



MEMORANDUM

DATE: November 22, 2010

TO: Chair Kasner, Members of the East Bellevue Community Council

FROM: Catherine A. Drews, Legal Planner, Development Services Department
425-452-6134

SUBJECT: **REVISED** Electric Vehicle Infrastructure—Land Use Code Amendments

Procedural Background:

On April 14, 2010, staff sought and received concurrence from the Planning Commission to initiate amendments to the LUC that would allow electric vehicle infrastructure as a use in all land use districts, except those zoned residential and critical areas, as required under Second Substitute House Bill 1481 (SSHB 1481). On May 4, 2010, the East Bellevue Community Council held a courtesy hearing on the suggested Land Use Code (LUC) amendments related to allowing electric vehicle infrastructure. Subsequently, the Planning Commission held a public hearing the proposed ordinance on May 26, 2010. After the public hearing, the Planning Commission prepared a transmittal to the City Council on June 7, 2010, unanimously recommending approval of the proposed code package.

Staff presented the Planning Commission's transmittal and the proposed code amendments to the City Council on June 14, 2010. During the study session, Council raised questions regarding the location and regulation of electric vehicle infrastructure and directed staff to return with a revised proposal. Attachment A contains the revised proposal. In the original proposal, staff recommended adding a new category to the land use chart, Other Automotive Services, and limiting its application to only electric vehicle infrastructure using footnotes.

In response to Council questions and direction, staff has taken a different approach to allowing electric vehicle infrastructure in the revised code proposal. Instead of amending all the use charts as in the original proposal, the revised proposal associates, using footnotes, the permitted use of electric vehicle infrastructure with the appropriate land use category. Electric vehicle charging stations are allowed in all land use districts that allow accessory parking, auto parking, park and rides, and street and highway right-of-way use. Likewise, battery exchange stations are allowed in areas where gas stations or auto repair is permitted and also as a subordinate use to vehicle maintenance yards. The proposed amendments to the general definitions and Bel-Red definitions remain unchanged.

Background on Electric Vehicle Regulation:

In 2009, the Legislature found that development of electric vehicle infrastructure would lead to the creation of jobs, foster economic growth, and reduce greenhouse gas emissions and other pollutants attributable to the operation of petroleum-based vehicles. Electric vehicle infrastructure includes battery charging stations, rapid charging stations, and battery exchange stations. Second Substitute House Bill 1481 was signed into law in 2009, and its purpose is “to encourage the transition to electric vehicle use and to expedite the establishment of a convenient, cost-effective, electric vehicle infrastructure” to support the transition. SSHB 1481, Section 1. The Legislature found that development of electric vehicle infrastructure would lead to the creation of jobs, foster economic growth, and reduce greenhouse gas emissions and other pollutants attributable to the operation of petroleum-based vehicles.

SSHB 1481 requires jurisdictions bordering regional freeways and meeting a population threshold to amend their development regulations to allow electric vehicle infrastructure as a use in all zones except residential and critical areas. SSHB required the amendments be effective by July 1, 2010. SSHB 1481 also charges the Washington State Department of Commerce (formerly CTED) to prepare and distribute to local governments model ordinances, model development regulations, and guidance related to siting and installing electric vehicle infrastructure. Commerce completed and distributed the guidelines on August 5, 2010.

The bill also amends corresponding municipal and planning provisions, such as the Growth Management Act, chapter 36.70A, and the Planning Enabling Act, chapter 36.70 RCW, to reflect these requirements. Although the adoption date has passed, it is important to note that currently there is no land use code provision that prohibits these uses. An amendment is proposed now to identify the use specifically, and to make clear that the use is allowed without the need for any administrative code interpretation. As discussed at the April 19 meeting, the new provision makes clear that installation of electric vehicle charging units in individual homes or parking associated with multifamily units is permitted outright.

Conclusion:

Following the courtesy hearing, the Planning Commission requests any feedback or comments you have on the proposed ordinance. Please contact me if you have any questions before the December 1, 2010, meeting.

- Attachment A: Proposed Revised Ordinance
- Attachment B: Charging Options for Electric Vehicles*
- Attachment C: Standardized Charging Connector*
- Attachment D: Electric Vehicle Cost Information**
- Attachment E: Photo of Commercial Charging Station Installation*
- Attachment F: Photo Showing Different Charging Stations*

* PowerPoint slides courtesy of Sheida Sahandy, City of Bellevue

** Costs are estimates only

**ATTACHMENT A:
Proposed Amendments to Land Use Code
Electric Vehicle Infrastructure**

1. Proposed Amendments to Land Use Charts (General)

Chart 20.10.440 Uses in land use districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Transportation and Utilities – Residential Districts										
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
4	Transportation, Communications and Utilities											
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C	C	C	C	C	C	C	C	C	C	C
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters											
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services (23)											
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11	C 11
	Accessory Parking (6) (24)	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3	P 3
46	Auto Parking: Commercial Lots and Garages (24)											
	Park and Ride (5) (24)	C	C	C	C	C	C	C	C	C	C	C
475	Radio and Television Broadcasting Studios											
485	Solid Waste Disposal (19)											
	Highway and Street Right-of-Way (24)	P	P	P	P	P	P	P	P	P	P	P

Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C
Local Utility System	P	P	P	P	P	P	P	P	P	P	P	P
Regional Utility System	C	C	C	C	C	C	C	C	C	C	C	C
On-Site Hazardous Waste Treatment and Storage Facility (7)												
Off-Site Hazardous Waste Treatment and Storage Facility (8)												
Essential Public Facility (20)	C	C	C	C	C	C	C	C	C	C	C	C
Wireless Communication Facility (WCF): (without WCF Support Structures)	14, 16, 21											
Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16											
Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P	P	P
Electrical Utility Facility (22)	A/C 22											

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Transportation and Utilities – Nonresidential Districts

STD LAND USE CODE LAND USE CLASSIFICATION REF	Professional Office	Office	Office/Limited Business	Light Industry	General Commercial	Neighborhood Business	Community Businesses	Factoria Land Use District 1	Factoria Land Use District 2	Factoria Land Use District 3
	PO	O	OLB	LI	GC	NB	CB	F1	F2	F3
4	Transportation, Communications and									

	Utilities										
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C	C	C	C	C	C	C	C	C	C
42 429 1	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters				P	P		P	P		
421 4 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services (23)				P	C					
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 11	C	C	C	C	C 11	C	C	C	C
	Accessory Parking (6)(24)	P	P	P	P	P	P	P	P	P	P
46	Auto Parking: Commercial Lots and Garages (24)			C	C	C		C	C	C	C
	Park and	C	C	C	C	C	C	C	C	C	C

	Ride (5) (24)										
475	Radio and Television Broadcasting Studios	P	P	P	P 10	P 10		P	P	P	P
485	Solid Waste Disposal (19)				C						
	Highway and Street Right-of-Way (24)	P	P	P	P	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)			A	A	A	A	A	A	A	A
	Off-Site Hazardous Waste Treatment and Storage Facility (8)				C						
	Essential Public Facility (20)	C	C	C	C	C	C	C	C	C	C
	Wireless Communication Facility (WCF): (without WCF Support)	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21

	Structures)										
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
	Satellite Dishes (18)	P	P	P	P	P	P	P	P	P	P
	Electrical Utility Facility (22)	A/C 22									

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Transportation and Utilities – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
4	Transportation, Communications and Utilities						
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops						
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters	A	A	A			A
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor	S	S	S			S

	Freight Services (23)						
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	A/C 2,12	A/C 2,12	A/C 12			A/C 2,12
	Accessory Parking (6)(24)	P 4	P 4	P 4	P 4	P 4	P 4
46	Auto Parking: Commercial Lots and Garages (24)	P 13	P 13	P 13	A	P 13	P 13
	Park and Ride (5)(24)			A			A
475	Radio and Television Broadcasting Studios	P	P	P		P	P
485	Solid Waste Disposal (19)						
	Highway and Street Right-of-Way (24))	P	P	P	P	P	P
	Utility Facility	C	C	C	C	C	C
	Local Utility System	P	P	P	P	P	P
	Regional Utility System	C	C	C	C	C	C
	On-Site Hazardous Waste Treatment and Storage Facility (7)	A	A	A	A	A	A
	Off-Site Hazardous Waste Treatment and Storage Facility (8)						
	Essential Public Facility (20)	C	C	C	C	C	C
	Wireless Communication Facility (WCF): (without WCF Support Structures)	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21	14, 16, 21
	Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding)	14, 16	14, 16	14, 16	14, 16	14, 16	14, 16
	Satellite Dishes (18)	P	P	P	P	P	P
	Electrical Utility Facility (22)	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22	A/C 22

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Notes: Uses in land use districts – Transportation and Utilities

(1) (Deleted by Ord. 5086).

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(23) Battery Exchange Stations are ancillary to Motor Vehicle Transportation, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(24) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights of way, and is permitted through the applicable review process as a component of that use.

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Wholesale and Retail – Residential Districts												
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30		
5	Trade (Wholesale and Retail) (39)													
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)													
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)													
5193	Scrap Waste Materials, Livestock													
	Recycling Centers	C	C	C	C	C	C	C	C	C	C	C	C	C
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)													
5251	Hardware Paint, Tile and Wallpaper (Retail)													
5252	Farm Equipment													

CLASSIFICATION							(5)	(36*)			
5	Trade (Wholesale and Retail) (39)										
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)				P	P					
511 1 515 6 515 7 519 1 519 2	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)				P	C					
519 3	Scrap Waste Materials, Livestock										
	Recycling Centers				P	P	P	P	P		
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassemble d Products				P 35	P		P	P		

	(3)										
525 1	Hardware Paint, Tile and Wallpaper (Retail)				S 35	P	P	P	P		
525 2	Farm Equipment				P 35						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)							P	P		
54	Food and Convenience Store (Retail) (27)					P	P	P	P		
551 1	Autos (Retail)			P 6	A 4, 35	P		C	C		
	Trucks, Motorcycles, Recreational Vehicles (Retail)			P 25	P 7, 35	P					
	Boats (Retail)				P 35	P					
552	Automotive and Marine Accessories (Retail)				P 35	P		P	P		
553	Gasoline Service Stations (40)			A 34	P 34, 35	P	P	P	P	A 34	A 34
56	Apparel and Accessories (Retail)			S		P		P	P	S	S

57	Furniture, Home Furnishing (Retail)				P 11, 35	P		P	P		
58	Eating and Drinking Establishmen ts (37)	P 13	P 14		P 15, 29, 35	P	P 16, 28	P	P	P 14	P 14
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies		P 17 S			P	P 19	P	P	S	S
	Adult Retail Establishmen ts (31)		S					P	P	S	S
596 1	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)				P 35	P					
596	Retail Fuel Yards				P 35	P					
599 6	Garden Supplies, Small Trees, Shrubs, Flowers,				P 35	P	P 20	P 20	P 20		

	Ground Cover, Horticultural Nurseries and Light Supplies and Tools										
5999	Pet Shop (Retail and Grooming)				P 26, 35	P 26	P	P	P		
	Computers and Electronics (Retail)				P 12, 35	P 12		P	P		

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Wholesale and Retail – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
5	Trade (Wholesale and Retail) (39)						
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following: (1)						
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum (2)						

5193	Scrap Waste Materials, Livestock						
	Recycling Centers	P	P	P	C	C	
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products (3)						
5251	Hardware Paint, Tile and Wallpaper (Retail)	P	P	P	P 21, 23	P 30	
5252	Farm Equipment						
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)	P	P	P	P 22, 23	P 30	
54	Food and Convenience Store (Retail) (27)	P	P	P	P 22, 23	P 30	P 38
5511	Autos (Retail)	P 24	P 24	P			
	Trucks, Motorcycles, Recreational Vehicles (Retail)	P 24, 25	P 24, 25	P			
	Boats (Retail)	P 24	P 24	P			
552	Automotive and Marine Accessories (Retail)			P			
553	Gasoline Service Stations (40)	A, S	A, S	P			A 34, S 38
56	Apparel and Accessories (Retail)	P	P	P	P 21, 23	P 30	P 38
57	Furniture, Home Furnishing (Retail)	P	P	P	P 21, 23	P 30	
58	Eating and Drinking Establishments (37)	P 28	P 28	P 28	P 23, 28	P 28	P 28, 38
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies	P	P	P	P 21, 23	P 30	P 38
	Adult Retail Establishments (31)	P	P	P		P	S
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)						

596	Retail Fuel Yards						
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools			P 20			
5999	Pet Shop (Retail and Grooming)	P	P	P	P 21, 23	P 30	P 38
	Computers and Electronics (Retail)	P	P	P	P 21, 23	P 30	

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Notes: Uses in land use districts – Wholesale and Retail

(1) Wholesale trade includes sales offices for these goods.

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(40) Battery Exchange Stations are ancillary to Gasoline Service Stations, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

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Services – Residential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Services – Residential Districts										
		R-1	R-1.8	R-2.5	R-3.5	R-4	R-5	R-7.5*	R-10	R-15	R-20	R-30
6	Services											
61	Finance, Insurance, Real Estate Services											
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair											
6241	Funeral and Crematory Services											
6262	Cemeteries	C	C	C	C	C	C	C	C	C	C	C
629	Child Care Services (3,4)											
	Family Child Care Home in Residence	P	P	P	P	P	P	P	P	P	P	P
	Child Day Care Center								C	C	P	P

63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment											
634	Building Maintenance and Pest Control Services											
637	Warehousing and Storage Services, Excluding Stockyards											
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools											
641	Auto Repair and Washing Services (26)											
649	Repair Services: Watch, TV, Electrical, Upholstery											
	Professional Services: Medical Clinics and Other Health Care Related Services											
	Professional Services: Other											
6513	Hospitals											
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape											
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions						C 15					
672	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C	C	C	C	C	C	C	C	C	C	C
673	Limited Governmental Services: Protective Functions (21)									P	P	P
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)											
674	Military and Correctional Institutions	C	C	C	C	C	C	C	C	C	C	C
675	Secure Community Transition Facility (23,24)											
681	Education: Primary and Secondary (25)	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C
682	Universities and Colleges	C	C	C	C	C	C	C	C	C	C	C
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools											

691	Religious Activities	C	C	C	C	C	C	C	C	C	C	C	C
692 (A)	Professional and Labor Organizations Fraternal Lodge												
692 (B)	Social Service Providers	A 14											
	Administrative Office – General												
	Computer Program, Data Processing and Other Computer-Related Services												
	Research, Development and Testing Services												

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Services – Nonresidential Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Professi onal Office	Offi ce	Office/Lim ited Business	Light Indus try	General Commer cial	Neighborh ood Business	Commu nity Busines s	Facto ria Land Use Distri ct 1	Facto ria Land Use Distri ct 2	Facto ria Land Use Distri ct 3
		PO	O	OLB	LI	GC	NB (16)	CB	F1	F2	F3
6	Services										
61	Finance, Insurance, Real Estate Services	P	P	P	P 1	P	P	P	P	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair			S	P 2	P	P	P	P	S	S

624 1	Funeral and Crematory Services	C	C	C						C	C
626 2	Cemeteries	C	C	C	C	C	C	C	C	C	C
629	Child Care Services (3,4)										
	Family Child Care Home in Residence	P	P	P	P	P	P	P	P	P	P
	Child Day Care Center	P	P	P	P	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P 5	P	P 17	P	P	P	P
634	Building Maintenance and Pest Control Services				P	P		P	P		
637	Warehousing and Storage Services, Excluding Stockyards				P	P		S	S		
639	Rental and Leasing Services:			S	P 6	P	A 18	P 7	P 7	S	S

	Cars, Trucks, Trailers, Furniture and Tools										
641	Auto Repair and Washing Services (26)				P	P	A 19	P	P		
649	Repair Services: Watch, TV, Electrical, Upholstery				P	P	P	P	P		
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P		P	P	P	P	P	P
	Professional Services: Other	P	P	P	P 9	P		P	P	P	P
651 3	Hospitals	C	C	C	C	C		C	C	C	C
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape				P	P					
671	Governmental Services: Executive, Legislative, Administrativ	C	C	C				C	C	C	C

	e and Judicial Functions										
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops	C	C	C	C 10	C 10	C	C	C	C	C
	Limited Governmental Services: Protective Functions (21)										
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)	P	P	P		P	P	P	P	P	P
674 675	Military and Correctional Institutions	C	C	C	C	C	C	C	C	C	C
	Secure Community Transition Facility (23,24)				C	C					
681	Education: Primary and	A	A	A	A	A	A	A	A	A	A

	Secondary (25)										
682	Universities and Colleges	P	P	P	P	P	C	P	P	P	P
683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P	P	P	P	P		P	P	P	P
691	Religious Activities	P	P	P	P	P	C	P	P	P	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	C	C	P		P		P	P	P	P
692 (B)	Social Service Providers	C	C	P	P	P	P	P	P	P	P
	Administrativ e Office – General	P	P	P	P 5	P	P	P	P	P	P
	Computer Program, Data Processing and Other Computer- Related Services	P	P	P	P 5	P				P	P
	Research, Development and Testing	P	P	P	P 5	P				P	P

Services										
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Services – Downtown Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	Downtown Office District 1	Downtown Office District 2	Downtown Mixed Use District	Downtown Residential District	Downtown Old Bellevue District	Downtown Office and Limited Business District
		DNTN O-1	DNTN O-2	DNTN MU	DNTN R	DNTN OB	DNTN OLB
6	Services						
61	Finance, Insurance, Real Estate Services	P 13	P 13	P	P 11, 12	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and Beauty, Photography Studio and Shoe Repair	P	P	P	P 11, 12	P	P 11, 20
6241	Funeral and Crematory Services						
6262	Cemeteries						
629	Child Care Services (3,4)						
	Family Child Care Home in Residence	P	P	P	P	P	P
	Child Day Care Center	P	P	P	P	P	P
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment	P	P	P	P 11, 12	P	P
634	Building Maintenance and Pest Control Services						
637	Warehousing and Storage Services, Excluding Stockyards						

639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools			P			S
641	Auto Repair and Washing Services (26)			P 8			
649	Repair Services: Watch, TV, Electrical, Upholstery	P	P	P		P	
	Professional Services: Medical Clinics and Other Health Care Related Services	P	P	P	P 11, 12	P 11	P
	Professional Services: Other	P	P	P	P 11, 12	P 11	P
6513	Hospitals			C	C		
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape						
671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions	P	P	P	P 11, 12	P 11	A
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops			P	C	C	A
	Limited Governmental Services: Protective Functions (21)						
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (22)	P	P	P	P 12	P	P
674 675	Military and Correctional Institutions						
	Secure Community Transition Facility (23,24)						
681	Education: Primary and Secondary (25)	A	A	A	A/C	A	A
682	Universities and Colleges	P	P	P			

683	Special Schools: Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools			P	P 11, 12	P 11	P
691	Religious Activities	P	P	P	C	C	P
692 (A)	Professional and Labor Organizations Fraternal Lodge	P	P	P	C	C	P
692 (B)	Social Service Providers	P	P	P	C	C	P
	Administrative Office – General	P	P	P	P 11, 12	P	P
	Computer Program, Data Processing and Other Computer-Related Services	P	P	P	P 11, 12	P	P
	Research, Development and Testing Services	P	P	P	P 11, 12	P	P

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Notes: Uses in land use districts – Services

(1) Finance, insurance, real estate services are permitted only if commercially or industrially related in LI Districts.

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(26) Battery Exchange Stations are ancillary to Auto Repair and Washing Services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

...2. Proposed Amendments to Definitions Specific to Bel-Red

20.25D.020 Definitions Specific to Bel-Red.

A. Bel-Red Definitions.

The following definitions are specific to the Bel-Red land use districts and shall have the following meanings:

Average Finished Grade Along Facade. Proposed grade after development as measured along a building facade from perpendicular wall to perpendicular wall

including offsets, bays, and other minor modulating treatments not more than five feet deep.

Battery charging station. An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standard, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements.

Battery exchange station. A fully automated facility that will enable an electric vehicle with an interchangeable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements. Operators of battery exchange stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

....

Electric vehicle infrastructure. Structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

....

Rapid charging station. An industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meet or exceed any standards, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements.

....

3. Proposed Amendments to Bel-Red Use Charts

20.25D.070 Land Use Charts.

The following charts apply to Bel-Red. The use charts contained in LUC 20.10.440 do not apply within the Bel-Red land use districts.

....

Chart 20.25D.070

Transportation and Utilities Uses in Bel-Red Land Use Districts.

STD LAND USE CODE LAND USE REF CLASSIFICATION		Transportation and Utilities – Bel-Red Districts						
		Bel-Red Medical Office/Node	Bel-Red Office Residential/Nodes	Bel-Red Residential Commercial Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR-MO/ MO-1	BR-OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR-R	BR-GC	BR-CR	BR-ORT
4	Transportation, Communications and Utilities							
41	Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops	C/C	C/C	C	C	C	C	C
42 4291	Motor Vehicle Transportation: Bus Terminals, Taxi Headquarters					C		
4214 422	Motor Vehicle Transportation: Maintenance Garages and Motor Freight Services (15)	C/	C/			C		
43	Aircraft Transportation: Airports, Fields, Terminals, Heliports, Storage and Maintenance	C 1	C 1					
	Accessory Parking	P/P	P/P	P	P 4	P	P	P

	(2,3,16)							
46	Auto Parking Commercial Lots and Garages (5, 16)	/P	/P	P				
	Park and Ride (6, 16)		C/C	C				
475	Radio and Television Broadcasting Studios							
485	Solid Waste Disposal (7)							
	Highway and Street Right-of- Way (8, 16)	P	P/P	P	P	P	P	P
	Utility Facility	C	C/C	C	C	C	C	C
	Local Utility System	P	P/P	P	P	P	P	P
	Regional Utility System	C	C/C	C	C	C	C	C
	On and Off-Site Hazardous Waste Treatment and Storage Facilities							
	Essential Public Facility (9)	C	C/C	C	C	C	C	C
	Wireless Communication Facility (WCF): (without WCF Support Structures)	10, 11, and 12	10, 11, and 12	10, 11, and 12				
	Communication, Broadcast and	10, 11	10, 11	10, 11	10, 11	10, 11	10, 11	10, 11

Relay Towers Including WCF Support Structures (Freestanding)								
Satellite Dishes (13)	P	P/P	P	P	P	P	P	P
Electrical Utility Facility (14)	A C/A C	A C/A C	A C	A C	A C	A C	A C	A C

....

Notes: Uses in land use districts – Transportation and Utilities.

(1) Aircraft transportation is limited to only heliports and is regulated under the terms of LUC 20.20.450.

....

(15) Battery Exchange Stations are ancillary to Motor Vehicle Transportation, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(16) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights of way, and is permitted through the applicable review process as a component of that use.

Chart 20.25D.070

Wholesale and Retail Uses in Bel-Red Land Use Districts.

Wholesale and Retail – Bel-Red Districts							
STD LAN D USE COD E	Bel-Red Medical Office/Node	Bel-Red Office Residential/Nodes	Bel-Red Residential Commercial Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition

REF	LAND USE CLASSIFICATION	BR-MO/ MO-1	BR-OR/ OR-1 OR-2	BR-RC-1 RC-2 RC-3	BR-R	BR-GC	BR-CR	BR-ORT
5	Trade (Wholesale and Retail) (1, 7, 15)							
51	Wholesale Trade: General Merchandise, Products, Supplies, Materials and Equipment except the following:					P 2		
5111 5156 5157 5191 5192	Wholesale Trade: Motor Vehicles, Primary and Structural Metals, Bulk Petroleum							
5193	Scrap Waste Materials, Livestock							
	Recycling Centers		P/			P	P	
521 522 523 524	Lumber and Other Bulky Building Materials Including Preassembled Products		P 3/			P	P 3	
5251	Hardware, Paint, Tile and		P 3/	P 3	P 4	P	P 3	

	Wallpaper (Retail)							
5252	Farm Equipment							
53	General Merchandise: Dry Goods, Variety and Dept. Stores (Retail)		P/P 2	P 2	P 4	P	P	
54	Food and Convenience Store (Retail) (5,6)	P/P	P/P	P	P 4	P	P	P4
5511	Autos, Motorcycles (Retail)					P	A 7	
	Trucks, Recreational Vehicles (Retail)					P 2		
	Boats (Retail)					P 2		
552	Automotive and Marine Accessories (Retail)					P 2		
553	Gasoline Service Stations (8,16)		P/			P	P	
56	Apparel and Accessories (Retail)	P/P 2	P/P	P	P 4, 13, 14	P 2	P	
57	Furniture, Home Furnishing (Retail)		P/P	P	P 4, 13, 14	P	P	

58	Eating and Drinking Establishments (3, 6)		P/ P 9	P 9	P 4, 13, 14	P	P	P
59	Misc. Retail Trade: Drugs, Liquor, Antiques, Books, Sporting Goods, Jewelry, Florist, Photo Supplies, Video Rentals and Computer Supplies		P/ P 3	P 3	P 4, 13, 14	P	P 2	P
	Adult Retail Establishments (10)		P/P			P	P	
5961	Farm Supplies, Hay, Grain, Feed and Fencing, etc. (Retail)					P 2		
596	Retail Fuel Yards							
5996	Garden Supplies, Small Trees, Shrubs, Flowers, Ground Cover, Horticultural Nurseries and Light Supplies and Tools (11)		P/ P 3	P 3	P 4, 13, 14	P	P	
5999	Pet Shop (Retail, Pet Day Care, and Grooming) (12)			P 3	P 4, 13, 14	P	P	

	Computers and Electronics (Retail)		P/P 3	P 3		P	P	
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Notes: Uses in land use districts – Wholesale and Retail.

(1) Wholesale trade excludes tank farms.

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(16) Battery Exchange Stations are ancillary to Gasoline Service Stations, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

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		Services – Bel-Red Districts						
STD LAN D USE COD E REF	LAND USE CLASSIFICATION	Bel-Red Medical Office/Node	Bel-Red Office Residential/Nodes	Bel-Red Residential Commercial Nodes	Bel-Red Residential	Bel-Red General Commercial	Bel-Red Commercial Residential	Bel-Red Office Residential Transition
		BR-MO/ MO-1	BR-OR/ OR-1 OR-2	BR- RC-1 RC- 2 RC-3	BR-R	BR-GC	BR-CR	BR-ORT
6	Services							
61	Finance, Insurance, Real Estate Services (10)	P 9/P 9	P/P	P	P 1, 11, 12	P	P	P
62	Personal Services: Laundry, Dry Cleaning, Barber and	P/P	P/P	P	P1, 11, 12	P	P	P

	Beauty, Photography Studio and Shoe Repair							
6241	Funeral and Crematory Services	C/C				C		
6262	Cemeteries							
629	Child Care Services (2, 3)							
	Family Child Care Home in Single-Family Residence	P/			P	P	P	P
	Child Day Care Center	P/P	P/P	P	A 1	P	P	
	Adult Day Care	P/P	P/P	P	A 1	P	P	
63	Business Services, Duplicating and Blue Printing, Steno, Advertising (Except Outdoor), Travel Agencies and Employment (10)	P/P	P/P	P		P	P	P
634	Building Maintenance and Pest Control Services					P	P	
637	Warehousing and Storage		P/			P		

	Services, Excluding Stockyards							
639	Rental and Leasing Services: Cars, Trucks, Trailers, Furniture and Tools (4)					P		
641	Auto Repair and Washing Services (13)		P/P 5	P 5		P	P	
649	Repair Services: Watch, TV, Electrical, Computer, Upholstery					P	P 6	
	Professional Services: Medical Clinics and Other Health Care Related Services (10)	P/P	P/P	P 4		P	P 6	P
	Professional Services: Other (10)		P/P			P	P 6	P
6513	Hospitals (10)	/C						
66	Contract Construction Services: Building Construction, Plumbing, Paving and Landscape					P		

671	Governmental Services: Executive, Legislative, Administrative and Judicial Functions (10)	A/A	A/A				A	A
672 673	Governmental Services: Protective Functions and Related Activities Excluding Maintenance Shops (10)	A/A	A/A	A	A	A	A	A
	Limited Governmental Services: Executive and Administrative, Legislative and Protective Functions (10)	P/P	P/P	P	P 7	P	P	P
674 675	Military and Correctional Institutions	/C				C		
	Secure Community Transition Facility							
681	Education: Primary and Secondary (8, 10)	/A	A/A	A	A	A	A	A
682	Universities and Colleges (10)	A/P	A/P	P		A	A	

683	Special Schools: (10) Vocational, Trade, Art, Music, Driving, Barber and Beauty Schools	P/P	P/P	P	P 6	P	P	P 6
691	Religious Activities	P/P	P/P	P	A	P	A	A
692 (A)	Professional and Labor Organizations, Fraternal Lodge	A/A	A/A	A		P	A	A
692 (B)	Social Service Providers	P/P	P/P	P	P	P	P 6	P
	Administrative Office – General (10)	P 9 / P 9	P/P	P 9		P	P 9	P
	Computer Programming, Data Processing and Other Computer Related Services			P 9		P 9	P	P
	Research, Development and Testing Services			P 9		P 9	P	P

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Notes: Uses in land use districts – Services.

(1) All permitted retail, service, and recreation uses combined shall not exceed 10,000 square feet, except as provided for in Notes (11) and (12) below.

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(13) Battery Exchange Stations are ancillary to Auto Repair and Washing services, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

....

4. Proposed Amendments to General LUC Definitions:

Basement. That portion of a story partly or totally underground and having at least one-half of its height more than five feet below the adjoining finished grade.

Battery charging station. An electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meets or exceeds any standards, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements.

Battery exchange station. A fully automated facility that will enable an electric vehicle with an interchangeable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements. Operators of Battery exchange stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

....

Easement. A grant or authorization by a property owner of the use of any designated portion of land by the public generally or by a corporation, or persons for specified purposes.

Electric vehicle infrastructure. Structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

....

Rapid charging station. An industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meets or

exceeds any standards, codes, and regulations set forth in chapter 19.28 RCW and consistent with the rules adopted by the building code council for electric vehicle infrastructure requirements.

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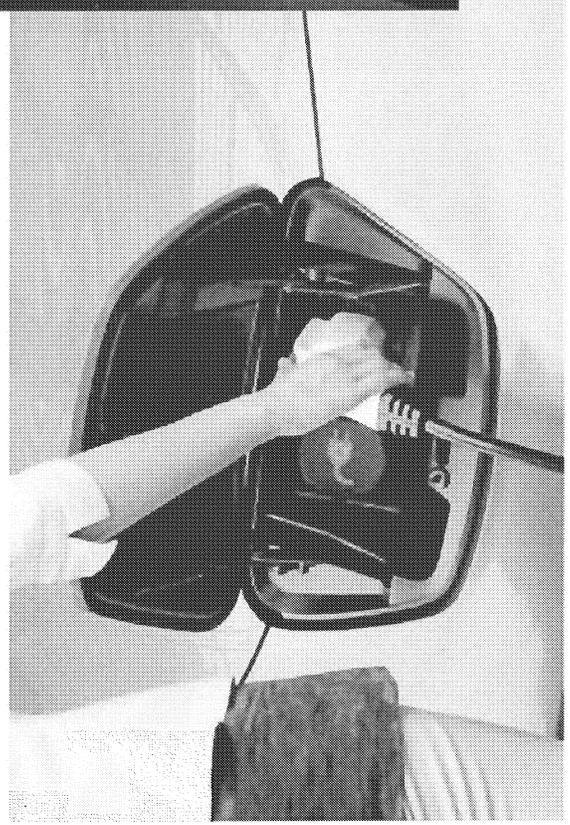
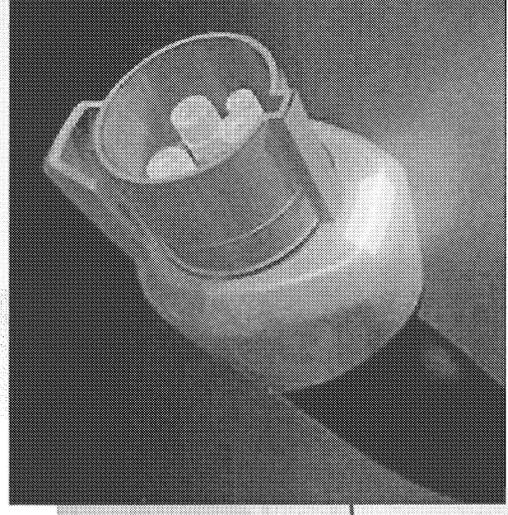
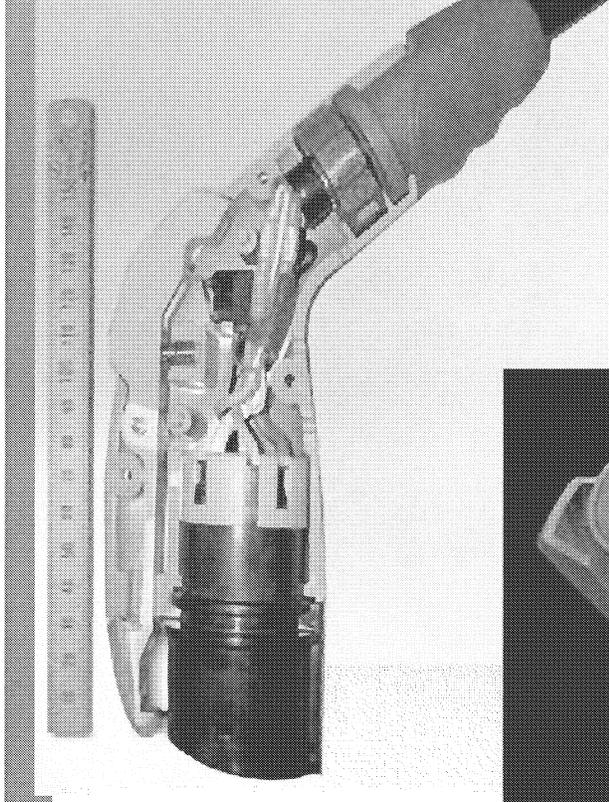
Charge Options

Charging Levels	Electrical Service	Charge Power	Charge Time
Level I	110V - 15A	1.4 kW	18 hrs
Level II	220V - 15A or 30 A	3.3 kW-6.6 kW	4-8 hours
Level III ("Fast Charge")	480V - 167A	50 - 70 kW	20-40 minutes (80% charge)

- Level II will be the majority of charging for electric vehicles
- Industry has agreed on Level I and II charging specifications
- Level III specifications are still in development

Charging Connector

- Charging connector is standardized (SAE J1772)
- Will be used by all auto makers
- Will charge at Level I or II
- Up to 10,000 couplings

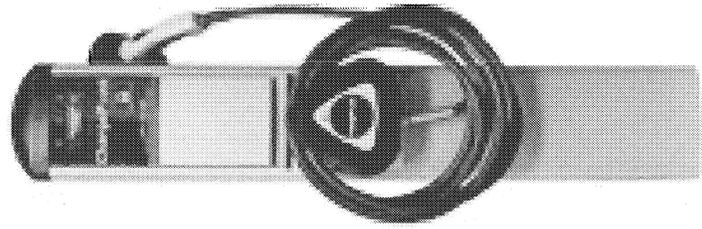


Relative Fuel Price

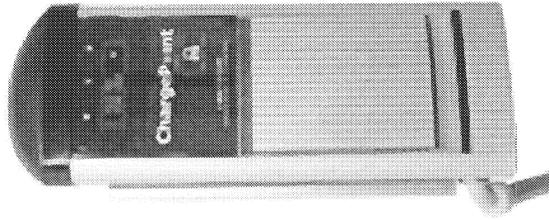
- Electric Vehicle DOE MPG rating:
 - 367 mpg equivalent
 - For comparison, the 2010 Prius will get 50mpg
- Cost per mile comparison for driving 15k miles:
 - Car (good 30mpg, \$4/gal) = \$0.13 per mile = \$1,950
 - EV (high \$0.14 kWh) = \$0.04 per mile = \$600
 - Advantage exists even if gasoline drops below \$1.10/gal
- Cost for a full charge would be less than \$2.00, some places as low as \$.50
- Every major auto manufacturer is working on an EV
- Avoided costs of negative externalities associated with fossil fuel dependence and emissions

EVSE: Coulomb/ChargePoint America

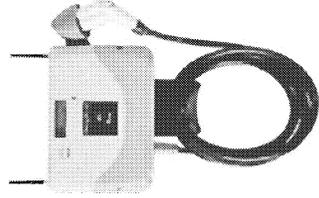
Bollard Unit



Wall Mount Unit



Home Charge Unit



...and many many more....

