. Use a hierarchy of paving designs and/or treatments to differentiate site conditions, such as primary intersections, sidewalks, shared people-vehicle streets, plazas, and retail, office, and building entrances.</p>	No changes/ action taken	No revisions proposed; existing code language does not preclude use of LID techniques.	N/A			✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
20.25H.030 Identification of critical area.	<p>...</p> <p>2. Native Growth Protection Area/Easement. The Director may also require recording of the delineation of, and restrictions of, Native Growth Protection Areas (NGPA) or Native Growth Protection Easements (NGPE) designated as part of an approval of a subdivision, short subdivision or Planned Unit Development within the Critical Areas Overlay District, and as part of any approval to modify a critical area or critical area buffer. The NGPA or NGPE shall contain at minimum:</p> <p>a. An assurance that the NGPA or NGPE will be kept free from all development and disturbance except where allowed or required for habitat improvement projects, vegetation management, and new or expanded City parks pursuant to LUC 20.25H.055; and that native vegetation, existing topography, and other natural features will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat;</p> <p>b. The right of the City of Bellevue to enter the property to investigate the condition of the NGPA or NGPE upon reasonable notice;</p> <p>c. The right of the City of Bellevue to enforce the terms of the restriction; and</p> <p>d. A management plan for the NGPA or NGPE designating future management responsibility.</p>	No changes/ action taken	No revisions proposed; existing code language requires preservation of native vegetation.	N/A		✓	
20.25H.055 Uses and development allowed within critical areas – Performance standards.	<p>C. Performance Standards</p> <p>i. Vegetation Management.</p> <p>...</p> <p>i. Noxious Species. The removal of the following vegetation with hand labor and hand-operated equipment from a critical area buffer, or from a geologic hazard critical area, is allowed without requiring a Critical Areas Land Use Permit or a Vegetation Management Plan:</p> <p>(A) Invasive and noxious weeds;</p> <p>(B) English Ivy (Hedera helix);</p> <p>(C) Himalayan blackberry (Rubus discolor, R. procerus); and</p> <p>(D) Evergreen blackberry (Rubus laciniatus).</p> <p>...</p> <p>v. Vegetation Management Plan – Maintenance for Utility, Transportation, Parks and Public Facility Projects. Vegetation may be periodically removed from the critical area or critical area buffer as part of an ongoing routine maintenance plan for utility, transportation, park and other public facility projects allowed pursuant to subsection B of this section. Such removal shall be pursuant to a Vegetation Management Plan meeting the requirements of this subsection.</p> <p>(A) The Vegetation Management Plan shall be prepared by a qualified professional.</p> <p>(B) The Vegetation Management Plan shall include:</p> <p>...</p> <p>(8) Short- and long-term management prescriptions, including restoration and revegetation requirements. Cleared areas shall be restored and revegetated with native species to the extent such vegetation does not interfere with the function of the allowed structure, trail, facility or system.</p>	No changes/ action taken	No revisions proposed; existing code language requires replacement of native vegetation if it is removed pursuant to an approved Vegetation Plan.	N/A		✓	

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
20.25H.080 Performance standards (Streams)	A. General. Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable: ... 3. Toxic runoff from new impervious area shall be routed away from the stream. 4. Treated water may be allowed to enter the stream critical area buffer. 5. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.	Amended existing code	Amended existing code to prioritize native vegetation.	A. General. Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable: ... 3. Toxic runoff from new impervious area shall be routed away from the stream. 4. Treated water may be allowed to enter the stream critical area buffer. 5. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use. <u>Preference shall be given to native species.</u>		✓	
20.25H.125 Performance standards – Landslide hazards and steep slopes	... E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer	No changes/ action taken	No revisions proposed; existing code language addresses limiting impervious surfaces.	N/A	✓		
20.25H.130 Performance standards – Coal mine hazard area.	J. Mitigation of Trough Subsidence: Roads, Utilities, Grading, Retaining Walls. Utilities shall be designed to accommodate the magnitudes of strains and tilts specified in these regulations by using available engineering design techniques, such as those presented by Yokel and others (1981). The following requirements shall apply to CMS Zones 1 and 2. ... 5. Storm Drainage. The system design shall be able to provide for 1.5 times the predicted tilts and strains, including service lines, structures, and related appurtenances. Design grades shall provide positive grade after allowing for the maximum predicted subsidence profile. Detention and retention facilities shall be designed to remain functional following the occurrence of twice the maximum predicted tilts and strains. Such facilities shall only be located in CMS Zone 2 if all risk of sinkhole development has been eliminated. Detention and retention facilities shall be designed and located so that they will not cause damage or a risk to public safety.	No changes/ action taken	No revisions proposed; existing code language addresses storm drainage detention and retention facilities.	N/A			✓
20.25H.135 Mitigation and monitoring – Additional provisions for landslide hazards and steep slopes.	In addition to the general mitigation and restoration plan requirements of LUC 20.25H.210, each mitigation or restoration plan for geologic hazard critical areas shall include: ... B. Drainage Plan. The technical information shall include a drainage plan for the collection, transport, treatment, discharge, and/or recycle of water prepared in accordance with applicable City codes and standards. The drainage plan should consider on-site septic system disposal volumes where the additional volume will affect the erosion or landslide hazard area;	No changes/ action taken	No revisions proposed; within City stormwater codes and standards use of LID is required unless infeasible.	N/A			✓
20.25I.050 Design standards.	C. Internal Walkways. The following design standards apply within the Community Retail Design District: ... 3. Internal walkway surfaces shall be designed to be visually attractive and distinguishable from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort.	No changes/ action taken	No revisions proposed; existing code language does not preclude the use of permeable surfacing.	N/A	✓		

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
20.25J.070 Streetscape design requirements	<p>2. Street Trees and Plantings</p> <p>...</p> <p>b. The area in which street plantings are installed must be located between the street and the sidewalk unless precluded by existing utilities which cannot reasonably be relocated. Required street trees together with shrubbery, groundcover and other approved plantings must be placed in a planter strip along the length of the frontage. The planter strip must be at least four feet wide unless a smaller strip is approved by the Director. Vegetation included in the planter strip shall be urban in character, shall be compatible with other plantings within the property and along the same street, and shall reflect the character of the area in which they are planted.</p> <p>c. Street trees, at least three inches in caliper or as approved by the Director, must be planted at least three feet from the street curb, and a maximum of 25 feet on center, unless upon request of the applicant minor modification of this requirement is approved by the Director, and conforms to the sight distance requirements of BCC 14.60.240. A street tree planting area may also include decorative paving and other plant materials except turf.</p> <p>d. Street trees and plantings shall be irrigated.</p>	Amended existing code	Amended existing code to allow bioretention swales and planters to be located within planter strips and to prioritize the use of native plant species.	<p>2. Street Trees and Plantings</p> <p>...</p> <p>b. The area in which street plantings are installed must be located between the street and the sidewalk unless precluded by existing utilities which cannot reasonably be relocated. Required street trees together with shrubbery, groundcover and other approved plantings must be placed in a planter strip along the length of the frontage. <u>Where feasible, bioretention swales and planters may be located within the planter strip.</u> The planter strip must be at least four feet wide unless a smaller strip is approved by the Director. Vegetation included in the planter strip shall be urban in character, shall be compatible with other plantings within the property and along the same street, and shall reflect the character of the area in which they are planted. <u>Designs should prioritize the selection of native species.</u></p> <p>c. Street trees, at least three inches in caliper or as approved by the Director, must be planted at least three feet from the street curb, and a maximum of 25 feet on center, unless upon request of the applicant minor modification of this requirement is approved by the Director, and conforms to the sight distance requirements of BCC 14.60.240. A street tree planting area may also include decorative paving and other plant materials except turf.</p> <p>d. Street trees and plantings shall be irrigated.</p>		✓	✓
20.25L.040 Design standards in OLB-OS Districts	<p>B. Landscaping Design Standards.</p> <p>1. The provisions of LUC 20.20.520, Tree Preservation and Landscape Development, except as they conflict with this section, shall apply to development in the OLB-OS District, except that the minimum depth of landscaping set forth in LUC 20.20.520.F.1 may be reduced to be consistent with any reduction to required minimum yards allowed pursuant to this section. The required landscaping Type in LUC 20.20.520.F.1 may be modified to ensure that required landscaping provides sufficient screening within the reduced minimum yard area.</p> <p>2. Service yards and at-grade mechanical equipment shall be sight-screened from adjoining property or streets or highway by a solid planting of evergreen trees and shrubs at least as high as the equipment or use being screened within two years from the time of planting.</p> <p>3. Parking areas shall include plantings using trees of three inches caliper or 14 to 16 feet high and 42-inch high shrubs at approximately 35 feet on-center parallel to the aisle, or shall be screened as a service yard using similar materials. Other parking lot landscaping shall meet LUC 20.20.590 requirements for Type V landscaping.</p> <p>4. When property abuts the right-of-way for I-90, I-405, or SR 520 highways, or abuts parallel frontage roads of said highways, plant material shall be planted and spaced in a planting area a minimum of 10 feet wide. Deciduous trees shall have a minimum caliper of three inches, evergreen trees shall have a minimum height of 14 to 16 feet tall and shall be at intervals of no greater than 35 feet on center along the right-of-way. No more than 30 percent of the trees shall be deciduous. Trees shall have a minimum mature height of 45 feet. Shrubs shall be a minimum of 42 inches high.</p> <p>5. Trees installed as part of general site landscaping shall be a minimum of one and one-half inches in caliper or eight to 12 feet high.</p>	No changes/ action taken	No revisions proposed; existing code language does not inhibit the ability to use parking lot landscaping and other perimeter landscaping for stormwater management.	N/A			✓

Table 6 - Land Use Code  
Chapter 20.30D - Planned Unit Development

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
20.30D.120 Purpose	Planned Unit Development is a mechanism by which the City may permit a variety in type, design, and arrangement of structures; and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety and welfare. A Planned Unit Development allows for innovations and special features in site development, including the location of structures, conservation of natural land features, protection of critical areas and critical area buffers, the use of low impact development techniques, conservation of energy, and efficient utilization of open space.	No changes/ action taken	No revisions proposed; existing code language suggests that LID techniques are recommended, not required unless infeasible.	N/A			✓
20.30D.150 Planned Unit Development plan – Decision criteria.	The City may approve or approve with modifications a Planned Unit Development plan if: A. The Planned Unit Development is consistent with the Comprehensive Plan; and B. The Planned Unit Development accomplishes, by the use of permitted flexibility and variation in design, a development that is better than that resulting from traditional development. Net benefit to the City may be demonstrated by one or more of the following: 1. Placement, type or reduced bulk of structures, or 2. Interconnected usable open space, or 3. Recreation facilities, or 4. Other public facilities, or 5. Conservation of natural features, or 6. Conservation of critical areas and critical area buffers beyond that required under Part 20.25H LUC, or 7. Aesthetic features and harmonious design, or 8. Energy efficient site design or building features, or 9. Use of low impact development techniques;	Amended existing code	Amended existing code language to condition approval on the conservation of native vegetation and the reduction of hard surfaces, in addition to the use of low impact development techniques already included in the approval criteria.	The City may approve or approve with modifications a Planned Unit Development plan if: A. The Planned Unit Development is consistent with the Comprehensive Plan; and B. The Planned Unit Development accomplishes, by the use of permitted flexibility and variation in design, a development that is better than that resulting from traditional development. Net benefit to the City may be demonstrated by one or more of the following: 1. Placement, type or reduced bulk of structures, or 2. Interconnected usable open space, or 3. Recreation facilities, or 4. Other public facilities, or 5. Conservation of natural features, <u>vegetation and on-site soils</u> , or <u>6. Reduction in hard surfaces, or</u> <del>6</del> <u>7</u> . Conservation of critical areas and critical area buffers beyond that required under Part 20.25H LUC, or <del>7</del> <u>8</u> . Aesthetic features and harmonious design, or <del>8</del> <u>9</u> . Energy efficient site design or building features, or <del>9</del> <u>10</u> . Use of low impact development techniques;	✓	✓	✓
20.30D.165 Planned Unit Development plan – Request for modification of zoning requirements.	A. Density. 1. General. The applicant may request a bonus in the number of dwelling units permitted by the underlying land use district (see general dimensional requirements contained in LUC 20.20.010), and district-specific requirements contained in Chapter 20.25 LUC. 2. Bonus Decision Criteria. The City may approve a bonus in the number of dwelling units allowed by no more than 10 percent over the base density for proposals complying with this subsection A.2. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. The bonus allowed by this section may be approved only if: a. The design of the development offsets the impact of the increase in density; and b. The increase in density is compatible with existing uses in the immediate vicinity of the subject property. 3. Senior Citizen Dwelling. An additional 10 percent density bonus may be approved for senior citizen dwellings if the criteria in subsection A.2 of this section are met and if the average dwelling unit size does not exceed 600 square feet. B. Height. The applicant may request a modification of height from that allowed by the land use	Amended existing code	Amended existing code language to allow for zero-lot-line development within PUDs to facilitate clustering of buildings to retain native vegetation or preserve areas of high drainage/infiltrative quality for stormwater management techniques.	A. Density <u>and Floor Area Ratio</u> . 1. General. The applicant may request a bonus in the number of dwelling units permitted by the underlying land use district <u>or the maximum FAR</u> (see general dimensional requirements contained in LUC 20.20.010), and district-specific requirements contained in Chapter 20.25 LUC. 2. Bonus Decision Criteria. The City may approve a bonus in the number of dwelling units allowed by no more than 10 percent over the base density for proposals complying with this subsection A.2. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. The bonus allowed by this section may be approved only if: a. The design of the development offsets the impact of the increase in density; and b. The increase in density is compatible with existing uses in the immediate vicinity of the subject property. 3. Senior Citizen Dwelling. An additional 10 percent density bonus may be approved for senior citizen dwellings if the criteria in subsection A.2 of this section are met and if the average dwelling unit size does not exceed 600 square feet. B. Height. The applicant may request a modification of height from that allowed by the land use	✓	✓	✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>district, provided topography and arrangement of structures does not unreasonably impair primary scenic views (e.g., mountains, lakes, unique skylines) of the surrounding area, as compared to lot-by-lot development. Proposals earning bonus density pursuant to this section or LUC 20.30D.167 may only receive an increase in height if the requirements of subsection A.2 of this section are met, considering the impact of increased height.</p> <p>C. Other.</p> <p>The City may approve a modification of any provision of the Land Use Code, except as provided in LUC 20.30D.170, if the resulting site development complies with the criteria of this part.</p>			<p>district, provided topography and arrangement of structures does not unreasonably impair primary scenic views (e.g., mountains, lakes, unique skylines) of the surrounding area, as compared to lot-by-lot development. Proposals earning bonus density pursuant to this section or LUC 20.30D.167 may only receive an increase in height if the requirements of subsection A.2 of this section are met, considering the impact of increased height.</p> <p><u>C. Zero Lot Line.</u>  <u>This is a configuration where the house and/or garage is built up to one of the side lot lines, providing the opportunity for more usable space in the opposing side yard.</u>  <u>1. General. The applicant may request a reduction in the required side setback from that required by the land use district and district specific requirements. Zero lot line setbacks are not permitted for side yards along the perimeter of the PUD.</u>  <u>2. Setback Reduction Decision Criteria. The City may approve a reduction in the setback of up to one side setback. The reduction in side setback shall be approved only if:</u>  <u>a. The opposing side setback shall be at least 10 feet.</u>  <u>b. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along the zero lot line wall, except for windows that do not allow for visibility into the side yard of the adjacent lot.</u></p> <p>D. Other.</p> <p>The City may approve a modification of any provision of the Land Use Code, except as provided in LUC 20.30D.170, if the resulting site development complies with the criteria of this part.</p>			
20.30D.170 Planned Unit Development plan – Limitation on authority to modify zoning.	<p>The following provisions of the Land Use Code may not be modified pursuant to LUC 20.30D.165:</p> <p>A. Any provision of this Part 20.30D, Planned Unit Development; or</p> <p>B. Any provision of LUC 20.10.440, Land use charts, and district-specific requirements contained in Chapter 20.25 LUC; or</p> <p>C. Any provision of Part 20.25E LUC, the Shoreline Overlay District; however, requests for modifications to the requirements of Part 20.25E LUC, where allowed under the provisions of that part, may be considered together with an application for a Planned Unit Development; or</p> <p>D. Any provision of the Land Use Code which specifically states that it is not subject to modification; or</p> <p>E. The procedural, enforcement and administrative provisions of the Land Use Code or any other applicable City Code; or</p> <p>F. Any provision of Part 20.25H LUC, the Critical Areas Overlay District, except as specifically provided for in that part; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for a Planned Unit Development.</p>	Amended existing code	Amended existing code to allow for land use charts and district-specific requirements to be modified (setbacks) to allow for zero-lot-line development.	<p>The following provisions of the Land Use Code may not be modified pursuant to LUC 20.30D.165:</p> <p>A. Any provision of this Part 20.30D, Planned Unit Development; or</p> <p>B. Any provision of LUC 20.10.440, Land use charts, and district-specific requirements contained in Chapter 20.25 LUC, <u>except where district-specific requirements would prohibit zero-lot-line development, as provided for in LUC 20.30D.165.C (Zero Lot Line);</u> or</p> <p>C. Any provision of Part 20.25E LUC, the Shoreline Overlay District; however, requests for modifications to the requirements of Part 20.25E LUC, where allowed under the provisions of that part, may be considered together with an application for a Planned Unit Development; or</p> <p>D. Any provision of the Land Use Code which specifically states that it is not subject to modification; or</p> <p>E. The procedural, enforcement and administrative provisions of the Land Use Code or any other applicable City Code; or</p> <p>F. Any provision of Part 20.25H LUC, the Critical Areas Overlay District, except as specifically provided for in that part; however, requests for modifications to the requirements of Part 20.25H LUC, where allowed under the provisions of that part, may be considered together with an application for a Planned Unit Development.</p>	✓	✓	✓



Table 7 - Land Use Code  
Chapter 20.45A Platting and Subdivisions

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
20.45A.060 Special requirements for plats with critical areas or critical area buffers	D. Additional Requirements for Plats with Areas of Special Flood Hazard. ... 3. Subdivisions shall have adequate natural surface water drainage in accordance with locally adopted surface water management requirements to reduce exposure to flood hazards; and 4. Subdivisions shall show the 100-year floodplain, floodway, and channel migration zone on the preliminary and final plat and short plat maps and designate such areas as “no build,” when applicable. 5. Where detailed base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain either 50 lots or involve five acres, regardless of the number of lots. (Ord. 5682, 6-26-06, § 2)	No changes/ action taken	No revisions proposed; existing code language requires natural surface water drainage in accordance with the surface water design manual and requires plat maps to designate floodplain, floodway and CMZ areas as no build, effectively retaining native vegetation.	N/A		✓	✓

Table 8 - Title 20 - Land Use Code  
Chapter 20.45B Short Plats and Short Subdivisions

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
20.45B.055 Special requirements for short plats with critical areas or critical area buffers	B. Conservation Short Subdivision ... 2. Tract Required. The property owner receiving approval of a residential short subdivision pursuant to this section shall delineate the critical area and critical area buffer and set aside such areas in separate tracts, designated as Native Growth Protection Area(s) (NGPA) on the face of the final short plat. The final short plat shall contain the following restrictions for use, development and disturbance of such NGPA(s) in a format approved by the City Attorney: a. An assurance that: the tract will be kept free from all development and disturbance except where allowed or required for habitat improvement projects, vegetation management, or new or expanded City parks pursuant to LUC 20.25H.055; and that native vegetation, existing topography, and other natural features will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat; b. The right of the City of Bellevue to enter the property to investigate the condition of the NGPA upon reasonable notice; c. The right of the City of Bellevue to enforce the terms of the NGPA; and d. A management plan for the NGPA designating future management responsibility.	No changes/ action taken	No revisions proposed; existing code language requires that native vegetation be preserved in NGPAs in part for stormwater management purposes.	N/A		✓	✓



Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
20.45B.055 Special requirements for short plats with critical areas or critical area buffers	C. Conventional Short Subdivision 2. Site Design ... d. Critical areas, critical area buffers, and retained significant trees shall be placed in Native Growth Protection Easements (NGPE) designated on the final short plat document. The final short plat shall contain the following restrictions for use, development and disturbance of the NGPE in a format approved by the City Attorney: i. An assurance that: the NGPE will be kept free from all development and disturbance except where allowed or required for habitat improvement projects, vegetation management, and new or expanded City parks pursuant to LUC 20.25H.055; and that native vegetation, existing topography, and other natural features will be preserved for the purpose of preventing harm to property and the environment, including, but not limited to, controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat; ii. The right of the City of Bellevue to enter the property to investigate the condition of the NGPE upon reasonable notice; iii. The right of the City of Bellevue to enforce the terms of the NGPE; and iv. A management plan for the NGPE designating future management responsibility. e. NGPEs on individual lots within the short plat shall be contiguous with NGPEs on other lots to the maximum extent feasible;	No changes/ action taken	No revisions proposed; existing code language requires that native vegetation be preserved in NGPEs in part for stormwater management purposes.	N/A		✓	✓
20.45B.055 Special requirements for short plats with critical areas or critical area buffers	D. Additional Requirements for Short Plats with Areas of Special Flood Hazard. 1. All lots created through short subdivision shall have adequate building space outside the 100-year floodplain, the floodway, and the channel migration zone. 2. Short subdivisions shall be designed to minimize or eliminate flood damage and impacts to floodplain functions and values. Public utilities and facilities that are installed as part of such subdivisions, such as sewer, gas, electrical, and water systems, shall be located and constructed to also minimize flood damage and impacts to floodplain functions and values. Short subdivisions should be designed using natural features of the landscape and should not incorporate flood protection changes. 3. Short subdivisions shall have adequate natural surface water drainage in accordance with locally adopted surface water management requirements to reduce exposure to flood hazards; and 4. Short subdivisions shall show the 100-year floodplain, floodway, and channel migration zone on the preliminary and final plat and short plat maps and designate such areas as “no build,” when applicable. 5. Where detailed base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for short subdivision proposals and other proposed developments that involve five acres, regardless of the number of lots.	No changes/ action taken	No revisions proposed; existing code language requires natural surface water drainage in accordance with the surface water design manual and requires plat maps to designate floodplain, floodway and CMZ areas as no build, effectively retaining native vegetation.	N/A		✓	✓

Table 9 - Land Use Code  
Chapter 20.50 Definitions

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
<a href="#">20.50.024 H definitions</a>	N/A	Develop new code	Developed new definition for a hard surface to supplement the City’s new hard surface dimensional requirement consistent with how hard surface is defined in the Permit/Manual.	<a href="#">Hard Surface. An impervious surface, permeable pavement, or a vegetated roof.</a>	✓		✓
20.50.026 I definitions	Impervious Surface. Any structure or other hard surface affixed to the ground that prevents or retards the entry of water into the soil layer, or that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow rate prior to addition of such surface. “Impervious Surfaces” include, without limitation: structures, including eaves; vehicular, bicycle, pedestrian or other circulation facilities constructed of solid surfaces, including pavement, concrete, u grouted brick or stone; solid decks, patios, sport courts, swimming pools, hot tubs and similar recreation facilities; and landscape features, including sheds, arbors, and play structures.	Amended existing code	Amended existing code to clarify the difference between hard surfaces and impervious surfaces.	Impervious Surface. Any structure or other <del>hard</del> <a href="#">non-vegetated</a> surface affixed to the ground that prevents or retards the entry of water into the soil layer, or that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow rate prior to addition of such surface. “Impervious Surfaces” include, without limitation: structures, including eaves; vehicular, bicycle, pedestrian or other circulation facilities constructed of solid surfaces, including pavement, concrete, u grouted brick or stone; solid decks, patios, sport courts, swimming pools, hot tubs and similar recreation facilities; and landscape features, including sheds, arbors, and play structures.	✓		✓
20.50.032 L definitions	Low Impact Development. An approach to land development and stormwater management that reduces adverse impacts while accommodating growth. Key principles include protecting native soils and vegetation and minimizing and managing stormwater at the source.	No changes/ action taken	No revisions proposed; existing code language provides a definition for Low Impact Development that is not inconsistent with that found in the Permit/Manual.	N/A			✓
20.50.046 S definitions	Stormwater. Precipitation that does not infiltrate into the soil, or evaporate, but flows over the surface into a pipe or directly to surface water.	No changes/ action taken	No revisions proposed; existing code language defines stormwater that is not inconsistent with that found in the Permit/Manual.	N/A			✓

**Table 10 - Land Use Code**  
**Pedestrian Corridor and Major Public Open Space Design Guidelines**

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
II. Pedestrian Corridor Design Guidelines - Objectives	Reflect characteristics of this locale: climate, vegetation, and topography.	No changes/ action taken	No revisions proposed; existing code language prioritizes vegetation and topography in the design of the City’s pedestrian corridor in the Central Business District.	N/A		✓	✓
II. Pedestrian Corridor Design Guidelines - Image	Major public open spaces will be located along the Corridor and will provide a sense of gateway and focal point at regular intervals. An open space of approximately 10,000 square feet will be located at Bellevue Way NE, an open space of approximately 30,000 square feet will be divided equally on either side of the center of the Corridor alignment on the east side of 106th Avenue NE, and another approximately 10,000 square feet of open space will be located in the vicinity of 110th Avenue NE. These spaces will be landscaped and may contain other pedestrian amenities such as: activity areas, event areas, seating, water features, art features, and pedestrian-scaled lighting. The spaces will have abutting pedestrian-oriented frontages and may contain vendors, kiosks, and other activity generating features.	No changes/ action taken	No revisions proposed; existing code language requires landscaping and does not preclude the use of LID BMPs.	N/A			✓
II. Pedestrian Corridor Design Guidelines - Image	The Corridor may provide a canopy of shade trees, seating, water features, kiosks, directional graphics, seasonal plantings, lighting. artwork, and other pedestrian amenities.	No changes/ action taken	No revisions proposed; existing code language requires landscaping and does not preclude the use of LID BMPs.	N/A		✓	✓
II. Pedestrian Corridor Design Guidelines - Image - “Street as Plaza” — Bellevue Way to106th Avenue N.E.	The sidewalk along the south edge will be a minimum of 16 feet wide. The south sidewalk is to be of sufficient width to accommodate a single row of street trees. The vehicle travel lane, or lanes, are to be kept at a maximum width of 10 feet.	No changes/ action taken	No revisions proposed; existing code language requires travel lanes to be a maximum width of 10 feet effectively minimizing impervious surfaces.	N/A	✓		
II. Pedestrian Corridor Design Guidelines - Image - “Garden Hillclimb” — 106th Avenue N.E. to 108th Avenue N.E	The design intent within this section of the Corridor is to give it a gardenlike character in contrast to the more hardscape of the “Street as Plaza” block. A boulevard approach is envisioned. The major flow of people is concentrated along the edges adjacent to the buildings. The center portion would be more green and garden-like providing opportunities for intimate spaces and rest spots along the Corridor. (Each outdoor room could take on its own unique character, perhaps derived from a particular garden theme.) A more diverse and unique plant palette may be used. A variety of annuals and perennials are appropriate to plant in keeping with the garden quality of this block.	No changes/ action taken	No revisions proposed; existing code language prioritizes the use of landscaping in lieu of hardscaping to achieve a “gardenlike” character in the pedestrian corridor.	N/A		✓	
II. Pedestrian Corridor Design Guidelines - Image - “Transit Central” — 108th Avenue N.E. to 110th Avenue N.E.	To accomplish this it is suggested that the sidewalk along the north edge be widened. This will provide adequate space to plant a double row of street trees in keeping with the overall theme and pattern of street tree plantings. Widening the north sidewalk will also provide more space for seating, kiosks, vendors, and artwork, therefore activating the Street. It offers a more pleasant space to wait for a bus and gives it relief from the steady stream of busses queuing up. A single row of street trees is to be maintained along the south side strengthening the concept of an asymmetrical street section.	No changes/ action taken	No revisions proposed; existing code language requires landscaping and street trees and does not preclude the use of LID BMPs within the right-of-way though could more explicitly emphasize a	N/A		✓	✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
			preference for LID within right-of-way landscaping.				
II. Pedestrian Corridor Design Guidelines	<p>12. Vegetation</p> <p><b>Intention:</b> To enhance the appearance of the Corridor through landscaping and plantings.</p> <p><b>Accomplished by:</b> Emphasize continuity and the asymmetrical concept of the street section by installing a double row of street trees on the north edge and a single row along the south edge of the Corridor. Street trees are to be of similar species within a specific block, however the species may vary from block to block. Encouraging a variety of plantings and seasonal flowers. Using tree sizes that will have immediate visual impact. Landscaping and plantings should not obstruct pedestrian pathways. Determining appropriate planting details through an ongoing owners’ association, in cooperation with the city staff.</p>	No changes/ action taken	No revisions proposed; existing code language requires a variety of plantings consistent with the character of the Pedestrian Corridor in downtown Bellevue.	N/A		✓	
III. Major Public Open Space Design Guidelines	<p>8. Vegetation</p> <p><b>Intention:</b> To provide greenery and vegetation in the Corridor and MPOS, as shown to be a preference among downtown workers and spouses in the Downtown Employees Survey (May 1981). Extensive use of vegetation should be provided, including the use of plantings to define spaces and activity areas, highlight the changing seasons, provide color and greenery throughout the year, express various spatial scales (trees/flowers/leaves and petals), contribute to the spatial and visual unity of the MPOS, and provide for important physical and visual connections. The design should accommodate the health and continued maintenance of all plant materials. The MPOS atmosphere should be encouraged to blend with, and extend into, the abutting buildings. Special planting should mark the space as a unique point along the Pedestrian Corridor.</p> <p><b>Accomplished by:</b> ...Creating colorful planting throughout the year using flowering annuals and perennials along major pedestrian routes and at focal points within the space, and using flowering shrubs and trees and plants with fall color. Providing evergreen planting such as shrubs, annuals, perennials, grass and ground cover. Trees should be predominantly deciduous to allow light through in the winter. Trees should generally be planted flush with the pavement surface in order to facilitate pedestrian movement. However, because of subsurface structural requirements, there may be areas where trees could be in raised planting pockets. In such cases, seating should be incorporated into the raised elements. Lawns or ground covers, if provided, should be protected from major pedestrian circulation routes and other heavy usage by some means, such as curbs or low seating walls. Islands formed by containers or planting beds should define activity areas or special places in the MPOS. They should not block important views or access from the street. Locating plantings so as not to interfere with sitting on ledges. Providing adequate structural support for planting on top of the structure. Providing adequate planting specifications and detailing for the healthy growth of plant material. In general, specifying large caliper trees and plant materials hardy to this area. Providing irrigation and long term, year-round maintenance of all plants.</p>	No changes/ action taken	No revisions proposed; existing code language focuses on visual appearance, but does not preclude using plantings for bioretention.	N/A		✓	✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
IV. Pedestrian Corridor and Major Public Open Space Design Details	3. Paving Using standard, rectangularly shaped brick pavers in three related colors as a common paving material throughout the Pedestrian Corridor and Major Public Open Spaces. Brick pavers shall have a rough surface texture and a coarse aggregate throughout to minimize slipping. Brick paver sizes, colors, and textures shall be manufactured to match throughout the Pedestrian Corridor and Major Public Open Spaces.	No changes/ action taken	No revisions proposed; existing code language allows use of pavers though does not explicitly mention the use of permeable pavement as being allowed, however this can be accomplished through other codes and standards.	N/A	✓		✓
N/A	N/A	No changes/ action taken	Overall, this document is old, last revised in 2000. The plan was adopted before LID techniques were voluntary or required. Much of the work described has been complete. The document will be updated as part of the Grand Connection Planning Initiative, which is now underway. . d.	N/A			✓

**Table 11 - Land Use Code**  
**Design Guidelines Building/Sidewalk Relationships, Central Business District**

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
N/A	N/A	No changes/ action taken			✓		✓

Table 12 - Construction Code  
Chapter 23.76 - Clearing and Grading Code

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
23.76.030 Definitions	“Clearing” means the act of destroying or removing vegetation by any means, including chemical, mechanical, or by hand.	Amend existing code	Developed new definition for clearing to better align with the definition of land disturbing activity in the Phase II Municipal Stormwater Permit.	<u>Clearing” means the act of destroying or removing the existing soil cover (both vegetative and nonvegetative).</u>			
23.76.030 Definitions	N/A	Develop new code	Developed new definition for a hard surface to supplement the City’s new hard surface dimensional requirement consistent with definition in the Permit and Manual.	<u>“Hard Surface” means an impervious surface, a permeable pavement, or a vegetated roof.</u>	✓		✓
23.76.030 Definitions	“Impervious surface” means a hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. It is also a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces that similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling.	Amended existing code	<i>Revised the existing definition to align with the definition in the Phase II Municipal Stormwater Permit</i>	“Impervious surface” means a <del>non-vegetated</del> <u>hard</u> surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. It is also a <del>non-vegetated</del> <u>hard</u> surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces <del>which</del> <u>that</u> similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling.	✓		✓
23.76.030 Definitions	N/A	Develop new code	Developed new definition for low impact development and low impact development best management practices consistent with the definition in the Permit and Manual.	<u>“LID” means Low Impact Development.</u>  <u>“Low Impact Development (LID)” means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, the planning, and distributed stormwater management practices that are integrated into a project design.</u>  <u>“Low impact development (LID) best management practices” means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention/rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, vegetated roofs, minimum excavation foundations, and water re-use.</u>	✓	✓	✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
23.76.030 Definitions	N/A	Develop new code	Developed new definition for permeable pavement consistent with the definition in the Permit and Manual.	<u>“Permeable pavement” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.</u>	✓		✓
23.76.030 Definitions	N/A	Develop new code	Developed new definition for rain garden consistent with the definition in the Permit and Manual.	<u>“Rain Garden” means a non-engineered shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.</u>			✓
23.76.030 Definitions	N/A	Develop new code	Developed new definition for vegetated roof consistent with the definition in the Permit and Manual.	<u>“Vegetated roof” means thin layers of engineered soil and vegetation constructed on top of a conventional flat or sloped roof. All vegetated roofs consist of four basic components: a waterproof membrane, a drainage layer, a light-weight growth medium, and vegetation.</u>			✓
23.76.035 Permit requirements.	A clearing and grading permit is required for a project that involves any of the following described in subsections (A)(1) through (8) of this section, except as provided for in subsection B of this section. In applying this section, the total proposal shall be considered. Any project that requires a permit shall also comply with applicable provisions of Chapter 24.06 BCC, BCC Title 20, and any other applicable city codes. 1. Any clearing, filling, or excavation in a critical area or critical area buffer; 2. Fill and/or excavation totaling over 50 cubic yards. Quantities of fill and excavation are separately calculated and then added together, even if excavated material is used as fill on the same site; 3. Creation or addition of 2,000 square feet, or greater, of new, replaced, or new plus replaced impervious surface area; 4. Over 1,000 square feet of clearing, as measured at the ground level. Clearing includes disturbance of over 1,000 square feet at grade due to removal or pruning of trees; 5. Rockeries and modular block walls over four feet in height as measured from the bottom of the base rock or block; 6. Removal of more than 25 percent of the live crown of any significant tree, as defined in LUC 20.50.046, that is required to be preserved by a city code, plat condition, or other requirement. The live crown is the crown of the tree containing live foliage; 7. Any regrading or repaving of a parking lot used for stormwater detention; and 8. Removal of any significant tree from any lot in an R-1 land use district in the Bridle Trails subarea, pursuant to the provisions of LUC 20.20.900, now or as hereafter amended. B. The following activities are exempt from the requirements for a clearing and grading permit: 1. Agricultural crop management of existing farmed areas; 2. Routine landscape maintenance, as described in LUC 20.25H.055(C)(3)(h), now or as hereafter amended; 3. Work needed to correct an immediate danger to life or property in an emergency situation as declared by the mayor or the city manager or his/her designee;	Amended existing code	Amended code to be consistent with the thresholds in the Permit/Manual for new and redevelopment and to clarify how many trees may be removed prior to obtaining a clearing and grading permit.	A clearing and grading permit is required for a project that involves any of the following described in subsections <del>{A, 1}</del> through <del>{8, 9}</del> of this section, except as provided for in subsection B of this section. In applying this section, the total proposal shall be considered. Any project that requires a permit shall also comply with applicable provisions of Chapter 24.06 BCC, BCC Title 20, and <del>any all</del> other applicable city codes. 1. Any clearing, filling, or excavation in a critical area or critical area buffer; 2. Fill and/or excavation totaling over 50 cubic yards. Quantities of fill and excavation are separately calculated and then added together, even if excavated material is used as fill on the same site; 3. Creation or addition of 2,000 square feet, or greater, of <del>new, replaced, or</del> new plus replaced <del>impervious</del> <u>hard</u> surface area <u>within a 1-year period</u> ; 4. Over 1,000 square feet of clearing, as measured at the ground level <u>within a 1-year period</u> . <del>Clearing includes disturbance of over 1,000 square feet at grade due to removal or pruning of trees;</del> 5. <u>Construction or reconstruction of R</u> ockeries and modular block walls over four feet in height as measured from the bottom of the base rock or block; <u>6. Removal of more than 5 significant trees, as defined in LUC 20.50.046, now or as hereafter amended, within any 3-year period;</u> <del>6-7.</del> Removal of more than 25 percent of the live crown of any significant tree, as defined in LUC 20.50.046, <u>now or as hereafter amended</u> , that is required to be preserved by a city code, plat condition, or other requirement. The live crown is the crown of the tree containing live foliage. <u>Pruning allowed by this subsection must be performed in accordance with applicable provisions of the Land Use Code;</u> <del>7-8.</del> Any regrading or repaving of a parking lot used for stormwater detention; and <del>8-9.</del> Removal of any significant tree from any lot in an R-1 land use district in the Bridle Trails subarea, pursuant to the provisions of LUC 20.20.900, now or as hereafter amended. B. The following activities are exempt from the requirements for a clearing and grading permit <u>even if the criteria in subsection A of this section are exceeded</u> : 1. Agricultural crop management of existing farmed areas;	✓	✓	✓



Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>4. Cemetery graves involving less than 50 cubic yards of excavation, and related filling, per each cemetery plot;</p> <p>5. Routine drainage maintenance of existing, constructed stormwater drainage facilities located outside of a critical area or critical area buffer, including, but not limited to, detention/retention ponds, wetponds, sediment ponds, constructed drainage swales, water quality treatment facilities such as filtration systems, and regional stormwater facilities that are necessary to preserve the water quality treatment and flow control functions of the facility. This exemption does not apply to any expansion and/or modification to already excavated and constructed stormwater drainage facilities; or</p> <p>6. Roadway repairs and overlays within public street rights-of-way for the purpose of maintaining the pavement on existing paved roadways, such that asphalt removal or milling does not expose more than 1,000 square feet of gravel base or subgrade. This exemption does not apply to curbs, gutters, sidewalks, utilities, new traffic calming devices, new roadways, or the widening of the paved surface of existing roadways.</p> <p>C. An exemption from a clearing and grading permit does not exempt the person or property owner doing the work from meeting all applicable city codes, including, but not limited to, the storm and surface water utility code (Chapter 24.06 BCC), which requires that sediment and other pollutants be kept from the drainage system.</p> <p>D. The director may categorize clearing and grading permits by different types for administrative purposes, and different fees may be charged for different types. A clearing and grading permit may be issued as a component of a building permit, or other permit, rather than as a separate permit. The director may require that single-family building permits and clearing and grading permits be combined.</p> <p>E. The director shall specify what submittal and application materials are required for a complete clearing and grading permit application, including the type of submittals, the required level of detail, the minimum qualifications of preparers of technical documents, and the number of copies. The director may administratively establish different submittal requirements for different types of clearing and grading permits. The director may, as well, administratively waive specific submittal requirements if he/she determines them to be unnecessary, or the director may require additional information if needed for review of an application.</p> <p>F. A construction stormwater pollution prevention plan, if required, must be submitted with the permit submittal and application materials described in subsection E of this section.</p> <p>G. As a condition of applying for a permit for a project that includes clearing and grading, the applicant shall allow the city to enter the subject property in order to evaluate the proposed clearing and grading.</p>			<p>2. Routine landscape maintenance, as described in LUC 20.25H.055, <del>(C-)(3-)(h)</del>, now or as hereafter amended;</p> <p>3. Work needed to correct an immediate danger to life or property in an emergency situation as declared by the mayor or the city manager or his/her designee;</p> <p>4. Cemetery graves involving less than 50 cubic yards of excavation, and related filling, per each cemetery plot;</p> <p>5. Routine drainage maintenance of existing, constructed stormwater drainage facilities located outside of a critical area or critical area buffer, including, but not limited to, detention/retention ponds, wetponds, sediment ponds, constructed drainage swales, water quality treatment facilities such as filtration systems, and regional stormwater facilities that are necessary to preserve the water quality treatment and flow control functions of the facility. This exemption does not apply to any expansion and/or modification to already excavated and constructed stormwater drainage facilities; or</p> <p>6. Roadway repairs and overlays within public street rights-of-way for the purpose of maintaining the pavement on existing paved roadways, such that asphalt removal or milling does not expose more than 1,000 square feet of gravel base or subgrade. This exemption does not apply to curbs, gutters, sidewalks, utilities, new traffic calming devices, new roadways, or the widening of the paved surface of existing roadways.</p> <p>C. An exemption from a clearing and grading permit does not exempt the person or property owner doing the work from meeting all applicable city codes, including, but not limited to, the storm and surface water utility code (Chapter 24.06 BCC), which requires that sediment and other pollutants be kept from the drainage system.</p> <p>D. The <del>director</del> <u>Director</u> may categorize clearing and grading permits by different types for administrative purposes, and different fees may be charged for different types. A clearing and grading permit may be issued as a component of a building permit, or other permit, rather than as a separate permit. The <del>director</del> <u>Director</u> may require that single-family building permits and clearing and grading permits be combined.</p> <p>E. The <del>director</del> <u>Director</u> shall specify what submittal and application materials are required for a complete clearing and grading permit application, including the type of submittals, the required level of detail, the minimum qualifications of preparers of technical documents, and the number of copies. The <del>director</del> <u>Director</u> may administratively establish different submittal requirements for different types of clearing and grading permits. The <del>director</del> <u>Director</u> may, as well, administratively waive specific submittal requirements if he/she determines them to be unnecessary, or the <del>director</del> <u>Director</u> may require additional information if needed for review of an application.</p> <p>F. A construction stormwater pollution prevention plan, if required, must be submitted with the permit submittal and application materials described in subsection E of this section.</p> <p>G. As a condition of applying for a permit for a project that includes clearing and grading, the applicant shall allow the city to enter the subject property in order to evaluate the proposed clearing and grading.</p>			
23.76.060 Clearing - Vegetation preservation and replacement	<p>The applicant/permittee shall:</p> <p>A. Meet applicable Land Use Code requirements for tree retention and vegetation preservation, disturbance limitation, and new landscaping (including but not limited to LUC 20.20.520, Landscape development; LUC 20.20.900, Tree retention; Part 20.25H LUC, Critical Areas Overlay District; and Part 20.25E LUC, Shoreline Overlay District, now or as hereafter amended).</p> <p>B. Preserve natural vegetation for erosion and sedimentation control and water quality</p>	Amended existing code	Amended code to require a tree protection plan to be submitted along with other clearing and grading plans.	<p>The applicant/permittee shall:</p> <p>A. Meet applicable Land Use Code requirements for tree retention and vegetation preservation, disturbance limitation, and new landscaping (including but not limited to LUC 20.20.520, Landscape development; LUC 20.20.900, Tree retention and replacement; Part 20.25H LUC, Critical Areas Overlay District; and Part 20.25E LUC, Shoreline Overlay District, now or as hereafter amended).</p> <p>B. Preserve natural vegetation for erosion and sedimentation control and water quality</p>		✓	✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	and quantity control as detailed in the clearing and grading development standards. C. Follow the methodology in the clearing and grading development standards (or equivalent methodology approved by the director) for preserving/replacing vegetation.			and quantity control as detailed in the clearing and grading development standards. C. Follow the methodology in the clearing and grading development standards (or equivalent methodology approved by the director) for preserving/replacing vegetation. <u>D. Mark clearing limits in the field prior to clearing.</u> <u><del>D-E.</del> Incorporate a tree protection plan into the clearing and grading drawings. The tree protection plan shall define spatial limits for tree protection and include detailed drawings of tree protection and mitigation. The plan must be prepared by a certified arborist or a registered landscape architect, and shall become part of all construction documentation. (Note: in most instances, the tree survey can serve as the basis for the tree preservation information.)</u> <u><del>E-F.</del> When clearing activity is interrupted or suspended for any reason, the permittee shall stabilize the site(s) and maintain the erosion control BMPs consistent with BCC 23.76.090 and the clearing and grading development standards, now or as hereafter amended. If the city deems a construction site abandoned, the applicant or permittee shall install permanent erosion and sedimentation measures pursuant to BCC 23.76.090.</u> <u><del>(F),</del> now or as hereafter amended.</u>			
23.76.090 Erosion and sedimentation control - Minimum requirement 2.	D. Construction Stormwater Pollution Prevention Plan (CSWPPP) Elements. The applicant shall include each of the 12 elements below in the CSWPPP and ensure that they are implemented, unless site conditions render the element unnecessary and the exemption from that element is clearly justified in the CSWPPP. The CSWPPP shall include a narrative, drawings, and a turbidity and pH monitoring plan as described in the clearing and grading development standards. All BMPs shall be clearly referenced in the narrative and marked on the drawings. The CSWPPP narrative shall include documentation to explain and justify the pollution prevention decisions made for the project. 1. Preserve Vegetation/Mark Clearing Limits. a. Before beginning land disturbing activities, including clearing and grading, clearly mark all clearing limits, critical areas and critical area buffers, and trees that are to be preserved within the construction area. b. The duff layer, native topsoil, and natural vegetation shall be retained in an undisturbed state to the maximum degree practicable, and, where applicable, meet the requirements of LUC 20.20.520. 2. Establish Construction Access. a. Construction vehicle access and exit shall be limited to one route, if possible. b. Access points shall be stabilized with quarry spalls, crushed rock, or other equivalent BMP to minimize the tracking of sediment onto public roads. c. Wheel wash or tire baths shall be located onsite, if the stabilized construction entrance is not effective in preventing sediment from being tracked onto public roads. d. If sediment is tracked off site roads shall be cleaned thoroughly as directed by the city or at a minimum at the end of each day, or more frequently during wet weather. Sediment shall be removed from roads by shoveling or pickup sweeping and shall be transported to a controlled sediment disposal area. e. Street washing is allowed only after sediment is removed in accordance with subsection (D)(2)(d) of this section. Street wash wastewater shall be controlled by pumping back on site or otherwise be prevented from discharging into the storm and surface water system or receiving waters. 3. Control Flow Rates. a. Properties and waterways downstream from development sites shall be protected from erosion due to increases in the velocity and peak volumetric flow rate of stormwater runoff from the project site.	Amended existing code	Amended code to be consistent with the requirements in the Permit/Manual.	<del>D. Construction Stormwater Pollution Prevention Plan (CSWPPP) Elements. The applicant shall include each of the 12 all elements below in the CSWPPP and ensure that they are implemented, unless site conditions render the element unnecessary and the Director determines that the exemption from that element is clearly justified based on the CSWPPP. The CSWPPP shall include a narrative, drawings, and a turbidity and pH monitoring plan as described in the clearing and grading development standards. All BMPs shall be clearly referenced in the narrative and marked on the drawings. The CSWPPP narrative shall include documentation to explain and justify the pollution prevention decisions made for the project.</del> 1. Preserve Vegetation/Mark Clearing Limits. a. Before beginning land disturbing activities, including clearing and grading, clearly mark all clearing limits, critical areas and critical area buffers, and trees that are to be preserved within the construction area. b. <u>Retain</u> <del>T</del> the duff layer, native topsoil, and natural vegetation <del>shall be retained</del> in an undisturbed state to the maximum degree practicable, and, where applicable, meet the requirements of LUC 20.20.520. <u>, now or as hereafter amended.</u> 2. Establish Construction Access. a. <u>Limit</u> <del>C</del> construction vehicle access and exit <del>shall be limited</del> to one route, if possible. b. <u>Stabilize</u> <del>A</del> access points <del>shall be stabilized</del> with <u>a pad of</u> quarry spalls, crushed rock, or other equivalent BMPs to minimize the tracking of sediment onto public roads. c. <u>Locate</u> <del>W</del> wheel wash or tire baths <del>shall be located</del> on-site, if the stabilized construction entrance is not effective in preventing <u>tracking</u> sediment <del>from being tracked</del> onto <u>public</u> roads. d. If sediment is tracked off site, <u>clean the affected</u> road <u>ways</u> <del>shall be cleaned</del> thoroughly as directed by the city or at a minimum at the end of each day, or more frequently <u>as necessary (for example</u> during wet weather). <u>Remove</u> <del>S</del> sediment <del>shall be removed</del> from roads by shoveling, <u>sweeping</u> , or pickup <del>sweeping</del> and <del>shall be transported</del> <u>the sediment</u> to a controlled sediment disposal area. e. <u>Conduct</u> <del>S</del> street washing <del>is allowed</del> only after sediment is removed in accordance with subsection <del>(D)(2)(d)</del> of this section. Street wash wastewater shall be controlled by pumping back on site or otherwise be prevented from discharging into the storm and surface water system or receiving waters. <u>f. Control street wash wastewater by pumping back on-site, or otherwise prevent it from discharging into systems tributary to waters of the State.</u>			✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>b. Where necessary to comply with subsection (D).(3.)(a) of this section, stormwater retention or detention facilities shall be constructed as one of the first steps in grading. Detention facilities shall be functional before construction of site improvements (e.g., impervious surfaces).</p> <p>c. If permanent infiltration ponds are used for flow control during construction, these facilities should be protected from siltation during the construction phase.</p> <p>4. Install Sediment Controls.</p> <p>a. Stormwater runoff from disturbed areas shall pass through a sediment pond, or other appropriate sediment removal BMP, before leaving a construction site or prior to discharge to an infiltration facility. Runoff from fully stabilized areas may be discharged without a sediment removal BMP, but shall meet the flow control performance standard of subsection (D)(3)(a) of this section.</p> <p>b. Sediment control BMPs (sediment ponds, traps, filters, etc.) shall be constructed as one of the first steps in grading. These BMPs shall be functional before other land-disturbing activities take place.</p> <p>c. BMPs intended to trap sediment on site shall be located in a manner to avoid interference with the movement of juvenile salmonids attempting to enter off-channel areas or drainages.</p> <p>5. Stabilize Soils.</p> <p>a Exposed and unworked soils by application of effective BMPs described in the clearing and grading development standards that prevent erosion</p> <p>b. To prevent erosion, no soils shall must should remain exposed and unworked for more than the time periods set forth below:</p> <p>i. During the dry season (May 1st – September 30th): seven days.</p> <p>ii. During the wet season (October 1st – April 30th): one day.</p> <p>c. The time period may be adjusted by the city, if the permittee can show that local precipitation data justify a different standard.</p> <p>d. Soils shall be stabilized at the end of the shift before a holiday or weekend, if needed, based on the weather forecast.</p> <p>e. Soil stockpiles must be stabilized from erosion, protected with sediment trapping measures, and, where possible, be located away from the storm and surface water system and receiving waters.</p> <p>6. Protect Slopes.</p> <p>a. Comply with applicable provisions of BCC 23.76.080.</p> <p>b. Design and construct cut and fill slopes to minimize erosion.</p> <p>c. Off-site stormwater (run-on) or groundwater shall be diverted away from slopes and undisturbed areas with interceptor dikes, pipes, and/or swales. Off-site stormwater should be managed separately from stormwater generated on the site.</p> <p>d. At the top of slopes, collect drainage in pipe slope drains or protected channels to prevent erosion.</p> <p>e. Temporary pipe slope drains shall handle the peak 10-minute flow velocity from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year, one-hour flow rate predicted by an approved continuous runoff model, increased by a factor of 1.6, may be used. The hydrologic analysis shall use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis shall use the temporary or permanent project land cover condition, whichever will produce the highest flow rates. If using the Western Washington Hydrology Model to predict flows, bare soil areas should be modeled as “landscaped area.”</p> <p>f. Excavated material shall be placed on the uphill side of trenches, consistent with</p>			<p>3. Control Flow Rates.</p> <p>a. <u>Protect</u> properties and waterways downstream <del>from-of</del> development sites <del>shall be protected</del> from erosion <u>and the associated discharge of turbid waters</u> due to increases in the velocity and peak volumetric flow rate of stormwater runoff from the project site.</p> <p>b. Where necessary to comply with subsection <del>(D).(3.)(a)</del> of this section, <u>construct</u> stormwater retention or detention facilities <del>shall be constructed</del> as one of the first steps in grading. <u>Assure that</u> <del>Detention facilities shall be functional</del> <u>properly</u> before construct<del>ing-on</del> of site improvements (e.g., impervious surfaces).</p> <p>c. If permanent infiltration ponds are used for flow control during construction, <u>protect</u> these facilities <del>should be protected</del> from siltation during the construction phase.</p> <p>4. Install Sediment Controls.</p> <p>a. <u>Design, install and maintain effective erosion controls and sediment controls to minimize the discharge of pollutants.</u> <del>Stormwater runoff from disturbed areas shall pass through a sediment pond, or other appropriate sediment removal BMP, before leaving a construction site or prior to discharge to an infiltration facility. Runoff from fully stabilized areas may be discharged without a sediment removal BMP, but shall meet the flow control performance standard of subsection (D)(3)(a) of this section.</del></p> <p>b. <u>Construct</u> <del>S</del>sediment control BMPs (sediment ponds, traps, filters, etc.) <del>shall be constructed</del> as one of the first steps in grading. These BMPs shall be functional before other land-disturbing activities take place.</p> <p><u>c. Minimize sediment discharges from the site. The design, installation and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting stormwater runoff, and soil characteristics, including the range of soil particle sizes expected to be present on the site.</u></p> <p><u>d. Direct stormwater runoff from disturbed areas through a sediment pond or other appropriate sediment removal BMP, before the runoff leaves a construction site or before discharge to an infiltration facility. Runoff from fully stabilized areas may be discharged without a sediment removal BMP, but must meet the flow control performance standard in (D).(3.)(a), above.</u></p> <p><del>e. Locate</del> BMPs intended to trap sediment <del>on-on</del> site <del>shall be located</del> in a manner to avoid interference with the movement of juvenile salmonids attempting to enter off-channel areas or drainages.</p> <p><u>f. Where feasible, design outlet structures that withdraw impounded stormwater from the surface to avoid discharging sediment that is still suspended in the water column.</u></p> <p>5. Stabilize Soils.</p> <p>a. <u>Stabilize</u> <del>E</del>xposed and unworked soils <u>shall be stabilized</u> by application of effective BMPs described in the clearing and grading development standards that prevent erosion. <u>Applicable BMPs include, but are not limited to: temporary and permanent seeding, sodding, mulching, plastic covering, erosion control fabrics and matting, soil application of polyacrylamide (PAM), the early application of gravel base early on areas to be paved, and dust control.</u></p> <p><u>b. Control stormwater volume and velocity within the site to minimize soil erosion.</u></p> <p><u>c. Control stormwater discharges, including both peak flow rates and total stormwater volume, to minimize erosion at outlets and to minimize downstream channel and stream bank erosion.</u></p> <p><del>b.d. To prevent erosion, no s</del>Soils <del>shall must must not</del> should remain exposed and unworked for more than the time periods set forth below:</p> <p>i. During the dry season (May 1st – September 30th): <del>seven</del> <u>7</u> days.</p>			

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>safety and space considerations.</p> <p>g. Check dams shall be placed at regular intervals within constructed channels that are cut down a slope.</p> <p>7. Protect Drain Inlets.</p> <p>a. Storm drain inlets made operable during construction shall be protected so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment.</p> <p>b. Inlet protection devices shall be cleaned or removed and replaced when sediment has filled one-third of the available storage (unless a different standard is specified by the product manufacturer).</p> <p>8. Stabilize Channels and Outlets.</p> <p>a All temporary on-site conveyance channels shall be designed, constructed, and stabilized to prevent erosion from the following expected peak flows. Channels shall handle the expected peak 10-minute flow velocity from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year, one-hour flow rate predicted by an approved continuous runoff model, increased by a factor of 1.6, may be used. The hydrologic analysis shall use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis shall use the temporary or permanent project land cover condition, whichever will produce the highest flow rates. If using the Western Washington Hydrology Model to predict flows, bare soil areas should be modeled as “landscaped area.”</p> <p>b. Stabilization, including armoring material, adequate to prevent erosion of outlets, adjacent stream banks, slopes, and downstream reaches shall be provided at the outlets of all conveyance systems.</p> <p>9. Control Pollutants.</p> <p>a. All pollutants, including waste materials and demolition debris, that occur onsite shall be handled and disposed of in a manner that does not cause contamination of stormwater.</p> <p>b. Cover, containment, and protection from vandalism shall be provided for all chemicals, liquid products, petroleum products, and other materials that have the potential to pose a threat to human health or the environment. On-site fueling tanks shall include secondary containment.</p> <p>c. Maintenance, fueling, and repair of heavy equipment and vehicles shall be conducted using spill prevention and control measures. Clean contaminated surfaces shall be cleaned immediately following any spill incident.</p> <p>d. Wheel wash or tire bath wastewater shall be discharged to a separate on-site treatment system or to the sanitary sewer upon approval by the King County Wastewater Treatment Division and the city’s utilities department.</p> <p>e. Application of fertilizers and pesticides shall be conducted in a manner and at application rates that will not result in loss of chemicals to stormwater runoff. Manufacturers’ label requirements for application rates and procedures shall be followed.</p> <p>f. BMPs shall be used to prevent or treat contamination of stormwater runoff by pH modifying sources. These sources include, but are not limited to: bulk cement, cement kiln dust, fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, dewatering concrete vaults, concrete pumping and mixer washout waters.</p> <p>g. Permittees are required to adjust the pH of stormwater if necessary to prevent violations of water quality standards.</p>			<p>ii. During the wet season (October 1st – April 30th): <del>one</del> <u>2</u> days.</p> <p><del>c. The time period may be adjusted by the city, if the permittee can show that local precipitation data justify a different standard.</del></p> <p><del>d.e. Stabilize soils shall be stabilized</del> at the end of the shift before a holiday or weekend, if needed, based on the weather forecast.</p> <p><del>e.f. Stabilize soil stockpiles must be stabilized</del> from erosion, protected with sediment trapping measures, and, where possible, <del>be located</del> away from the storm and surface water system and receiving waters.</p> <p><u>g. Minimize the amount of soil exposed during construction activity.</u></p> <p><u>h. Minimize the disturbance of steep slopes.</u></p> <p><u>i. Minimize soil compaction and , unless infeasible, preserve topsoil.</u></p> <p>6. Protect Slopes.</p> <p>a. Comply with applicable provisions of BCC 23.76.080, <u>now or as hereafter amended.</u></p> <p>b. Design and construct cut and fill slopes <u>in a manner</u> to minimize erosion. <u>Applicable practices include, but are not limited to, reducing continuous length of slope with terracing and diversion, reducing slope steepness, and roughening slope surfaces (for example, track walking).</u></p> <p>c. <u>Divert</u> <del>Off-site</del> stormwater (run-on) or groundwater <del>shall be diverted away</del> from slopes and <del>undisturbed</del> areas with interceptor dikes, pipes, and/or swales. Off-site stormwater should be managed separately from stormwater generated on the site.</p> <p>d. At the top of slopes, collect drainage in pipe slope drains or protected channels to prevent erosion.</p> <p>e. Temporary pipe slope drains <del>shall</del> <u>must</u> handle the <u>expected</u> peak 10-minute <del>flow</del> velocity <u>of flow</u> from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year, one-hour flow rate predicted by an approved continuous runoff model, increased by a factor of 1.6, may be used. The hydrologic analysis <del>shall</del> <u>must</u> use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis <del>shall</del> <u>must</u> use the temporary or permanent project land cover condition, whichever will produce the highest flow rates. If using the Western Washington Hydrology Model to predict flows, bare soil areas <del>should</del> <u>shall</u> be modeled as “landscaped area.”</p> <p>f. <u>Place</u> <del>Excavated</del> material <del>shall be placed</del> on the uphill side of trenches, consistent with safety and space considerations.</p> <p>g. <u>Place</u> <del>Check</del> dams <del>shall be placed</del> at regular intervals within constructed channels that are cut down a slope.</p> <p>7. Protect Drain Inlets.</p> <p>a. <u>Protect</u> <del>Storm</del> drain inlets made operable during construction <del>shall be protected</del> so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment.</p> <p>b. <u>Clean or remove and replace</u> <del>inlet</del> protection devices <del>shall be cleaned or removed and replaced</del> when sediment has filled one-third of the available storage (unless a different standard is specified by the product manufacturer).</p> <p>8. Stabilize Channels and Outlets.</p> <p>a. <u>Design, construct, and stabilize</u> <del>All temporary</del> on-site conveyance channels <del>shall be designed, constructed, and stabilized</del> to prevent erosion from the following expected peak flows. Channels <del>shall</del> <u>must</u> handle the <del>expected</del> <u>indicated</u> peak 10-minute flow velocity from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year, one-hour flow rate predicted by an approved continuous runoff model, increased by a factor of 1.6, may be used. The hydrologic</p>			



Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>h. Permittees are required to obtain written approval from the Washington State Department of Ecology before using chemical treatment other than CO2 or dry ice to adjust pH. Permittees shall provide the city with a copy of Ecology’s written approval before commencing treatment.</p> <p>10. Control Dewatering.</p> <p>a. Foundation, vault, and trench de-watering water, which have similar characteristics to stormwater runoff at the site, shall be discharged into a controlled conveyance system prior to discharge to a sediment trap or sediment pond.</p> <p>b. Clean, nonturbid water from dewatering activities, such as well-point ground water, can be discharged to the storm and surface water system or directly into receiving waters; provided the dewatering flow does not cause erosion or flooding of receiving waters. Clean dewatering water should not be routed through stormwater sediment ponds.</p> <p>c. Other dewatering disposal options may include:</p> <p>(i) infiltration;</p> <p>(ii) transport off site in vehicle, such as a vacuum flush truck, for legal disposal in a manner that does not pollute receiving waters;</p> <p>(iii) on-site chemical treatment or other suitable treatment technologies approved by the city;</p> <p>(iv) sanitary sewer discharge upon approval from the King County Wastewater Treatment Division and the city’s utilities department, if there is no other option; or</p> <p>(v) use of a sedimentation bag with outfall to a ditch or swale for small volumes of localized dewatering.</p> <p>c. Highly turbid or contaminated de-watering water shall be handled separately from stormwater.</p> <p>11. Maintain BMPs.</p> <p>a. All temporary and permanent erosion and sediment control BMPs shall be inspected, maintained and repaired as needed to assure continued performance of their intended function in accordance with BMP specifications.</p> <p>b. All temporary erosion and sediment control BMPs shall be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed.</p> <p>12. Manage the Project.</p> <p>a. Development projects shall be phased to the maximum degree practicable and shall take into account seasonal work limitations.</p> <p>b. Permittees shall maintain, and repair as needed, all sediment and erosion control BMPs to assure continued performance of their intended function.</p> <p>c. Permittees are required to periodically inspect their sites. Site inspections shall be conducted by a certified erosion and sediment control lead who shall be identified in the CSWPPP and shall be present on site or on call at all times.</p> <p>Permittees are required to maintain, update and implement their CSWPPP. Permittees are required to modify their CSWPPP whenever there is a change in design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to the storm and surface water system or receiving waters.</p> <p>E. Additional Erosion and Sedimentation Control Requirements.</p> <p>1. In addition to the 12 CSWPPP elements listed in subsection D of this section, the Director may impose the following extraordinary BMPs or other additional measures, as appropriate for the project:</p> <p>a. Funding additional city inspection time, up to a full-time inspector;</p>			<p>analysis <del>shall</del> <u>must</u> use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis shall use the temporary or permanent project land cover condition, whichever will produce the highest flow rates. If using the Western Washington Hydrology Model to predict flows, bare soil areas should be modeled as “landscaped area.”</p> <p>b. <u>Provide S</u>tabilization, including armoring material, adequate to prevent erosion of outlets, adjacent stream banks, slopes, and downstream reaches <del>shall be provided</del> at the outlets of all conveyance systems.</p> <p>9. Control Pollutants.</p> <p><u>a. Design, install, implement and maintain effective pollution prevention measures to minimize the discharge of pollutants.</u></p> <p><del>a-b. Handle and dispose A</del>ll pollutants, including waste materials and demolition debris, that occur <del>on on-site shall be handled and disposed of</del> in a manner that does not cause contamination of stormwater.</p> <p><del>b-c. Provide C</del>over, containment, and protection from vandalism shall be provided for all chemicals, liquid products, petroleum products, and other materials that have the potential to pose a threat to human health or the environment. On-site fueling tanks <del>shall</del> <u>must</u> include secondary containment. <u>Secondary containment means placing tanks or containers within an impervious structure capable of containing 110% of the volume contained in the largest tank within the containment structure. Double walled tanks do not require additional secondary containment.</u></p> <p><del>e-d. Conduct M</del>aintenance, fueling, and repair of heavy equipment and vehicles <del>shall be conducted</del> using spill prevention and control measures. Clean contaminated surfaces shall be cleaned immediately following any spill incident.</p> <p><del>d-e. Discharge W</del>heel wash or tire bath wastewater <del>shall be discharged</del> to a separate on-site treatment system <u>that prevents discharge to surface water, such as closed loop recirculation or upland application</u>, or to the sanitary sewer upon approval by the King County Wastewater Treatment Division and the city’s utilities department.</p> <p><del>e-f. Application</del> of fertilizers and pesticides <del>shall be conducted</del> in a manner and at application rates that will not result in loss of chemicals to stormwater runoff. <u>Follow M</u>anufacturers’ label requirements for application rates and procedures <del>shall be followed</del>.</p> <p><del>f-g. Use</del> BMPs <del>shall be used</del> to prevent <del>or treat</del> contamination of stormwater runoff by pH modifying sources. These sources <u>for this contamination</u> include, but are not limited to: bulk cement, cement kiln dust, fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, dewatering concrete vaults, concrete pumping and mixer washout waters.</p> <p><del>g-h. Adjust the pH of stormwater</del> <u>Permittees are required to adjust the pH of stormwater</u> if necessary to prevent violations of water quality standards.</p> <p><u>i. Assure that washout of concrete trucks is performed off-site or in designated concrete washout areas only. Do not wash out concrete trucks onto the ground, or into storm drains, open ditches, streets or streams. Do not dump excess concrete on-site, except in designated concrete washout areas. Concrete spillage or concrete discharge to surface waters of the state is prohibited.</u></p> <p><del>h-i. Permittees are required to o</del>btain written approval from <del>the Washington State Department of Ecology</del> before using chemical treatment other than CO2 or dry ice to adjust pH. Permittees shall provide the city with a copy of Ecology’s written approval before commencing treatment.</p> <p>10. Control Dewatering.</p> <p>a. <u>Discharge F</u>oundation, vault, and trench de-watering water, which have similar</p>			

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	<p>b. Stopping work if necessary to control erosion and sedimentation; or</p> <p>c. Constructing additional erosion and sedimentation BMPs.</p> <p>2. If the initially implemented BMPs do not adequately control pollutants, erosion, and sedimentation, additional BMPs shall be installed, including but not limited to the extraordinary BMPs described in subsection (E.)(1) of this section. It is the permittee's responsibility to ensure sediment or other pollutants do not leave the site and enter the storm and surface water system or receiving waters in an amount that would violate the discharge prohibitions set forth in BCC 24.06.125.</p> <p>F. Permanent Erosion and Sedimentation Control.</p> <p>1. Permanent erosion and sedimentation control shall be provided per the clearing and grading development standards. Disturbed areas of the site that are not covered by permanent improvements such as buildings, parking lots, and decks shall be mulched or vegetated.</p> <p>2. The permittee must complete the required permanent erosion control within seven days of completed grading unless the weather is unsuitable for transplanting. In that case, the permittee must maintain temporary erosion control until permanent restoration can be completed. The period between work completion and final planting shall not exceed six months without written authorization from the Director.</p>			<p>characteristics to stormwater runoff at the site, <del>shall be discharged</del> into a controlled conveyance system <del>prior to</del> <u>before</u> discharge to a sediment trap or sediment pond.</p> <p>b. <u>Discharge</u> <del>C</del>lean, nonturbid water from dewatering activities, such as well-point ground water, <del>can be discharged</del> to the storm and surface water system or directly into receiving waters; provided the dewatering flow does not cause erosion or flooding of receiving waters. <u>Do not route</u> <del>C</del>lean dewatering water <del>should not be routed</del> through stormwater sediment ponds. <u>Note that "surface waters of the State" may exist on a construction site; for example, a creek running through the site.</u></p> <p><u>c. Handle highly turbid or otherwise contaminated dewatering water separately from stormwater.</u></p> <p><del>e.d.</del> Other <u>treatment or dewatering</u> disposal options may include:</p> <p>(i) <del>i</del>nfiltration;</p> <p>(ii) <del>T</del>ransport <del>off-site</del> <u>offsite</u> in vehicle, such as a vacuum flush truck, for legal disposal in a manner that does not pollute receiving waters;</p> <p>(iii) <u>Ecology-approved</u> on-site chemical treatment or other suitable treatment technologies <del>approved by the city</del>;</p> <p>(iv) <del>s</del>anitary sewer discharge upon approval from the King County Wastewater Treatment Division and the city's utilities department, if there is no other option; or</p> <p>(v) <del>u</del>se of a sedimentation bag with outfall to a ditch or swale for small volumes of localized dewatering.</p> <p><del>e. Highly turbid or contaminated de-watering water shall be handled separately from stormwater.</del></p> <p>11. Maintain BMPs.</p> <p>a. <u>Maintain and repair</u> <del>A</del>ll temporary and permanent erosion and sediment control BMPs <del>shall be inspected, maintained and repaired</del> as needed to assure continued performance of their intended function in accordance with BMP specifications.</p> <p>b. <u>Remove</u> <del>A</del>ll temporary erosion and sediment control BMPs <del>shall be removed</del> within 30 days after <u>achieving</u> final site stabilization <del>is achieved</del> or after the temporary BMPs are no longer needed.</p> <p>12. Manage the Project.</p> <p>a. <u>Phase</u> <del>D</del>evelopment projects <del>shall be phased</del> to the maximum degree practicable and <del>shall</del> take into account seasonal work limitations.</p> <p>b. <del>Permittees shall</del> <u>Inspection and monitoring – Inspect,</u> maintain, and repair <del>as needed,</del> all <del>sediment and erosion control</del> BMPs <u>as needed</u> to assure continued performance of their intended function.</p> <p><u>c. Maintaining an updated CSWPPP – Maintain, update, and implement the CSWPPP.</u></p> <p><del>e.d. Permittees are required to periodically inspect their sites. Projects that disturb one or more acres must have</del> <u>S</u>ite inspections <del>shall be</del> conducted by a <del>C</del>ertified <del>e</del>rosion and <del>s</del>ediment <del>C</del>ontrol <del>Lead</del> <u>(CESCL)</u> <del>who shall be identified in</del> <u>By the initiation of construction,</u> the CSWPPP <u>must identify the CESCL or inspector and who shall must</u> be present on site or on call at all times.</p> <p><del>Permittees are required to maintain, update and implement their CSWPPP. Permittees are required to modify their CSWPPP whenever there is a change in design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to the storm and surface water system or receiving waters.</del></p> <p><u>13. Protect Low Impact Development BMPs</u></p> <p><u>a. Protect all Bioretention and Rain Garden BMPs from sedimentation through installation and maintenance of erosion and sediment control BMPs on the portions of the site that drain into Bioretention and/or Rain Garden BMPs. Restore the BMPs to</u></p>			

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				<p><u>their fully functioning condition if they accumulate sediment during construction. Restoring the BMP must include removal of sediment and any sediment-laden Bioretention/rain garden soils, and replacing the removed soils with soils meeting the design specification.</u></p> <p><u>b. Prevent compacting Bioretention and Rain Garden BMPs by excluding construction equipment and foot traffic. Protect completed lawn and landscaped areas from compaction due to construction equipment.</u></p> <p><u>c. Control erosion and avoid introducing sediment from surrounding land used onto permeable pavements. Do not allow muddy construction equipment on the base material or pavement. Do not allow sediment laden runoff onto permeable pavements or base materials.</u></p> <p><u>d. Pavements fouled with sediments or no longer passing an initial infiltration test must be cleaned using procedures from the City of Bellevue stormwater manual (now or hereafter amended), or the manufacturer's procedures.</u></p> <p><u>e. Keep all heavy equipment off existing soils under LID BMPs that have been excavated to final grade to retain the infiltration rate of the soils.</u></p> <p>E. Additional Erosion and Sedimentation Control Requirements.</p> <p>1. In addition to the <del>12</del> CSWPPP elements listed in subsection D of this section, the Director may impose the following extraordinary BMPs or other additional measures, as appropriate for the project:</p> <p>a. Funding additional city inspection time, up to a full-time inspector;</p> <p>b. Stopping work if necessary to control erosion and sedimentation; or</p> <p>c. Constructing additional erosion and sedimentation BMPs.</p> <p>2. If the initially implemented BMPs do not adequately control pollutants, erosion, and sedimentation, additional BMPs shall be installed, including but not limited to the extraordinary BMPs described in subsection <del>(E.)(1)</del> of this section. It is the permittee's responsibility to ensure sediment or other pollutants do not leave the site and enter the storm and surface water system or receiving waters in an amount that would violate the discharge prohibitions set forth in BCC 24.06.125, <u>now or as hereafter amended</u>.</p> <p>F. Permanent Erosion and Sedimentation Control.</p> <p>1. Permanent erosion and sedimentation control shall be provided per the clearing and grading development standards. Disturbed areas of the site that are not covered by permanent improvements such as buildings, parking lots, and decks shall be mulched or vegetated.</p> <p>2. The permittee must complete the required permanent erosion control within seven days of completed grading unless the weather is unsuitable for transplanting. In that case, the permittee must maintain temporary erosion control until permanent restoration can be completed. The period between work completion and final planting shall not exceed six months without written authorization from the Director.</p>			



Table 13 - Utilities Code  
Chapter 24.06 Storm and Surface Water Utility Code

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
24.06.040.B – B Definitions	“Best management practices (BMP)” means those physical, structural and/or managerial practices that, when used individually or in combination, prevent or reduce pollution of water.	Amended existing code/ Developed new code	Amended definition of Best Management Practice and developed new definition for a bioretention consistent with definitions in the Permit/Manual.	“Best <del>M</del> management <del>P</del> practices (BMP)” means <del>those physical, structural and/or managerial practices that, when used individually or in combination, prevent or reduce pollution of water</del> <u>the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices approved by Ecology that, when used singly or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State.</u>  <u>“Bioretention” means engineered facilities that treat stormwater by passing it through a specified soil profile, and either retain or detain the treated stormwater for flow attenuation. Refer to the SWMMWW, Chapter 7 of Volume V for Bioretention BMP types and design specifications.</u>			✓
24.06.040.H – H Definitions	N/A	Develop new code	Developed new definition for a hard surface consistent with definition in the Permit and Manual.	<u>“Hard Surface” means an impervious surface, a permeable pavement, or a vegetated roof.</u>	✓		✓
24.06.040.O – O Definitions	N/A	Develop new code	Developed new definition for on-site stormwater management BMPs that clarifies that it is a term that is synonymous with Low Impact Development BMPs used elsewhere in the code.	<u>“On-site Stormwater Management BMPs” is a synonym for Low Impact Development BMPs.</u>			✓
24.06.040.S – S Definitions	N/A	Develop new code	Developed new definition for the Stormwater Management Manual and identified which version Bellevue refers to.	<u>“SWMMWW” means the Washington State Department of Ecology 2012 Stormwater Management Manual for Western Washington (as amended in 2014) (now or hereafter amended).</u>			✓
24.06.065 Minimum requirements for new development and redevelopment.	A. Applicability. 2. In addition to the minimum requirements of this section, property owners shall comply with all applicable provisions contained in the Stormwater Management Manual for Western Washington (2005), engineering standards, Chapter 23.76 BCC (Clearing and Grading Code), BCC Title 20, and any other applicable codes or standards.	Amended existing code	Updated existing code to require compliance with the 2012 Stormwater Management Manual, rather than the 2005 Manual.	A. Applicability. 2. In addition to the Minimum Requirements of this section, property owners shall comply with all applicable provisions contained in the <del>Stormwater Management Manual for Western Washington (2005)</del> <u>SWMMWW</u> , engineering standards, Chapter 23.76 BCC (Clearing and Grading Code), BCC Title 20, and any other applicable codes or standards.			✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
24.06.065 Minimum requirements for new development and redevelopment.	E. New Development – Thresholds. 1. New development shall comply with construction stormwater pollution prevention plan (SWPPP) requirements (MR2) as set forth in Chapter 23.76 BCC; 2. New development which creates or adds 2,000 square feet or greater of new, replaced, or new plus replaced impervious surface area, or has land disturbing activity of 7,000 square feet or greater within a 12-month period, shall comply with MRs 1 through 5 as set forth in this section and in Chapter 23.76 BCC; and 3. New development which creates or adds 5,000 square feet, or more, of new impervious surface area, or converts three-quarter acres, or more, of native vegetation to lawn or landscaped areas, or converts 2.5 acres, or more, of native vegetation to pasture, or a project that through a combination of effective impervious surfaces and converted pervious surfaces causes a 0.1 cubic feet per second increase in the 100-year flow frequency from a threshold discharge area as estimated using an approved model, shall comply with MRs 1 through 9 as set forth in this section and Chapter 23.76 BCC.	Amended existing code	Amended existing code to conform with the thresholds for new development in the Stormwater Management Manual.	E. New Development – Thresholds. <u>1. All new development shall comply with construction stormwater pollution prevention plan (SWPPP) requirements (MR2) Minimum Requirement #2</u> as set forth in <u>this section and Chapter 23.76 BCC;</u> <u>2. The thresholds used to determine the applicability of the Minimum Requirements to new development are as specified in Appendix 1, Section 3.2 of the Western Washington Phase II Municipal Stormwater Permit</u> <del>2. New development which creates or adds 2,000 square feet or greater of new, replaced, or new plus replaced impervious surface area, or has land disturbing activity of 7,000 square feet or greater within a 12-month period, shall comply with MRs 1 through 5 as set forth in this section and in Chapter 23.76 BCC; and</del> <del>3. New development which creates or adds 5,000 square feet, or more, of new impervious surface area, or converts three-quarter acres, or more, of native vegetation to lawn or landscaped areas, or converts 2.5 acres, or more, of native vegetation to pasture, or a project that through a combination of effective impervious surfaces and converted pervious surfaces causes a 0.1 cubic feet per second increase in the 100-year flow frequency from a threshold discharge area as estimated using an approved model, shall comply with MRs 1 through 9 as set forth in this section and Chapter 23.76 BCC.</del>	✓	✓	✓
24.06.065 Minimum requirements for new development and redevelopment.	F. Redevelopment – Thresholds. 1. Redevelopment shall comply with construction stormwater pollution prevention plan (SWPPP) requirements (MR2) as set forth in Chapter 23.76 BCC; 2. Redevelopment for which new, replaced, or total of new plus replaced impervious surfaces is 2,000 square feet or greater, or has land disturbing activity of 7,000 square feet or greater within a 12-month period, shall comply with MRs 1 through 5 as set forth in this section and Chapter 23.76 BCC; 3. Redevelopment which adds 5,000 square feet, or more, of new impervious surfaces, or converts three-quarter acres, or more, of native vegetation to lawn or landscaped areas, or converts 2.5 acres, or more, of native vegetation to pasture, or a project that through a combination of effective impervious surfaces and converted pervious surfaces causes a 0.1 cubic feet per second increase in the 100-year flow frequency from a threshold discharge area as estimated using an approved model within a 12-month period, shall comply with MRs 1 through 9 as set forth in this section and Chapter 23.76 BCC; 4. Redevelopment for which new and replaced impervious surfaces total 5,000 square feet, or more, and the valuation of proposed improvements, including interior improvements, exceeds 50 percent of the assessed value of the existing site improvements within a 12-month period, shall comply with MRs 1 through 9 as set forth in this section and Chapter 23.76 BCC; 5. Underground utility projects that replace the ground surface with in-kind material or materials with similar runoff characteristics are only subject to MR2, construction stormwater pollution prevention plan (SWPPP) as set forth in Chapter 23.76 BCC; 6. For road redevelopment projects where new impervious surfaces total 5,000 square feet, or more, and total 50 percent or more of existing impervious surfaces within the project limits (as defined by the length of the project and the width of the right of way plus any permanent easements associated with the project), runoff from the replaced and new impervious surfaces within a 12-month period shall comply with MRs 1 through 9 as set forth in this section and Chapter 23.76 BCC; 7. For road redevelopment projects where a paved surface is removed and replaced to base course or lower, or for repair of the base course, and where impervious surfaces are not expanded, the project shall comply with MRs 1 through 5 as set forth in this	Amended existing code	Amended existing code to conform with the thresholds for redevelopment in the Stormwater Management Manual.	F. Redevelopment – Thresholds. <u>1. All redevelopment shall comply with Minimum Requirement #2 as set forth in this section and Chapter 23.76 BCC;</u> <u>2. The thresholds and additional requirements used to determine the applicability of the Minimum Requirements to redevelopment are as specified in Appendix 1, Sections 3.3 and 3.4 of the Western Washington Phase II Municipal Stormwater Permit.</u> <del>1. Redevelopment shall comply with construction stormwater pollution prevention plan (SWPPP) requirements (MR2) as set forth in Chapter 23.76 BCC;</del> <del>2. Redevelopment for which new, replaced, or total of new plus replaced impervious surfaces is 2,000 square feet or greater, or has land disturbing activity of 7,000 square feet or greater within a 12-month period, shall comply with MRs 1 through 5 as set forth in this section and Chapter 23.76 BCC;</del> <del>3. Redevelopment which adds 5,000 square feet, or more, of new impervious surfaces, or converts three-quarter acres, or more, of native vegetation to lawn or landscaped areas, or converts 2.5 acres, or more, of native vegetation to pasture, or a project that through a combination of effective impervious surfaces and converted pervious surfaces causes a 0.1 cubic feet per second increase in the 100-year flow frequency from a threshold discharge area as estimated using an approved model within a 12-month period, shall comply with MRs 1 through 9 as set forth in this section and Chapter 23.76 BCC;</del> <del>4. Redevelopment for which new and replaced impervious surfaces total 5,000 square feet, or more, and the valuation of proposed improvements, including interior improvements, exceeds 50 percent of the assessed value of the existing site improvements within a 12-month period, shall comply with MRs 1 through 9 as set forth in this section and Chapter 23.76 BCC;</del> <del>5. Underground utility projects that replace the ground surface with in-kind material or materials with similar runoff characteristics are only subject to MR2, construction stormwater pollution prevention plan (SWPPP) as set forth in Chapter 23.76 BCC;</del> <del>6. For road redevelopment projects where new impervious surfaces total 5,000 square feet, or more, and total 50 percent or more of existing impervious surfaces within the project limits (as defined by the length of the project and the width of the right of way plus any permanent easements associated with the project), runoff from the replaced</del>			✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
	section and Chapter 23.76 BCC; 8. The following road maintenance practices are considered to be redevelopment and thus subject to the thresholds described herein: a. Removal and replacement of a paved surface to base course or lower; b. Repairing the roadway base course; c. Extending the pavement edge without increasing the road prism; d. Paving graveled shoulders; e. Resurfacing by upgrading from dirt to gravel, asphalt or concrete; f. Resurfacing by upgrading from gravel to asphalt or concrete; and g. Resurfacing by upgrading from a bituminous surface treatment (“chip seal”) to asphalt or concrete; and 9. For road redevelopment projects where the pavement edge is extended without increasing the size of the road prism, or where gravel shoulders are paved, the new pavement shall be considered new impervious surfaces.			<del>and new impervious surfaces within a 12-month period shall comply with MRs 1 through 9 as set forth in this section and Chapter 23.76 BCC; 7. For road redevelopment projects where a paved surface is removed and replaced to base course or lower, or for repair of the base course, and where impervious surfaces are not expanded, the project shall comply with MRs 1 through 5 as set forth in this section and Chapter 23.76 BCC; 8. The following road maintenance practices are considered to be redevelopment and thus subject to the thresholds described herein: a. Removal and replacement of a paved surface to base course or lower; b. Repairing the roadway base course; c. Extending the pavement edge without increasing the road prism; d. Paving graveled shoulders; e. Resurfacing by upgrading from dirt to gravel, asphalt or concrete; f. Resurfacing by upgrading from gravel to asphalt or concrete; and g. Resurfacing by upgrading from a bituminous surface treatment (“chip seal”) to asphalt or concrete; and 9. For road redevelopment projects where the pavement edge is extended without increasing the size of the road prism, or where gravel shoulders are paved, the new pavement shall be considered new impervious surfaces.</del>			
24.06.065 Minimum requirements for new development and redevelopment.	G. Minimum Requirements. The following contains the minimum requirements for stormwater management at development and redevelopment sites in accordance with the city’s Western Washington Phase II Municipal Stormwater Permit, including Appendix 1, Minimum Technical Requirements, the Stormwater Management Manual for Western Washington (2005) and supplemented by engineering standards where applicable: 5. On-Site Stormwater Management (MR5). On-site stormwater management BMPs to infiltrate, disperse, and retain stormwater runoff on site are required where feasible, without causing flooding or erosion impacts. Roof downspout control BMPs, functionally equivalent to those described in Chapter 3 of Volume III of the Stormwater Management Manual for Western Washington (2005) and dispersion and soil quality BMPs, functionally equivalent to those in Chapter 5 of Volume V of the Stormwater Management Manual for Western Washington (2005), shall be required to reduce the hydrologic disruption of developed sites;	Amended existing code	Amended existing code to conform with the minimum requirements in the Stormwater Management Manual.	<u>G. Minimum Requirements. The Minimum Requirements for stormwater management at new development and redevelopment sites are as specified in Appendix 1, Section 4 of the Western Washington Phase II Municipal Stormwater Permit, the SWMMWW, and supplemented by engineering standards where applicable. The following requirements also supplement the Minimum Requirements:</u> <u>1. Construction Stormwater Pollution Prevention Plan (SWPPP) (MR2). The regulations associated with this minimum regulation are contained in the clearing and grading code, located at Chapter 23.76 BCC;</u> <u>2. Flow Control (MR7). Flow control is not required for properties within the Meydenbauer Drainage Basin to the extent provided for in Ordinance No. 3372.</u>			✓

Table 14 - Environmental Best Management Practices & Design Standards

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
Chapter 1 - Construction Site Management	Post-Construction Maintaining preserved and establishing new vegetation is the primary focus following construction.	No changes/ action taken	No revisions proposed; existing code language prioritizes the preservation of vegetation during/post construction.	N/A		✓	
Chapter 2 - Stormwater Pollution Prevention Plan (SWPPP) for Park Operations	2.4 Best Management Practices Perform Routine Maintenance	No changes/ action taken	No revisions proposed; existing code language specifies maintenance practices for BMPs.	N/A			✓
Chapter 8 Streetscape Management Streetscape Design Category 1 - Central Business District (CBD)	Planting pits shall be a minimum of 5' x 5' or 4' x 6' and include a tree grate. Shrub or ground cover plantings should be incorporated where feasible and have a mature height of 30" above the roadway or less where visibility concerns are identified (see "site distance" guidelines). Flowering annual or perennial plants may be incorporated in high visibility areas. Trees and landscaping should include an automated irrigation system (see irrigation design standards).	Amended Chapter 8	Entire chapter was re-written to include natural drainage practices, updated tree planting procedures	Chapter focuses on vegetation maintenance, tree selection, and the City's street tree program (including replacement). References out to specific code provisions for additional vegetation guidance.		✓	✓
Chapter 8 Streetscape Management Streetscape Design Category 2 - Retail & Commercial Centers	Trees and landscaping should be planted in the middle of a 4' minimum planting strip. Planting space should be a minimum of 4' x 6' x 4' deep, or 5' x 5' x 4' deep and not have a tree grate. Shrub or ground cover plantings should be incorporated where feasible and have a mature height of 30" or less where visibility concerns are identified (See "site distance" guidelines). Flowering annual or perennial plants may be incorporated in high visibility areas. Trees and landscaping should include an automated irrigation system (see irrigation design standards).	Amended Chapter 8	Entire chapter was re-written to include natural drainage practices, updated tree planting procedures.	Chapter focuses on vegetation maintenance, tree selection, and the City's street tree program (including replacement). References out to specific code provisions for additional vegetation guidance.		✓	✓
Chapter 8 Streetscape Management Streetscape Design Category 3 - Buffer/Transition Areas	The minimum planting strip width is 5 feet and linearly continuous, wider is preferred, 8 feet is ideal. The planting strip shall be located between the curb and the sidewalk.	Amended Chapter i	Entire chapter was re-written to include natural drainage practices, updated tree planting procedures.	Chapter focuses on vegetation maintenance, tree selection, and the City's street tree program (including replacement). References out to specific code provisions for additional guidance.		✓	✓
Chapter 8 Streetscape Management Streetscape Design Category 4 - Boulevards	Large trees are to be used for boulevard planting. The street shall be characterized by the use of median and planting strips. A greater variety of tree forms and sizes and other vegetation.	Amended Chapter 8	Entire chapter was re-written to include natural drainage practices, updated tree planting procedures.	Chapter focuses on vegetation maintenance, tree selection, and the City's street tree program (including replacement). References out to specific code provisions for additional guidance. .		✓	✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
Chapter 8 Streetscape Management Streetscape Design Category 5 - Natural	These streets are primarily vegetated by native plants that retain the natural character associated with the Puget Sound's native landscape. This concept provides a smooth transition from suburban to rural land uses and retains native vegetation in a system of connected wildlife corridors. Native plants should be used in irregular spacing and clumped into groups of similar species. Permanent irrigation systems are not generally necessary.	Amended Chapter 8	Entire chapter was re-written to include natural drainage practices, updated tree planting procedures.	Chapter focuses on vegetation maintenance, tree selection, and the City's street tree program (including replacement). References out to specific code provisions for additional guidance..		✓	
Chapter 8 Streetscape Management 8.4 Best Management Practices	2) Native Roadside Vegetation: Streets that are primarily vegetated by native plants lend a unique character to Bellevue. The vegetation in these areas is generally naturally occurring and does not follow a predetermined planting plan. Much of the vegetation in these areas consist of native species, but there is a high likelihood for non-native plant species as well.	Amended Chapter 8	Entire chapter was re-written to include natural drainage practices, updated tree planting procedures	Chapter focuses on vegetation maintenance, tree selection, and the City's street tree program (including replacement). References out to specific code provisions for additional guidance.		✓	

Table 15 - Clearing and Grading Development Standards

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
CG2-07 Exemptions	The clearing and grading code provides exemptions from permit requirements for certain types of activities or situations. An exemption from a clearing and grading permit does not exempt the person doing the work from meeting all applicable City codes. Exemptions to the requirements for a clearing and grading permit apply to the following activities: Routine drainage maintenance of existing, constructed stormwater drainage facilities located outside of a critical area or critical area buffer, including, but not limited to, detention/retention ponds, wetponds, sediment ponds, constructed drainage swales, water quality treatment facilities such as filtration systems, and regional storm facilities that are necessary to preserve the water quality treatment and flow control functions of the facility. This exemption does not apply to any expansion and/or modification to already excavated and constructed stormwater drainage facilities.	No changes/ action taken	No revisions proposed; existing code language provides exemptions for maintenance of drainage facilities.	N/A			✓
CG5-02 Preserving Natural Vegetation	Preserve existing vegetation on sites in areas where no construction activity is planned or will occur at a later date. BMPs C101, C102, C103, and C104 provide methods of preserving and protecting vegetation that will provide erosion and sediment control during construction. Areas where vegetation is to be preserved must be shown on the ESC plan.	No changes/ action taken	No revisions proposed; existing code language requires preservation of existing vegetation in areas where construction is not planned.	N/A		✓	

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
CG5-03 Clearing and Grading Around Trees to be Preserved	<p>The City of Bellevue Land Use codes require that certain trees be retained as a condition of approval on many development projects. Trees are required to be preserved for several reasons, including maintaining the urban forest, reducing stormwater runoff and erosion, providing habitat for wildlife, and for aesthetic reasons.</p> <p>Trees can be impacted during construction and often the damage is not seen for several months or years after construction. Proper tree protection can benefit not only the tree by reducing stress during construction, but also the developer and property owner by reducing long term costs associated with future maintenance. BMP T101 in Appendix A3 identifies management practices to employ during construction to assure successful tree protection.</p>	Amended existing standards	Added section on tree preservation plan to be consistent with Section 23.76.060.E of the clearing and grading code.	<p>The City of Bellevue Land Use codes require that certain trees be retained as a condition of approval on many development projects. Trees are required to be preserved for several reasons, including maintaining the urban forest, reducing stormwater runoff and erosion, providing habitat for wildlife, and for aesthetic reasons.</p> <p>Trees can be impacted during construction and often the damage is not seen for several months or years after construction. Proper tree protection can benefit not only the tree by reducing stress during construction, but also the developer and property owner by reducing long term costs associated with future maintenance.</p> <p><u>The clearing and grading code requires that a tree preservation plan be incorporated into the clearing and grading drawings. The tree preservation plan must be prepared by a certified arborist or a registered landscape architect, and must define spatial limits for tree protection and include detailed drawings of tree protection measures and all required mitigation plantings.</u></p> <p><u>BMP T101 in Appendix A3 identifies management practices to employ during construction to assure successful tree protection.</u></p>		✓	
CG5-04 Protection of Soils for On-Site Stormwater Management	On-site stormwater management can include several stormwater BMPs that use the native soils for infiltration, dispersion, and retention of stormwater. Such BMPs include bioretention, pervious pavement, and amended soils. These BMPs are designed using, among other variables, the measured infiltration capacity of site soils. Soil infiltration capacity can be adversely affected during construction from compaction of the soil and clogging from sediment; therefore, care must be taken to protect native soils in areas where on-site stormwater BMPs are to be constructed. These areas must be shown on the ESC plan, and appropriate erosion and sediment control methods must be included in the CSWPPP. BMPs C101, C102, C103, C104 and T101 may be appropriate for providing erosion and sediment control for on-site soils. Completed onsite stormwater facilities must also be protected until the site is stabilized.	No changes/ action taken	No revisions proposed; existing code language includes provisions for protecting on-site soils for stormwater management.	N/A			✓

**Table 16 - Transportation Design Standards**  
**Transportation Design Manual**

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
2. Public Streets External to Subdivisions	<p>[...]</p> <p>B. Provision of a four-foot planter strip with landscaping or drainage swale between the curb and the sidewalk is preferred. Where site conditions preclude provision of a full four-foot planter strip, a narrower planter strip is preferable to none at all. The requirement to provide a planter strip and landscaping between the curb and the sidewalk (outside Downtown) will be determined by the review engineer, based upon site conditions. Landscaping design must conform to Water Utility Code (BCC 24.02) requirements for water conservation. Landscaping requirements for Downtown are specified by Land Use Code 20.25A.060.</p>	Amended existing code	Amended existing code to allow wider planter strips and drainage swales s.	<p>[...]</p> <p>B. <u>Landscaping planter or drainage swale between the curb and sidewalk is required. The planter strip width shall be maximized based on site conditions. The minimum planter strip width shall be four feet. The downtown and Bel-Red subareas may have greater minimum requirements.</u></p> <p><u>Provision of a four-foot planter strip with landscaping or drainage swale between the curb and the sidewalk is preferred. Where site conditions preclude provision of a full four-foot planter strip, a narrower planter strip is preferable to none at all. The requirement to provide a planter strip and landscaping between the curb and the</u></p>			✓



Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
				<del>sidewalk (outside Downtown) will be determined by the review engineer, based upon site conditions.</del> Landscaping design must conform to Water Utility Code (BCC 24.02) requirements for water conservation. Landscaping requirements for Downtown are specified by Land Use Code 20.25A.060. <u>Contact the Review Engineer for projects located within the downtown or Bel-Red for specific planter width and landscaping requirements. Spray irrigation may be required within all landscaped right of way and public access easements. Irrigation shall be fed from a private-metered water source, unless the Review Engineer approves a connection to a city-owned meter. Planting types, including street trees and ground cover, to be determined by the Review Engineer (see SE-120-1 for soil profile and root barrier requirements).</u>			
3. Public Streets Internal to Subdivisions	[...] D. Provision of a four-foot planter strip with landscaping or drainage swale between the curb and the sidewalk is preferred. Where site conditions preclude provision of a full four-foot planter strip, a narrower planter strip is preferable to none at all.	Amended existing code	Amended existing code to allow wider planter strips and drainage swales	See response to line 2 above. This section combined with line 2 “Public Streets” External to Subdivisions to create one section titled “Public Streets.”			✓
4. Private Roads	C. ... Where a private road is widened to allow parking, such parking areas may be constructed with a pervious surface to reduce water runoff.	No changes/ action taken	No revisions proposed; existing code allow private roads to be paved with pervious surfaces.	N/A	✓		
14. Sidewalks and Nonmotorized Facilities	[...] B. Pedestrian Facility Construction [...] (3) Paved path construction: a. Acceptable surface materials are asphalt and concrete. (4) Concrete sidewalk construction: a. All sidewalks shall be constructed with five-inch-thick Class 3000 concrete with a non-slip broom finish, except Downtown. For Downtown sidewalk construction standards, see also Land Use Code 20.25A.060. Downtown projects are also subject to special requirements through the design review process. b. At driveways, the concrete shall be six inches thick. c. Specialty finishes may be allowed with the approval of the review engineer when the proposed material will provide a non-slip surface when wet and the adjacent property owner agrees to maintain, repair, and replace the specialty material at her/his own expense, even when the maintenance is made necessary because of City work.	No changes/ action taken	Permeable pavements are allowed. Design Manual will undergo major revision in 2017 and permeable pavement will be specifically addressed.	<del>[...] B. Pedestrian Facility Construction [...] (3) Paved path construction: a. Acceptable surface materials are asphalt and concrete. b. Permeable pavement may be used where feasible and effective. (4) Concrete sidewalk construction: a. All sidewalks shall be constructed with five-inch-thick Class 3000 concrete with a non-slip broom finish, except Downtown. For Downtown sidewalk construction standards, see also Land Use Code 20.25A.060. Downtown projects are also subject to special requirements through the design review process. b. At driveways, the concrete shall be six inches thick. c. Specialty finishes may be allowed with the approval of the review engineer when the proposed material will provide a non-slip surface when wet and the adjacent property owner agrees to maintain, repair, and replace the specialty material at her/his own expense, even when the maintenance is made necessary because of City work. d. Permeable pavement may be used where feasible and effective.</del> Sidewalks and Nonmotorized Facilities was reorganized and the sections listed in lines 14 were combined.	✓		



Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
14. Sidewalks and Nonmotorized Facilities	<p>C. Bicycle Facility Construction</p> <p>(1) Separated bicycle path – See requirements for paved path construction. Acceptable surface materials are asphalt and concrete.</p> <p>(2) Bicycle lane</p> <p>a. Acceptable surface materials are asphalt and concrete.</p> <p>b. A bicycle lane on a public roadway shall be a minimum of five feet wide when curb and gutter is in place. The distance shall be measured from the face of curb to the center of the fogline that designates the bicycle lane. A cement concrete traffic curb and gutter is required. See Design Manual Drawing TE- 10 .</p> <p>c. A bicycle lane on a public roadway shall be a minimum of four feet wide when no curb and gutter is in place. The width shall be measured from the edge of pavement to the center of the bicycle lane marking. A minimum two-foot wide graded shoulder is required adjacent to the paved surface.</p> <p>(3) Shared roadway</p> <p>a. Acceptable surface materials are asphalt and concrete.</p> <p>b. The curb lane of a shared roadway shall be a minimum of 14 feet wide for flat or downhill sections and 15 feet wide for uphill sections. The distance shall be measured from the face of curb to the center of the lane marking.</p>	No changes/ action taken	Permeable pavements are allowed. Design Manual will undergo major revision in 2017 and permeable pavement will be specifically addressed.	<p>Sidewalks and Nonmotorized Facilities was reorganized and the sections listed in lines 14 were combined</p> <p><del>C. Bicycle Facility Construction</del></p> <p><del>(1) Separated bicycle path – See requirements for paved path construction. Acceptable surface materials are asphalt and concrete.</del></p> <p><del>(2) Bicycle lane</del></p> <p><del>a. Acceptable surface materials are asphalt and concrete.</del></p> <p><del>b. Permeable pavement may be used where feasible and effective.</del></p> <p><del>b. A bicycle lane on a public roadway shall be a minimum of five feet wide when curb and gutter is in place. The distance shall be measured from the face of curb to the center of the fogline bicycle lane marking that designates the bicycle lane. A cement concrete traffic curb and gutter is required. See Design Manual Drawing TE- 10 .</del></p> <p><del>c. A bicycle lane on a public roadway shall be a minimum of four feet wide when no curb and gutter is in place. The width shall be measured from the edge of pavement to the center of the bicycle lane marking. A minimum two-foot wide graded shoulder is required adjacent to the paved surface.</del></p> <p><del>(3) Shared roadway</del></p> <p><del>a. Acceptable surface materials are asphalt and concrete.</del></p> <p><del>b. The curb lane of a shared roadway shall be a minimum of 14 feet wide for flat or downhill sections and 15 feet wide for uphill sections. The distance shall be measured from the face of curb to the center of the lane marking.</del></p>	✓		

Table 17- Transportation Design Standards  
DEV Drawings

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
RC-130-1 Turnaround Facilities (Revised 12/16)	<p>Notes:</p> <p>1. Landscaped island with vertical curb at center of circular turnaround is required.</p>	Amended existing code	Amended Transportation Development Code to include to allow for stormwater management practices within frontage improvements. BCC 14.60.170.C.	<p>Notes:</p> <p>1. Landscaped island with vertical curb at center of circular turnaround is required. <u>Bioretention and stormwater management facilities may be utilized in landscaped islands. Plantings within landscaped islands should utilize native species, or species with a proven ability to survive in an urban environment, to the maximum extent feasible.</u></p>		✓	✓
DEV-4 Public Street Widths Within Subdivisions  <b>DELETED 12/16</b>	<p>Notes:</p> <p>1. All street widths shown are minimums. Required street widths will be specified by the engineer.</p> <p>2. Where parking is not allowed, "no parking anytime" signs are required.</p>	No changes/ action taken	No revisions proposed; street widths of 20', 24', and 28' align with the LID principle of reducing impervious surface.	N/A			

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
RC-100-1 Typical Public Street (Revised 12/16)	Notes: 1. Landscaped planter strip requirements (width, landscape type, maintenance, etc.) will be specified by the engineer. See std. dwg. ROW-9 for asphalt detail adjacent to planter strip.	No changes/ action taken	No revisions proposed; planter requirements are specified by the engineer and in the development standards.	N/A			✓
RC-230-1 Commercial Project Site-Street Frontage Improvements (Revised 12/16)	Notes: 5. Landscaped planter strip requirements (width, landscape type, maintenance, etc.) will be specified by the engineer. See std. dwg. RC—240-1 for asphalt detail adjacent to planter strip. (Note: drawing revised 12/16 including Note 5).	No changes/ action taken	Amended Transportation Development Code to include to allow for stormwater management practices within frontage improvements. BCC 14.60.110.B..	N/A		✓	✓

Table 18 - Transportation Design Standards Appendix B Bel-Red Area Standards

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
3 Conceptual Plans and Development Standards	120th Avenue NE - Stage 2 (CIP No. PW-R-164) Continue street tree theme established in the 120th Avenue NE Stage 1 project. Provide a transition in shrub/groundcover treatments to distinguish Stages 2, 3 and 4 from Stage 1.	No changes/ action taken	Projects listed are either in final design stage, under construction, or completed. LID practices are included in the Bel-Red Overlay District	N/A		✓	✓
3 Conceptual Plans and Development Standards	120th Avenue NE - Stage 3 (CIP No. PW-R-168) Continue street tree theme established in the 120th Avenue NE Stage 1 project. Provide a transition in shrub/groundcover treatments to distinguish Stages 2, 3 and 4 from Stage 1.	No changes/ action taken	Projects listed are either in final design stage, under construction, or completed. LID practices are included in the Bel-Red Overlay District	N/A		✓	✓
3 Conceptual Plans and Development Standards	NE 4th Street (CIP No. PW-R-160) Locate plant strips between sidewalks and vehicular/bicycle lanes rather than at back-of-sidewalk.	No changes/ action taken	Projects listed are either in final design stage, under construction, or completed. LID practices are included in the Bel-Red Overlay District	N/A		✓	✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
3 Conceptual Plans and Development Standards	NE 6th Street Extension (CIP No. XXX) Locate plant strips between sidewalks and vehicular/bicycle lanes rather than at back-of-sidewalk. Continue street tree theme established in the 120th Avenue NE Stage 1 project. Provide distinctive shrub/groundcover treatments to distinguish Stages 3 and 4 from Stage 1.	No changes/ action taken	Projects listed are either in final design stage, under construction, or completed. LID practices are included in the Bel-Red Overlay District	N/A		✓	✓
3 Conceptual Plans and Development Standards	124th Avenue NE (CIP No. PR-R-169) Provide distinctive built or vegetative gateways into the riparian corridor east of 124th Avenue NE. Establish and maintain a consistent street tree theme along the length of 124th Avenue NE. Provide transition in the shrub and groundcover plantings south of BelRed Road.	No changes/ action taken	Projects listed are either in final design stage, under construction, or completed. LID practices are included in the Bel-Red Overlay District	N/A		✓	✓
3 Conceptual Plans and Development Standards	124th Avenue Corridor Improvements Natural Drainage Systems	No changes/ action taken	No revisions proposed; existing corridor improvements include provisions for natural drainage.	N/A		✓	✓
3 Conceptual Plans and Development Standards	15th/16th Corridor Cross Section Recommendations 116th Ave NE - NE 20th Street Multi-Purpose Pathway Landscape strip	No changes/ action taken	Projects listed are either in final design stage, under construction, or completed. LID practices are included in the Bel-Red Overlay District.	N/A		✓	✓
3 Conceptual Plans and Development Standards 3.4 Local Streets	Figure 3.4.9 Landscape & Furnishings Trees spaced at 30' on-center in planting strip. 4'0" planting strip.	No changes/ action taken	Tree planting and maintenance requirements are found in the City's Environmental Best Management Practices. Landscaping requirements for Bel-Red are codified at LUC 20.25D.110.B, which controls over the guidelines. The Bel-Red Overlay District was rezoned and new development regulations implemented in 2009, which included low impact development practices.	N/A		✓	✓
3 Conceptual Plans and Development Standards 3.4 Retail Streets	Because the street trees on Retail Streets will be grated instead of located in large open planters, provisions will need to be made for adequate root and soil volume. A root space protection zone is proposed from the face of adjacent development to the edge of the vehicular travel lane, in which a structural matrix such as Silva Cell will be used to support pavement over a high-quality growing medium.	No changes/ action taken.	Tree planting and maintenance requirements are found in this City's Environmental Best Management Practices. Landscaping requirements for Bel-Red are codified at LUC 20.25D.110.B, which controls over the guidelines.			✓	✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
			The Bel-Red Overlay District was rezoned and new development regulations implemented in 2009, which included low impact development practices.				
3 Conceptual Plans and Development Standards 3.4 Retail Streets	Figure 3.5.10 Landscape & Furnishings Trees spaced at 30' on center in planting strip. 5'x10' planters with tree grates or rain gardens where feasible.	No changes/Action taken.	Tree planting and maintenance requirements are found in the City's Environmental Best Management Practices. Landscaping requirements for Bel-Red are codified at LUC 20.25D.110.B, which controls over the guidelines. The Bel-Red Overlay District was rezoned and new development regulations implemented in 2009, which included low impact development practices was rezoned and new development regulations implemented in 2009, which included low impact development practices.	N/A		✓	✓
3 Conceptual Plans and Development Standards 3.6 Green Streets	The emphasis of Green Street typology is to put pedestrians and bicycles on equal or greater priority with minor, local automotive traffic, and to employ natural systems to assist with storm water management.  The street is punctuated by asymmetrically placed rain gardens in line with the parking bays. Trees are clumped into irregular groves within rain gardens, reinforcing a more natural extension of landscape from riparian areas into the neighborhood street grid.  Stormwater is conveyed to the rain garden planters along a crease in the pavement which feeds small cascades into the basins. The rain gardens will remove pollutants and suspended solids before returning water to the aquifer. In heavy rainfall overflow structures convey water to the storm sewer system to avoid flooding.	No changes/action taken	No revisions proposed; existing code language provides standards for green streets which include rain gardens.	N/A		✓	✓
5 Public Art Considerations 5.2 Public Art Detailed Actions and Recommendations	Landscape Inventory and protect all significant trees. Establish landscape standards for the arts district which emphasize native plants and casual character.	No changes/action taken	No revisions proposed; existing code language requires inventory and protection of all significant trees.	N/A		✓	✓

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
7 BelRed Corridor Standards	Bioretention Planters	No changes/ action taken	No revisions proposed; existing code language includes standards for bioretention planters within the right-of-way.	N/A		✓	✓

Table 18 - Critical Areas Handbook

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
Introduction	<p>A native restoration project is designed to replicate nature. This means that the types of plants that are selected and the way they are placed and spaced is typically different than an ordinary landscape project.</p> <p>Native landscapes have a more diverse, naturalistic spacing and grouping of vegetation. These natural landscapes are very different from the systematic design of a formal garden.</p> <p>Plants selected for a native project are ones that grew in the Puget Sound area before it was settled; they are not imported from other areas like traditional nursery plants (usually called ornamentals). They must also be placed in conditions that meet their physiological needs. For instance, certain native plants like wet soil, so you might find them in a wetland, but not at the top of a slope. You will find more details on plants and their needs throughout this manual. A list of native plants appropriate for small-scale restoration, as well as a list of nurseries where they are available for sale, can be found in the References (see Appendix D) at the end of this handbook.</p>	No changes/ action taken	No revisions proposed; existing code language provides provisions for using native vegetation within restoration projects.	N/A		✓	
Existing Vegetation	Existing vegetation is important for both initial plant installation considerations and ongoing maintenance. Plants are easier to install and maintain on a bare site than in an existing tangle of 8-foot-tall blackberry vines.	No changes/ action taken	No revisions proposed; existing code language provides provisions for using native vegetation within restoration projects.	N/A		✓	
Plant Availability	All of the native plants listed in the Master Plant List in Appendix C at the end of this Handbook should be commercially available. You will find a list of nurseries that specialize in native plants in the References section (Appendix D) as well.	No changes/ action taken	No revisions proposed; existing code language provides a list of native plant species to be used within restoration projects.	N/A		✓	

Table 19 - Storm and Surface Water Engineering Standards

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
D2-06 Stormwater Site Planning and Submittals	Based upon the analysis of existing site conditions, locate the buildings, roads, parking lots, utilities, and landscaping features for the proposed development. Consider the following points when laying out the site: 1) Fit development to the terrain to minimize land disturbance; Confine construction activities to the least area necessary, and away from critical areas; 2) Preserve areas with natural vegetation (especially forested areas) as much as possible; 3) On sites with a mix of soil types, locate impervious areas over less permeable soil (e.g., till), and try to restrict development over more porous soils (e.g., outwash); 4) Cluster buildings together; 5) Minimize impervious areas; and 6) Maintain and utilize the natural drainage patterns.	Amended existing standard	Amended existing language to reorganize and move site design considerations to Chapter D1 and to include additional site planning considerations.	<u>D1-02.2 Site Design Considerations</u> [...] <u>Before designing the site and stormwater infrastructure, consider the following:</u> <ul style="list-style-type: none"><li>• <u>Stormwater:</u><ul style="list-style-type: none"><li>○ <u>Using LID principles, manage stormwater runoff (quantity and quality) as close to the point of origin as possible.</u></li><li>○ <u>Minimize the use of conventional stormwater collection (catch basins) and piped conveyance infrastructure.</u></li><li>○ <u>Use LID BMPs (e.g., dispersion, infiltration, and reuse) where feasible.</u></li></ul></li><li>• <u>Landscaping</u><ul style="list-style-type: none"><li>○ <u>Maintain and use natural drainage patterns.</u></li><li>○ <u>Preserve natural features and resources, including trees per the Land Use Code BCC 20.20.900</u></li><li>○ <u>Create a multifunctional landscape using hydrology as a framework for landscape design.</u></li><li>○ <u>Confine and phase construction activities to minimize disturbed areas, and minimize impacts to environmentally critical areas and their associated buffers.</u></li><li>○ <u>Plant new trees in proximity to ground level impervious surfaces for on-site stormwater management and/or flow control credit.</u></li><li>○ <u>Minimize or prevent compaction of and protect soils.</u></li><li>○ <u>Amend landscape soils to promote infiltration.</u></li></ul></li><li>• <u>Impervious and Pervious Surfaces:</u><ul style="list-style-type: none"><li>○ <u>For sites with varied soil types, locate impervious areas over less permeable soil (e.g., till). Minimize development over more porous soils. Use porous soils by locating bioretention, permeable pavement, or other approved infiltration methods over them.</u></li><li>○ <u>Cluster buildings together.</u></li><li>○ <u>Minimize impervious surfaces (e.g., buildings, sidewalks).</u></li><li>○ <u>Minimize pollution-generation hard surface (PGHS) (e.g., areas subject to vehicular use such as driveways and parking strips).</u></li><li>○ <u>Minimize pollution-generating pervious surfaces (PGPS) (e.g., fertilized lawns, flower beds, etc.). Consider landscaping with native vegetation.</u></li></ul></li></ul>	✓	✓	✓
D2-07.2 Storm Drainage General Plan Notes	(9) Vegetation/landscaping in the detention pond, bioretention facility, vegetated roof and/or drainage swale(s) are an integral part of the runoff treatment system for the project. Such drainage facilities will not be accepted until plantings are established.	Amended existing standard	Amended existing language to reorganize and move general plan notes to Appendix 4 and move renumber note (9) to note (6) under Storm Drainage.	<u>Storm Drainage Notes:</u> <u>6) Vegetation/landscaping in the detention pond, bioretention facility, vegetated roof and/or drainage swale(s) are an integral part of the runoff treatment system for the project. Such drainage facilities will not be accepted until plantings are established.</u>		✓	✓
D3-04 Minimum Impervious Areas	For single family residential plat developments, use Table 2.2 in Volume III of the DOE Manual for minimum values. A higher percent impervious area shall be required if the proposed project land use impervious lot coverage allows a greater impervious area coverage. Stormwater system designs shall take into account maximum future build-out of the proposed development, as allowed by land use code. For commercial and multi-family residential developments, use actual project values.	Deleted tandard	Deleted existing standard as this is covered by the adoption of the 2014 Ecology Stormwater Manual.	N/A	✓		

Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
Chapter D4 - Hydraulic Analysis & Design D4-01 General	Roof and footing drains, yard drains, underdrains, ditches, swales, stormwater conveyance systems, etc. shall be installed to prevent damage or nuisance to adjacent properties and the public right-of-way due to the proposed development.	No changes/ action taken	No revisions proposed; existing language addresses installation of stormwater systems to minimize impacts to the right-of-way and adjacent properties.	N/A			✓
Chapter D4 - Hydraulic Analysis & Design D4-04 Conveyance Systems	Use the criteria set forth in Section 24.06.070(B)(4) of the Storm and Surface Water Utility Code and the information provided herein to plan, design and construct stormwater conveyance systems.	Amended existing standard	Amended existing standard to reorganize – section has been moved to D4-05.	<a href="#">D4-05.1 General</a> <a href="#">Use the criteria set forth in Section 24.06.070(B)(4) of the Storm and Surface Water Utility Code and the information provided herein to plan, design and construct stormwater conveyance systems.</a>			✓
Chapter D4 - Hydraulic Analysis & Design D4-06.5 Ponds	Stormwater detention ponds may be used as interim sedimentation facilities if cleaned and restored to approved plan conditions following completion of all on-site construction.	Amended existing standard	Amended existing standard to reorganize – section has been moved to D5-04.4.	<a href="#">D5-04.4.5 Ponds</a> <a href="#">Stormwater detention ponds may be used as interim sedimentation facilities if cleaned and restored to approved plan conditions following completion of all on-site construction.</a>			✓
Chapter D6 - On-Site Stormwater Management D6-01 General	Natural Drainage Practices (NDPs) are included here as a sub-set of on-site stormwater management BMPs, and include bioretention, pervious pavement, rain recycling, and vegetated roofs. These NDPs are encouraged as an integral part of site designs.	Amended existing code	Amended existing code to reorganize and rewrite to conform with the 2014 Ecology Stormwater Manual – section has been moved to D1-04.2.	<a href="#">Natural drainage patterns shall be maintained, and discharges from the project site shall occur at the natural location, to the maximum extent practicable. The manner by which runoff is discharged from the project site must not cause a significant adverse impact to downstream receiving waters and downgradient properties. All outfalls require energy dissipation. Creating new drainage patterns results in more site disturbance and more potential for erosion and sedimentation during and after construction. Creating new discharge points can create significant stream channel erosion problems as the receiving water body typically must adjust to the new flows. Diversions can cause greater impacts than would otherwise occur by discharging runoff at the natural location.</a>		✓	✓
Chapter D6 - On-Site Stormwater Management D6-01.1 Using On-Site Stormwater Management to meet Storm and Surface Water Utility Code Requirements	Table 6.1 Required Tier 1 On-site Stormwater Management BMPs; Table 6.2A Required Tier 2 On-site Stormwater Management BMPs, Table 6.2B Natural Drainage Practices (NDPs) Allowed as Alternatives to or in Addition to Required Tier 2 BMPs; Table 6.3 Required Tier 3 BMPs	Amended existing standard	Amended existing standard to reorganize and rewrite to conform with the 2014 Ecology Stormwater Manual – section has been moved to D1-04.2.	<a href="#">D1-04.2(e) Minimum Requirement #5 - On-site Stormwater Management</a> <a href="#">Projects shall employ On-site Stormwater Management BMPs in accordance with the following projects thresholds, standards, and lists to infiltrate, disperse, and retain stormwater runoff onsite to the extent feasible without causing flooding or erosion impacts.</a>			✓
Chapter D6 - On-Site Stormwater Management D6-01.1 Using On-Site Stormwater Management to meet Storm and Surface Water Utility Code Requirements	B. Runoff Treatment (Minimum Requirement 6) In addition, site design practices and vegetation retention be used to reduce the amount of PGIS and PGPS requiring treatment.	Amended existing standard	Amended existing standard to reorganize and rewrite to conform with the 2014 Ecology Stormwater Manual – section has been moved to D1-04.2.	<a href="#">D1-04.2(f) Minimum Requirement #6 - Runoff Treatment</a>			✓



Code reference	Existing policy language	Action taken to meet permit requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	Impervious surfaces	Loss of native vegetation	Stormwater runoff
Chapter D6 - On-Site Stormwater Management D6-02.4 Step 3: Runoff Sources and BMP Selection	Table 6.5 On-site Stormwater BMP Selection Matrix	Amended existing standard	Amended existing standard to reorganize and rewrite to conform with the 2014 Ecology Stormwater Manual – section has been moved to D1-04.2.	<a href="#">D1-04.2(e) Minimum Requirement #5 - On-site Stormwater Management Flow Chart for Determining LID MR #5 Requirements</a>	✓	✓	✓
Chapter D6 - On-Site Stormwater Management D6-03.1 Required On-site Stormwater Management Practices	C. Preserve Native Vegetation Apply BMP T5.20, Preserving Native Vegetation, as described in the DOE Manual, Volume V, Section 5.3.2 and comply with LUC 20.20.900, Significant Tree Retention. Partial flow credit for retaining or planting trees can be achieved in accordance with the requirements in Section D6-03.4.	Deleted standard	Deleted existing standard as this is covered by the adoption of the 2014 Ecology Stormwater Manual.	N/A		✓	
Chapter D6 - On-Site Stormwater Management D6-03.2 Natural Drainage Practices (NDPs)	A. Bioretention B. Pervious Pavement C. Rain Recycling D. Vegetated Roof E. Reverse Slope Sidewalk F. Minimal Excavation Foundation Systems	Amended existing standard	Amended existing standard to reorganize and rewrite to conform with the 2014 Ecology Stormwater Manual – section has been moved to D1-04.2.	<a href="#">D1-04.2(e) Minimum Requirement #5 - On-site Stormwater Management List #1 and List #2</a>			✓
Chapter D6 - On-Site Stormwater Management D6-03.4 Flow Control Credits for On-site Stormwater Management BMPs	Flow Control Credit may be achieved by implementing the following on-site BMPs: Retaining trees Planting new trees Installing rain barrels Downspout or sheet flow dispersion Installing a vegetated roof The impervious area mitigated is calculated as the product of the Flow Control Credit and the quantity of the BMP.	Amended existing standard	Amended existing standard to reorganize and rewrite to conform with the 2014 Ecology Stormwater Manual – section has been moved to D3-03.2.	<a href="#">D3-03.2 On-Site Stormwater Management For projects that trigger MR's 1-9, modeling to size On-site Stormwater Management BMPs for Minimum Requirement #5, design flows are generated with an Ecology approved continuous hydrology model. When including On-site Stormwater Management BMPs on a project, credit maybe taken for flows controlled and/or treated on-site.</a>			✓
Chapter D6 - On-Site Stormwater Management D6-04.1 Bioretention	F. Plants for Bioretention (Rain Gardens, Bioretention Swales, Downspout Planter Boxes) Native plants from the Pacific Northwest region shall be used whenever possible.	Deleted standard	Deleted existing standard as this is covered by the adoption of the 2014 Ecology Stormwater Manual.	N/A		✓	✓