

Capital Facilities Element

GOAL:

To provide adequate public facilities which:

- Address past deficiencies and anticipate growth needs;
- Achieve acceptable levels of service;
- Use fiscal resources efficiently; and
- Meet realistic timelines.

OVERVIEW

One of the more challenging aspects in managing growth is ensuring that needed public facilities are available when growth occurs.

The implementation of a well-defined capital facilities plan will help realize the community's vision of a well-managed city. The

ultimate full development of the Land Use Plan is contingent on the development of needed infrastructure in a timely and orderly fashion.



A number of city functions will be consolidated at the New City Hall Downtown.

The purpose of this element is to demonstrate that all capital facilities serving Bellevue have been addressed and that capital facility planning has been, and continues to be, conducted for all capital facilities. This element contains the following information:

- An inventory of existing capital facilities owned by public entities;
- A forecast of future needs;
- The location of new capital facilities;
- A financing plan and sources of funding; and,
- A process by which to achieve balance among needed facilities, appropriate levels of service, and financial capability.

This element acts as a reference to all the various capital facility plans, comprehensive plans, capital improvement and investment programs, inventories, and studies that together represent the planning and financing mechanisms required to serve the capital facility needs of Bellevue. These resources are referenced in Table CF.2: Additional Resources – Functional Plans.

Bellevue owns and manages a number of capital facilities including its roads, parks, water and sewer lines, police and fire facilities, administrative buildings, and training and maintenance facilities. In addition to facilities owned and managed by Bellevue, there are a number of publicly-owned capital facilities managed by other entities which provide for some of Bellevue's public capital facility needs. These include, but are not limited to: schools and libraries, water supply and sewage treatment, public transit, and high-occupancy vehicle and park-and-ride facilities.

Planning decisions made regarding these facilities are made by the responsible governing bodies. These decisions include the construction of new facilities, improvements to existing facilities, the levels of service provided by those facilities, and the sources of revenues and financing of needed facilities. Such decisions also recognize the evolving and adaptive role of technology in the provision of capital facilities.



Capital investment dollars build facilities for residents.

Despite the fact that Bellevue doesn't manage all capital facilities in the city, the city does have a significant influence on capital facilities planning and development by its authority to regulate land uses and the requirement to adopt a comprehensive plan. In addition, the state, through the Growth Management Act (GMA), requires Bellevue to demonstrate that all capital facilities serving Bellevue have been considered and that planning is done in a coordinated and comprehensive fashion.

This element is divided into seven sections: **Capital Facilities Inventory, Capital Facilities Needs, Level of Service, Financing Mechanisms and Revenue Sources, Reassessment of Land Use Element, and Essential Public Facilities (EPF)**. EPF policies are placed in the Capital Facilities Element for convenience and are not intended to be subject to any of the general capital facilities policies or discussions. EPF policies contained here are expressly responding to a separate GMA mandate to identify and site essential public facilities.

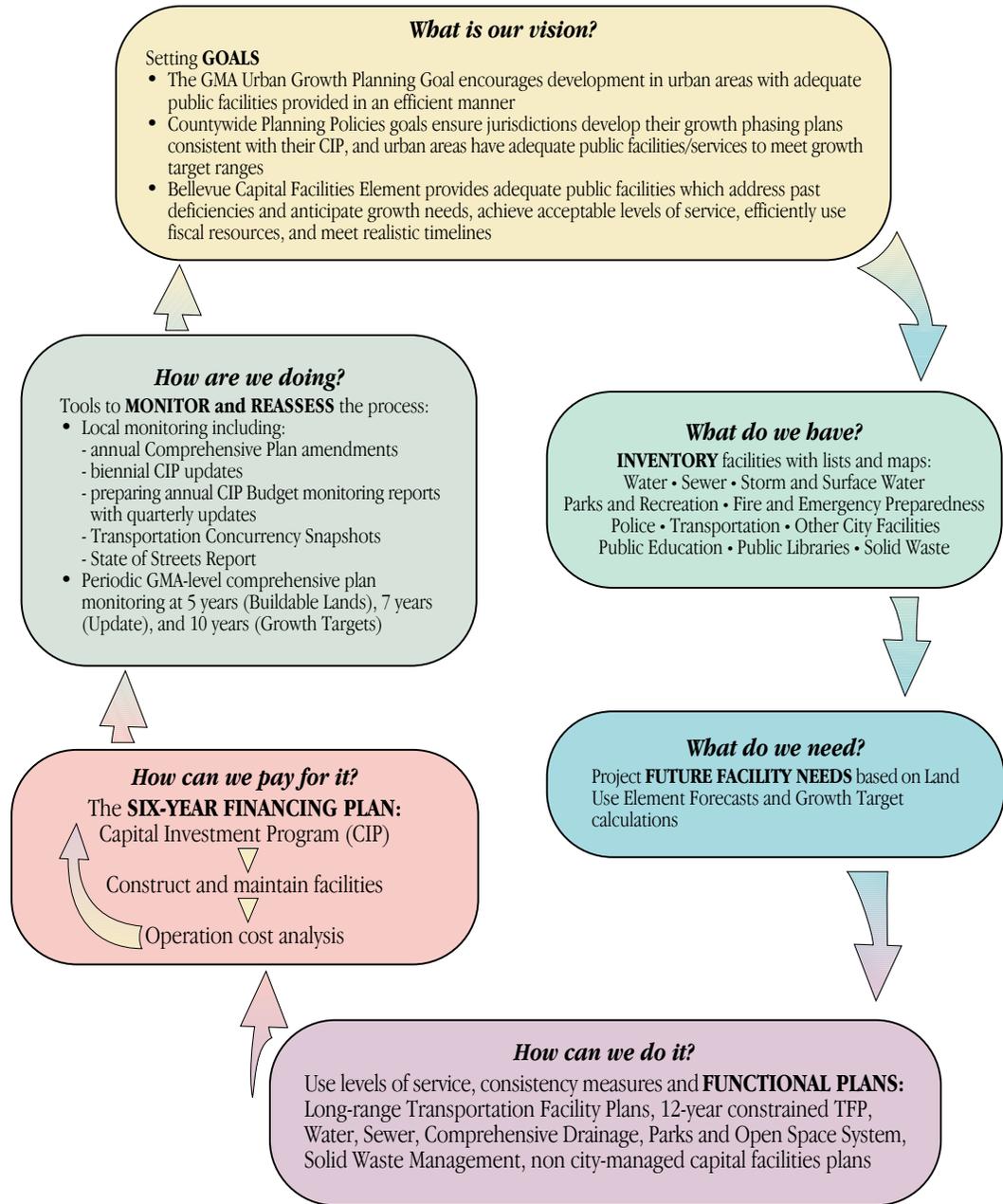
Transportation facilities are referred to in this element as part of the inventory of capital facilities. However, greater detail including an inventory of streets, nonmotorized facilities (sidewalks, trails, and bike lanes), and public transit facilities, is contained in the Transportation Element of the Comprehensive Plan.



This new roadway will help ease traffic congestion and remove traffic from nearby neighborhoods, while providing improved pedestrian and bicycle access.

Capital facilities belonging to privately owned utilities serving Bellevue (electrical, natural gas, liquid or other gas pipelines and telecommunication) are addressed in the Utilities Element of the Plan.

Figure CF.1
Capital Facilities Planning Under the GMA



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Capital Facilities Inventory

The following is a summary inventory of capital facilities providing services within the City of Bellevue.

Table CF.1

Facilities	Inventory Description	Functional Plan and Map ⇒figure ref.
Water	The publicly-owned water facilities serving Bellevue are all constructed and maintained by the City of Bellevue. Water is supplied by the Cascade Water Alliance which currently obtains most of its water from Seattle Public Utilities. Bellevue’s water system consists of 27 water tanks and 616 miles of water mains (4” to 24” pipes) serving a population of over 131,000 customers throughout the service area as shown in Figure CF.2.	Water ⇒CF.2 ⇒CF.3
Sewer	The publicly-owned sewer facilities serving Bellevue are all constructed and maintained by the City of Bellevue. Sewage from Bellevue flows into King County Metro’s South Treatment Plant where it receives secondary treatment and is discharged into Puget Sound. The sewer system consists of 519 miles of local lines and 46 lift or pump stations serving a population of over 132,000 customers throughout the service area as shown in Figure CF.4. Approximately 1,600 properties within the service area have on-site septic tank systems.	Sewer ⇒CF.4 ⇒CF.5
Storm and Surface Water	The City of Bellevue Storm and Surface Water Utility manages the drainage system to prevent property damage, maintain a hydrologic balance, and protect water quality for the safety and enjoyment of citizens and the preservation and enhancement of wildlife habitat. The drainage	Drainage ⇒CF.6

system consists of eleven regional flood control facilities, more than 300 neighborhood flood control (detention) facilities, and over 60 miles of open streams. Approximately 30,200 parcels within the city are served by the drainage system managed by the utility. Over 800 acres of wetlands are protected to preserve natural water filtration.

Solid Waste Transfer

Solid waste transfer facilities are constructed, operated and managed by King County through its Solid Waste Division. There is one transfer facility serving the disposal and recycling needs of Bellevue located north of I-90 in the Richards Valley Subarea. The solid waste which is collected at this facility is compacted and taken to the Cedar Hills Landfill. The Factoria Transfer Station also provides for the collection of recyclables and moderate risk waste from households and small businesses. The city currently contracts with private haulers for the collection of solid waste, yard waste, and recyclables from residential and business customers.

King County
Solid Waste
Management
Plan

Parks and Recreation

Parks and recreation facilities serving Bellevue include city, county, and state facilities. The City of Bellevue maintains over 2,400 acres of park and open space land that offer active and passive recreational opportunities to residents, and preserve natural areas of the community. Facilities include eighty developed parks, thirty-two athletic fields, two golf courses, two swimming pools, forty-five playgrounds, thirty-eight tennis courts, three major community centers, and ninety-four miles of trails.

Parks and
Open Space
System Plan
⇒CF.7

Fire and Emergency Preparedness

Fire and emergency medical services and capital facilities are managed and maintained by the Bellevue Fire Department and consist of nine fire stations and support apparatus including engine companies, light force companies, aid

Fire,
Police, and
Emergency
Preparedness
Facilities
⇒CF.8

units, medic units, an air unit, a mass casualty unit, a hazardous material unit and a number of other staff and specialty vehicles. Tenant improvements are also managed by the Fire Department at three medic quarters in non-city owned facilities. Emergency Preparedness facilities include the Emergency Preparedness Division Office and an Emergency Operations Center located at the Police Annex, as well as several departmental command centers located at various city buildings.

Police	Police facilities consist of a central office located at Bellevue City Hall, a firing range, classroom facilities, an evidence room, Police Annex, 9-1-1 Communications Center located in the basement of Fire Station 3 and the two Police Substations at Crossroads and Factoria.	Fire, Police, and Emergency Preparedness Facilities ⇨CF.8
Transportation	Transportation capital facilities serving Bellevue consist of streets, transit facilities, high-occupancy vehicle (HOV) facilities, and park-and-ride lots. Streets include such facilities as roads, street lights, traffic signals, guardrails, sidewalks, and pedestrian and bike trails. A detailed inventory of capital transportation facilities, levels of service, facility needs, and financing plans is found in the Transportation Element of the Comprehensive Plan.	Transportation Element, TFPs (Volume 2)
Public Education	Most of Bellevue’s residents are served by the Bellevue School District, though some are served by the Lake Washington School District, the Issaquah School District and the Renton School District. Specific information on school district facilities including, but not limited to, enrollment, classroom size, service standards, and financing, is contained in each school district’s capital facilities plans.	Public Schools and Libraries ⇨CF.9 school district(s) capital facilities plans

Public Libraries

Bellevue’s library needs are provided for by the King County Library System (KCLS) which has four branches located in Bellevue: the Bellevue Regional, Lake Hills, and Newport Way branches, as well as the Library Connection @ Crossroads. However, due to KCLS’s special services such as the Traveling Library Center (TLC), Bellevue residents have access to a greater service area (larger than the city boundaries). KCLS consists of five library sizes: small, medium, large, resource, and regional. At the large- and resource-sized libraries, containing from 120,000 to 198,000 items (Lake Hills and Newport Way Libraries), there are more specialized collection materials in addition to introductory information. The collections at the regional libraries, such as Bellevue Regional, generally containing more than 225,000 items, include more technical information in a large variety of subject areas, as well as general and introductory information (King County Library System, The Year 2000 Plan, September 1992).

Public Schools and Libraries
⇒CF.9



Bellevue is home to the Bellevue Regional Library—the King County Library System’s flagship facility.

Other City Facilities and Municipal Buildings

The City of Bellevue maintains and/or utilizes a number of other capital facilities and buildings in order to perform the necessary administrative functions of the city. These include Bellevue City Hall consisting of several city departments,

Other municipal facilities
⇒CF.10

council chambers, and police headquarters; the Leavitt Building which houses the city's transportation and public utility departments; the Police Annex/Custody Facility which houses public safety operations; the Bellevue Service Center which houses maintenance services and operations services and the maintenance vehicle fleet; Fire Stations and the Public Safety Training Center for fire, police, and emergency services training activities; and Bellevue District Court (King County) which provides prosecution and probation services for adult misdemeanor cases.

In late 2005 and early 2006 general city staff, police department administration, operations and custody facilities, 9-1-1 Communications Center, fire department administration and a number of other city functions will be consolidated in the newly renovated New City Hall in Downtown.

Capital Facilities [Future] Needs

The provision of capital facilities contributes to our quality of life. Parks, utilities,



fire stations and other community and regional facilities are a physical reflection of community values.

Investing in quality capital facilities provides benefits to the whole community.

Bellevue is a highly-urbanized community with little vacant land. However, there is a full array of urban services to accommodate projected growth in households and jobs over the next 20 years. Therefore, needed capital facilities will focus on maintaining and

improving levels of service as redevelopment occurs in these areas.

20-year household and job targets established for individual cities under the Countywide Planning Policies ensure that the region has sufficient capacity to

accommodate growth (the Land Use Element discusses this in more detail). Bellevue's targets for the 20-year planning period are 10,117 additional housing units and 40,000 additional jobs. Identifying these targets as part of the Capital Facilities Element future needs discussion ensures that Bellevue plans for growth by identifying and paying for needed capital facilities. These facilities consistently implement the Land Use Element, make more efficient use of urban land to avoid sprawl and reduce service delivery cost, and implement the Urban Growth Goal of the GMA, encouraging development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

All capital facilities serving Bellevue use some form of measurement to evaluate performance and needs. The quantity and quality of needed capital facilities are measured by adopted levels of service, operating criteria or performance standards. These measurement tools are found in each capital facility functional plan.

A list of needed capital facilities in Bellevue are contained within the functional plans that are listed in Table CF.2. Some of these facilities include:

- The New City Hall Downtown which will consolidate general city staff, police department administration & operations, the 9-1-1 Communications Center, fire department administration and a number of other city functions;
- An additional fire station to serve the downtown community;
- Additional water storage and inlet capacity needs for the West Bellevue Operating Area and additional water distribution system capacity for enhanced fireflow throughout the water system;
- Additional sewer trunk lines and a pump station upgrade serving Downtown and a sewer capacity improvement serving the [Redmond] Overlake area (to be funded by Redmond); and
- Additional storm drainage trunk capacity to alleviate urban flooding at various locations throughout the city. Renewal and replacement of aging utility system components including pipelines, reservoirs and pump stations will increasingly drive Utility capital investment. Regional requirements for restoring stream habitat and improving surface water quality will also require significant capital investment, as will state and federal drinking water quality mandates.

Additional facilities needed to address deficiencies and changes in level of service include park and recreation facilities such as acquisition and development of waterfront property, mini-park and neighborhood park sites, open space for greenways and linkages, a community center site serving Downtown and additional community parks. Many school sportsfields and play areas have been improved by the city for community use through partnerships with the Bellevue and Issaquah School Districts and school-based PTAs. These partnerships will continue to be used to augment citywide open space and recreation needs.



The city and school districts partner to serve the community.

Table CF. 2 Additional Resources – Functional Plans

The following resources should be consulted for information on capital facility inventories, planning, and programming:

City of Bellevue Capital Investment Program Plan 2007-2013

City of Bellevue Water Comprehensive Plan 1998

City of Bellevue Comprehensive Wastewater Plan 2002

City of Bellevue Comprehensive Drainage Plan 1994

City of Bellevue Parks and Open Space System Plan 2003

City of Bellevue Comprehensive Plan Transportation Element 2004

City of Bellevue Downtown Implementation Plan 2003

King County Solid Waste Management Plans

Bellevue School District Capital Facilities Projects 2001–2013

Lake Washington School District Capital Facilities Plan

Issaquah School District Capital Facilities Plan

Renton School District Capital Facilities Plan

City of Redmond Water Comprehensive Plan

Level of Service

Level of Service (LOS) is the adopted standard used to measure the adequacy of services being provided. The adequacy of services, or LOS, relate to the types of services rendered. It can range from a precise measurement, as in the amount of time it takes for a fire truck to reach the scene of a fire, to as imprecise a measurement as a community’s perception of how much, and what type, of open space is needed. For capital facilities planning the LOS measure for each facility type provides a clue as to what, how much, and when new capital facilities are, or may be, needed.

LOS standards are not created in a vacuum. They are a part of an on-going iterative process that includes such factors as a community's population and its economics and fiscal resources. Population tells who, how many, and where people need services, and the economics determines the amount of funding available to meet those service needs.

Once an LOS standard has been established, the performance of a capital facility can be measured. A capital facility operating at or above the established LOS indicates no need for improvements or new facilities. A facility operating below the established LOS is an indication that there may be a need for improvements, or new facilities, or evaluation of the LOS. However, if funding is not available to bring the service back to the established level, then the LOS is reexamined to determine if it is adequate.

Financing Mechanisms and Revenue Sources

The Capital Investment Program (CIP) is the city's six-year financing and implementation plan, biennially updated, in which needed capital improvements to the city's public facilities and infrastructure are identified, prioritized, and priced.

Funding from a variety of sources, including local taxes, is matched with the costs of these projects. After the City Council has reviewed and approved the program, these projects are implemented.

The objective of the CIP Plan is to identify capital facility needs and funding mechanisms to finance the construction, reconstruction, and acquisition of needed assets because of growth, aging, changing needs, and Bellevue's desire to improve the city's capital investments.



Public investment in infrastructure enhances the quality of life in Bellevue neighborhoods.

The CIP Plan utilizes numerous revenue sources to fund designated capital investment projects identified in the program. Revenues come from various sources including sales and B & O (business and occupation) taxes, utility rates as well as state revenues, bond issues, and state and federal grants. Another source of potential revenue is impact fees and other specific revenues allowed under the Growth Management Act to fund the city's capital investments and needed public facilities.¹ Similar to city-managed capital facilities, non-city-managed capital facilities improvements are funded through bond issues and special assessments.

Table CF.3 lists the major categories of CIP revenue sources² and the amount contributed by each source.

The specific funding sources for each needed capital improvement or investment is contained in Bellevue’s CIP Plan and the various functional plans previously mentioned. Table CF.4 details the current CIP costs.

Table CF.3 2007–2013 CIP Resources by Source
\$000

This figure displays the resources supporting the CIP Plan. General CIP Revenue, the combination of sales and business and occupation taxes, is the largest source of funding, comprising 39.8% of overall resources.

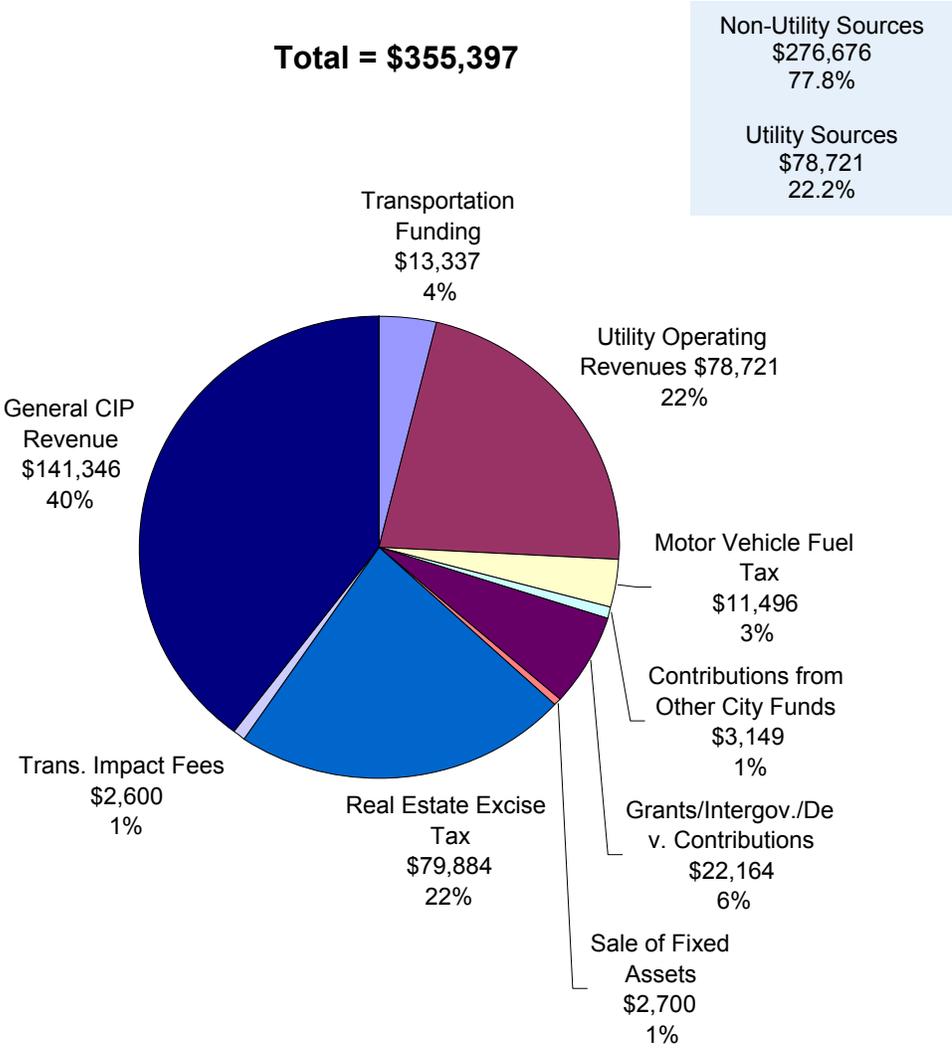


Table CF.4 2007-2013 CIP Project Costs by Year and Project Category
(\$000's)

This table displays the 2007-2013 budgets for the sixteen project categories and the years in which the expenditures are expected to occur. This table indicates that the CIP Plan is heavily weighted with projects during the early years of the Plan. This is especially true in the Transportation and Parks program areas where projects are a top priority and to the greatest extent possible, have been programmed in the early years of the CIP Plan.

Project Category	2007	2008	2009	2010	2011	2012	2013	2007-2013 Total
NON-UTILITY PROJECTS								
Roadways	\$11,688	\$9,866	\$8,871	\$4,941	\$7,500	\$3,516	\$810	\$47,192
Intersections	1,586	575	2,063	4,754	5,040	259	259	14,536
Walkways/Bikeways	3,022	652	1,322	3,703	3,894	4,472	3,199	20,264
Maintenance/Minor Capital	8,427	7,391	7,756	7,990	8,161	8,365	8,544	56,634
Subtotal Transportation	24,723	18,484	20,012	21,388	24,595	16,612	12,812	138,626
Park Acquisition & Development	15,502	9,590	3,702	2,878	2,667	2,790	2,907	40,036
Park Redevelopment	2,297	2,370	2,973	3,198	3,441	3,593	3,708	21,580
Subtotal Parks	17,799	11,960	6,675	6,076	6,108	6,383	6,615	61,616
General Government	11,150	7,912	2,675	1,760	2,144	8,044	2,780	36,465
Public Safety	3,238	1,841	1,426	644	664	685	709	9,207
Community Development	6,342	4,792	2,530	1,407	1,003	836	834	17,744
Economic Development	445	-	-	-	-	-	-	445
Subtotal Comm & Econ Dev	6,787	4,792	2,530	1,407	1,003	836	834	18,189
Neighborhood Enhancement (NEP)	1,407	1,407	1,407	1,407	1,407	1,407	1,408	9,850
Neighborhood Investment (NIS)	1,223	250	250	250	250	250	250	2,723
TOTAL NON-UTILITY	66,327	46,646	34,975	32,932	36,171	34,217	25,408	276,676
UTILITY PROJECTS								
Water	5,212	4,911	5,811	5,361	5,496	5,692	5,883	38,366
Sewer	2,267	1,932	3,042	3,233	2,102	5,008	5,071	22,655
Storm Drainage	2,638	2,675	3,546	2,154	2,165	2,216	2,306	17,700
TOTAL UTILITY	10,117	9,518	12,399	10,748	9,763	12,916	13,260	78,721
TOTAL CIP PROJECTS	\$76,444	\$56,164	\$47,374	\$43,680	\$45,934	\$47,133	\$38,668	\$355,397

Reassessment of Land Use Element

The Growth Management Act requires that provisions be made to reassess the Land Use Element of the Comprehensive Plan periodically because a capital facilities plan is an evolving document. The purpose of this requirement is to ensure that adequate facilities will be made available at the time certain portions of the Land Use Element are implemented and needed facilities are called for. If the anticipated funding for needed capital facilities falls short, the GMA requires a reassessment of the Land Use Element to determine what changes, if any, need to be made.

The Bellevue Land Use Code establishes the procedure and criteria the city will use in reviewing the Land Use Element and all other elements of the Comprehensive Plan. Additionally, it establishes the responsibility of the city to monitor the status of development in the city in relation to the Plan and to review the Plan on a regular basis. Currently, facility planning and programming is keeping pace with development. Consistent with the GMA, Bellevue will evaluate land use plans and the CIP as well as other jurisdictions' facilities plans to ensure that facilities are available when needed.

Tools that are used to monitor and reassess include:

- The annual process to amend the Comprehensive Plan at LUC 20.35.150;
- Periodic GMA-level plan monitoring at five years (Buildable Lands), seven years (Update) and ten years (Growth Targets);
- The biennial CIP budget process;
- Annual CIP budget monitoring reports with quarterly updates;
- The Reader's Guide to the CIP;
- The biennial State of the Streets Report;
- Transportation concurrency Snapshots; and
- The Transportation Improvement Program (TIP)

POLICIES

POLICY CF-1. Ensure that necessary capital facilities are provided within a reasonable time of the occurrence of impacts resulting there from.

POLICY CF-2. Use the city's Capital Investment Program to prioritize the financing of capital facilities within projected funding capacities.

Discussion: Capital improvement (or investment) programs are integral to the budget process of the organizations covered in this element. The lists of needed capital facilities, their funding mechanisms, and the timeframe in which they are budgeted

are included in Bellevue's CIP Plan, which is updated bi-annually, and in the various capital facility plans which are updated by the responsible organizations periodically.

POLICY CF-3. Amend the “Capital Facilities Needs” and “Financing Mechanisms and Revenue Sources” sections of this Element concurrently with adoption of the biennial Capital Investment Program (CIP).

POLICY CF-4. Base capital facilities needs on employment and population projections developed by the city in conjunction with county and regional estimates.

POLICY CF-5. Use adopted LOS, operating criteria, or performance standards to evaluate capital facilities needs.

POLICY CF-6. Encourage non-city-managed capital facilities providers to develop, in cooperation with Bellevue, LOS, operating criteria, performance standards, or other forms of standardized measurement to evaluate its capital facilities needs and ensure consistency with Bellevue's Comprehensive Plan.

POLICY CF-7. Ensure that Bellevue's Land Use Element and its Capital Facilities Plan Element are internally consistent.

POLICY CF-8. Coordinate the review of non-city-managed capital facilities plans to ensure that their plans are consistent with Bellevue's Comprehensive Plan.

POLICY CF-9. Reassess Bellevue's Land Use Plan periodically to ensure that capital facilities needs, financing, and level of service are consistent.

POLICY CF-10. Coordinate the transfer of capital facility programming from the county to the city prior to the annexation of new areas into the city.

POLICY CF-11. Consider levying impact fees on development in the portion of Bellevue served by a school district upon the request of the district, presentation of its adopted Capital Facilities Plan and demonstration that such facilities are needed to accommodate projected growth in the district.

POLICY CF-12. Adopt a City of Bellevue post-disaster Response and Recovery Plan that will structure the city's capability to provide services to facilitate recovery and reconstruction in the event of a disaster.

Discussion: The Plan is organized into five functions: Damage Assessment and Re-Occupancy, Public Service Restoration, Community Sustainability, Social and Health Services and City-Wide Organization, with direction contained in each function for plan priorities and implementation.

Process for Identifying and Siting Essential Public Facilities

The Growth Management Act (GMA) requires the Comprehensive Plan to include a process for identifying and siting Essential Public Facilities (EPF). According to the GMA, no local comprehensive plan may preclude the siting of essential public facilities.

The GMA defines essential public facilities as those “that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.”

Establishing an EPF siting process is a mandate of the Growth Management Act. Including a process for siting EPF in the Comprehensive Plan has benefits, including minimizing difficulties in the siting process and addressing local impacts equitably.

This section contains Bellevue’s policies regarding a process for siting EPF. The policies in this section are intended to guide the creation of provisions in the Land Use Code to site EPF that are not otherwise regulated by the LUC. EPF that are otherwise regulated by the LUC will continue to be regulated as set forth in the LUC without need to use the siting policies set forth in this section.

The siting process described in this section is intended as an interim process. The Growth Management Planning Council (GMPC), which is made up of the cities in King County and the County, is required by the Countywide Planning Policies (CPP) to establish a countywide process for siting essential public facilities (ref. CPP FW-32). That process is to address EPF definitions, inventories, incentives, public involvement, environmental protection and consideration of alternative siting strategies (ref. CPP S-1). When that process is established, Bellevue may modify this process to reflect the GMPC recommendations.

Identifying Essential Public Facilities (EPF)

POLICY CF-13. Define essential public facilities, consistent with the GMA, as facilities that are difficult to site or expand and that provide services to the public, or are substantially funded by government, or are contracted for by government, or are provided by private entities subject to public service obligation.

POLICY CF-14. Require land use decisions on essential public facilities meeting the following criteria to be made consistent with the process and criteria set forth in Policy CF-16 :

1. The facility meets the Growth Management Act definition of an essential public facility at RCW 36.70A.200(1) now and as amended; or
2. The facility is on the statewide list maintained by the Office of Financial Management, ref. RCW 36.70A.200(4) or on the countywide list of essential public facilities;

AND

3. The facility is not otherwise regulated by the Bellevue Land Use Code (LUC).

Siting Essential Public Facilities

POLICY CF-15. Participate in efforts to create an inter-jurisdictional approach to the siting of countywide or statewide essential public facilities with neighboring jurisdictions as encouraged by Countywide Planning Policies FW-32 (establish a countywide process for siting essential public facilities) and S-1 (consideration of alternative siting strategies). Through participation in this process, seek agreements among jurisdictions to mitigate against the disproportionate financial burden which may fall on the jurisdiction which becomes the site of a facility of a state-wide, regional or county-wide nature.

The essential public facility siting process set forth in Policy CF-16 is an interim process. If the CPP FW-32 siting process is adopted through the Growth Management Planning Council the city may modify this process to be consistent with the GMPC recommendations.

POLICY CF-16. Use this interim Siting Process to site the essential public facilities described in Policy CF-14 in Bellevue. Implement this process through appropriate procedures incorporated into the Land Use Code.

Interim EPF Siting Process

1. Use policies CF-13 and CF-14 to determine if a proposed essential public facility serves local, countywide or statewide public needs.
2. Site EPF through a separate *multi-jurisdictional* process, if one is available, if the city determines that a proposed essential public facility serves a countywide or statewide need.
3. Require an agency, special district or organization proposing an essential public facility to provide information about the difficulty of siting the essential public facility, and about the alternative sites considered for location of the essential public facility proposed.

4. Process applications for siting essential public facilities through LUC Section 20.30B — Conditional Use Permit.
5. Address the following criteria *in addition* to the Conditional Use Permit decision criteria:
 - a. Consistency with the plan under which the proposing agency, special district or organization operates, if any such plan exists;
 - b. Include conditions or mitigation measures on approval that may be imposed within the scope of the city’s authority to mitigate against any environmental, compatibility, public safety or other impacts of the EPF, its location, design, use or operation; and
 - c. The EPF and its location, design, use and operation must be in compliance with any guidelines, regulations, rules or statutes governing the EPF as adopted by state law or by any other agency or jurisdiction with authority over the EPF.
6. Use the Process I review and appeal procedures described in the Land Use Code as the public participation component of the siting process.

POLICY CF-17. After a final siting decision has been made on an essential public facility according to the process described in Policy CF-16, pursue any amenities or incentives offered by the operating agency or by state law or other rule or regulation to jurisdictions within which such EPF are located.

POLICY CF-18. For EPF having public safety impacts that cannot be mitigated through the process described in Policy CF-16, the city should participate in any process available to provide comments and suggested conditions to mitigate those public safety impacts to the agency, special district or organization proposing the EPF. If no such process exists, the city should encourage consideration of such comments and conditions through coordination with the agency, special district or organization proposing the EPF. A mediation process may be the appropriate means of resolving any disagreement about the appropriateness of any mitigating condition requested by the city as a result of the public safety impacts of a proposal.

POLICY CF-19. Locate essential public facilities equitably throughout the city, county and state. No jurisdiction or area of the city should take a disproportionate share of essential public facilities. This policy shall not be interpreted to require the preclusion of an essential public facility from locations in the city.

POLICY CF-20. Locate Secure Community Transition Facilities, as defined by RCW 71.09.020 now or as hereafter amended, outside of Single-family and Multi-family Residential districts. Provide a separation between Secure Community Transition Facilities and residentially developed property in other land use districts.

Endnotes:

1. *Section 82.02.090(3) of the RCW states that “impact fees” means a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development.*

Section 82.02.090(7) of the RCW states that by “public facilities” it is meant capital facilities owned or operated by government entities: (a) Public streets and roads; (b) publicly owned parks, open space, and recreational facilities; (c) school facilities; and (d) fire protection facilities in jurisdictions that are not a part of a fire district.

2. *General CIP revenue is defined as the annual revenue dedicated to CIP use derived from .5% of the city’s local optional sales tax, .03% of the city’s business and occupation tax, interest earnings on unexpended balances and any miscellaneous unrestricted revenues.*

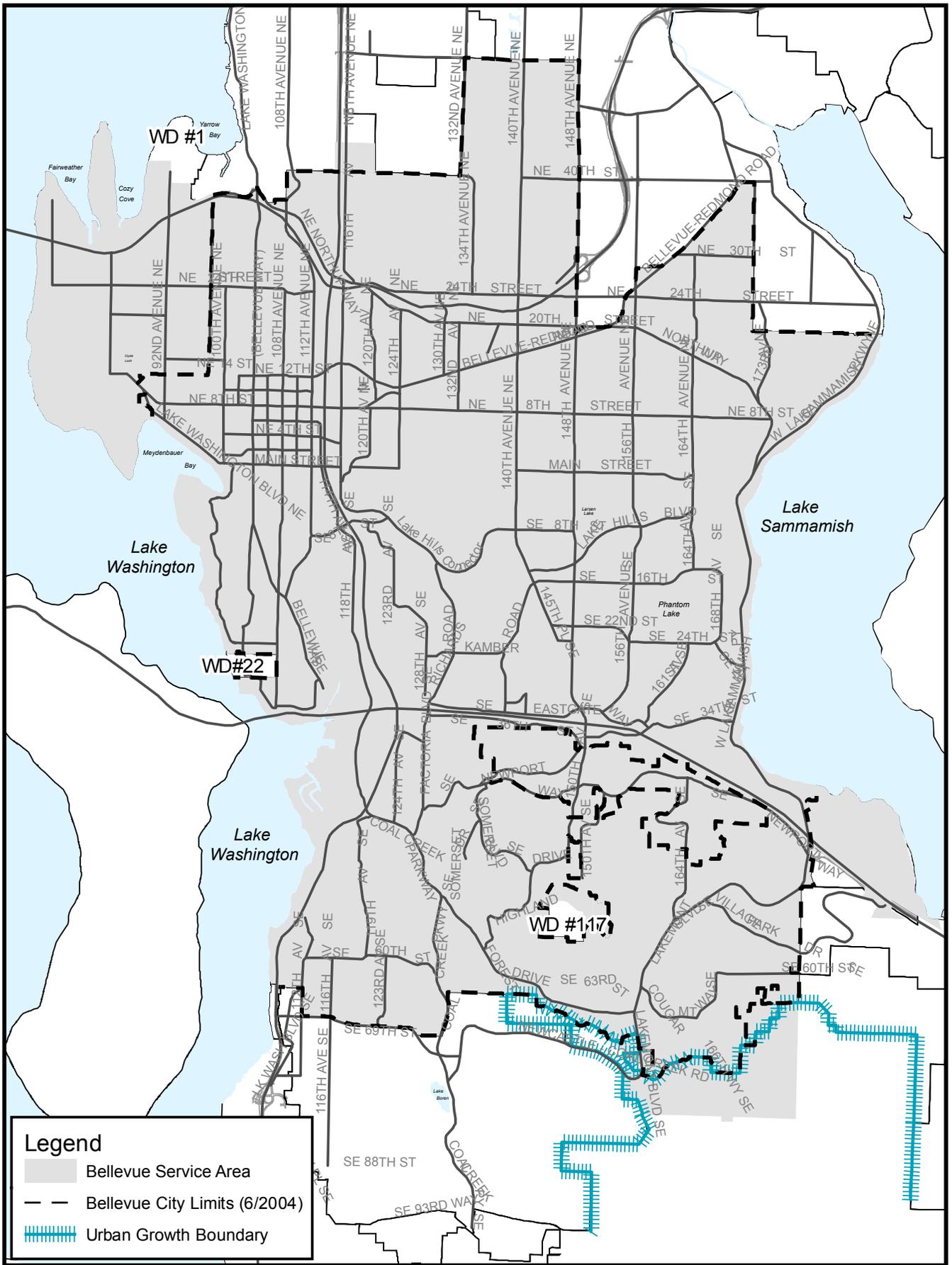


FIGURE CF.2
Water Service Areas



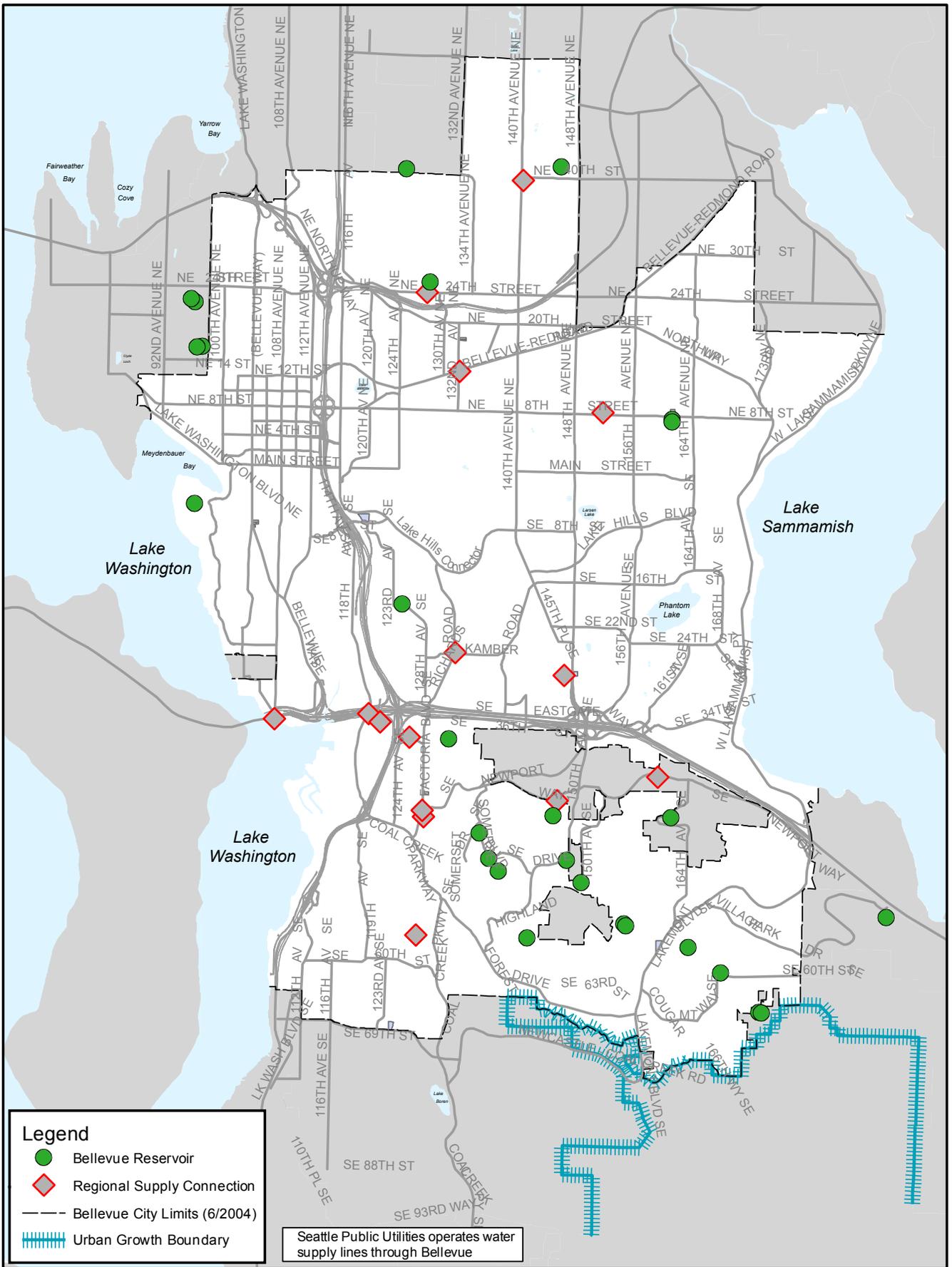


FIGURE CF.3
Major Water Facilities



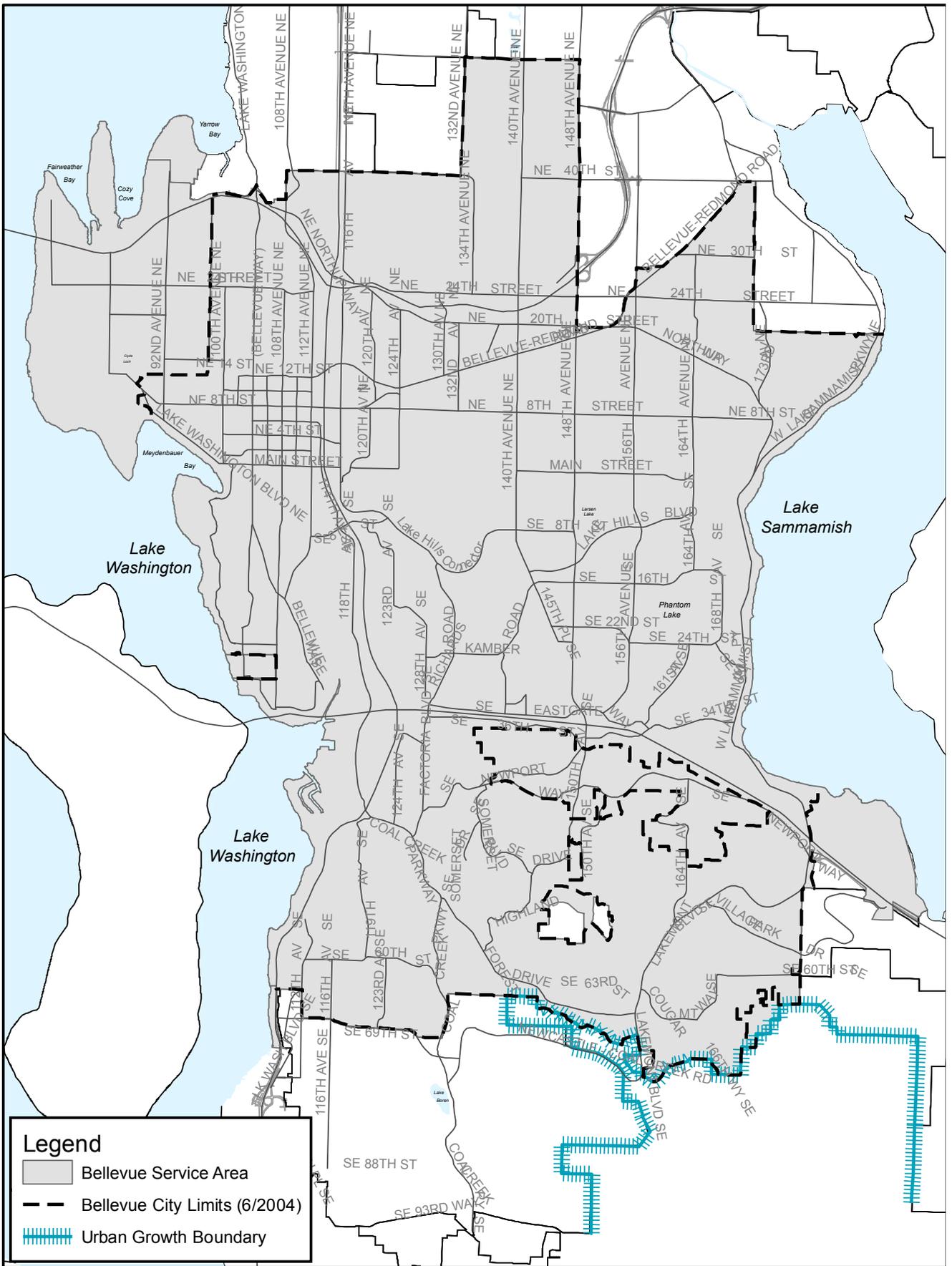


FIGURE CF.4
Sewer Service Areas



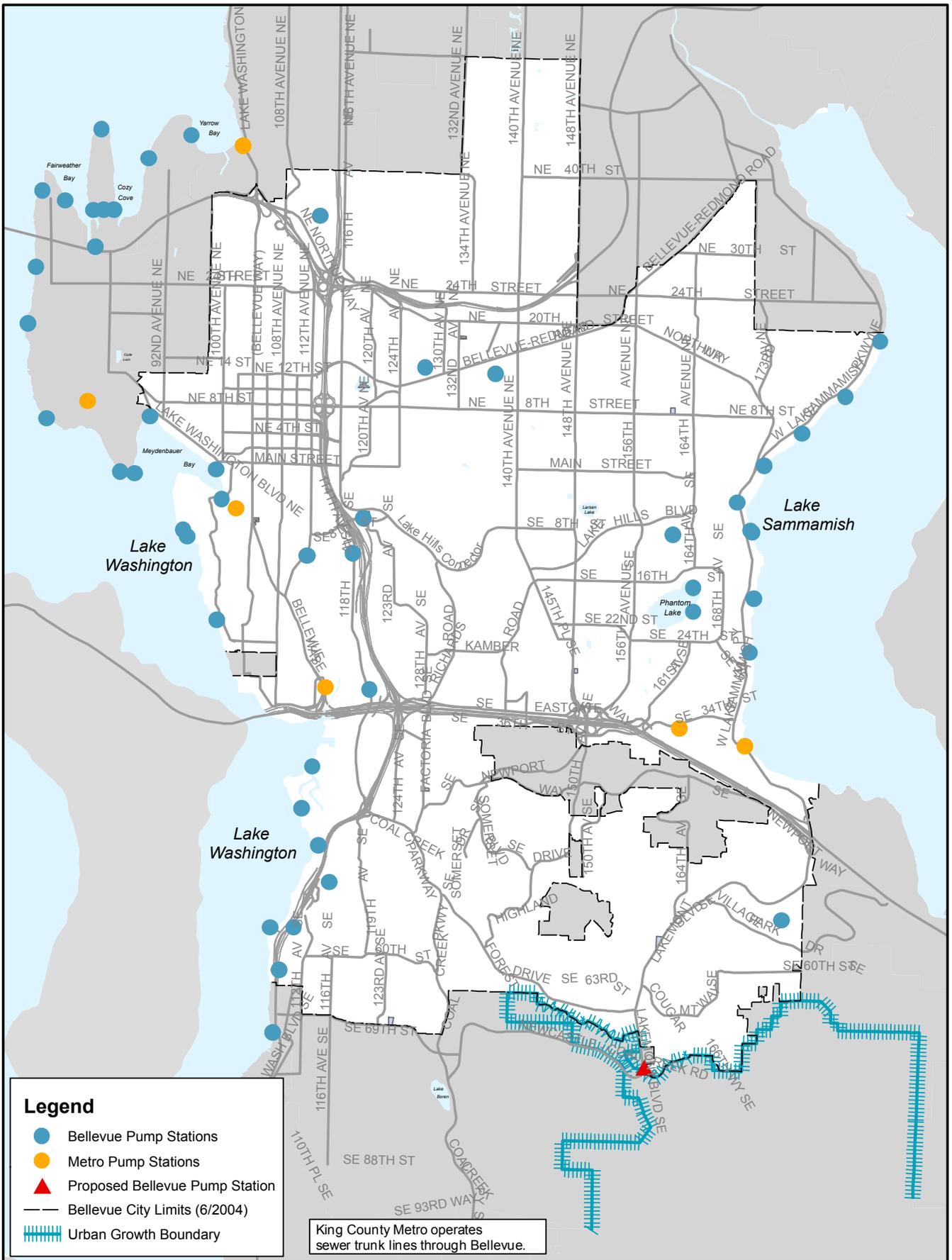


FIGURE CF.5
Major Sewer Facilities





FIGURE CF.6
Storm and Surface Water Facilities
and Drainage Basins



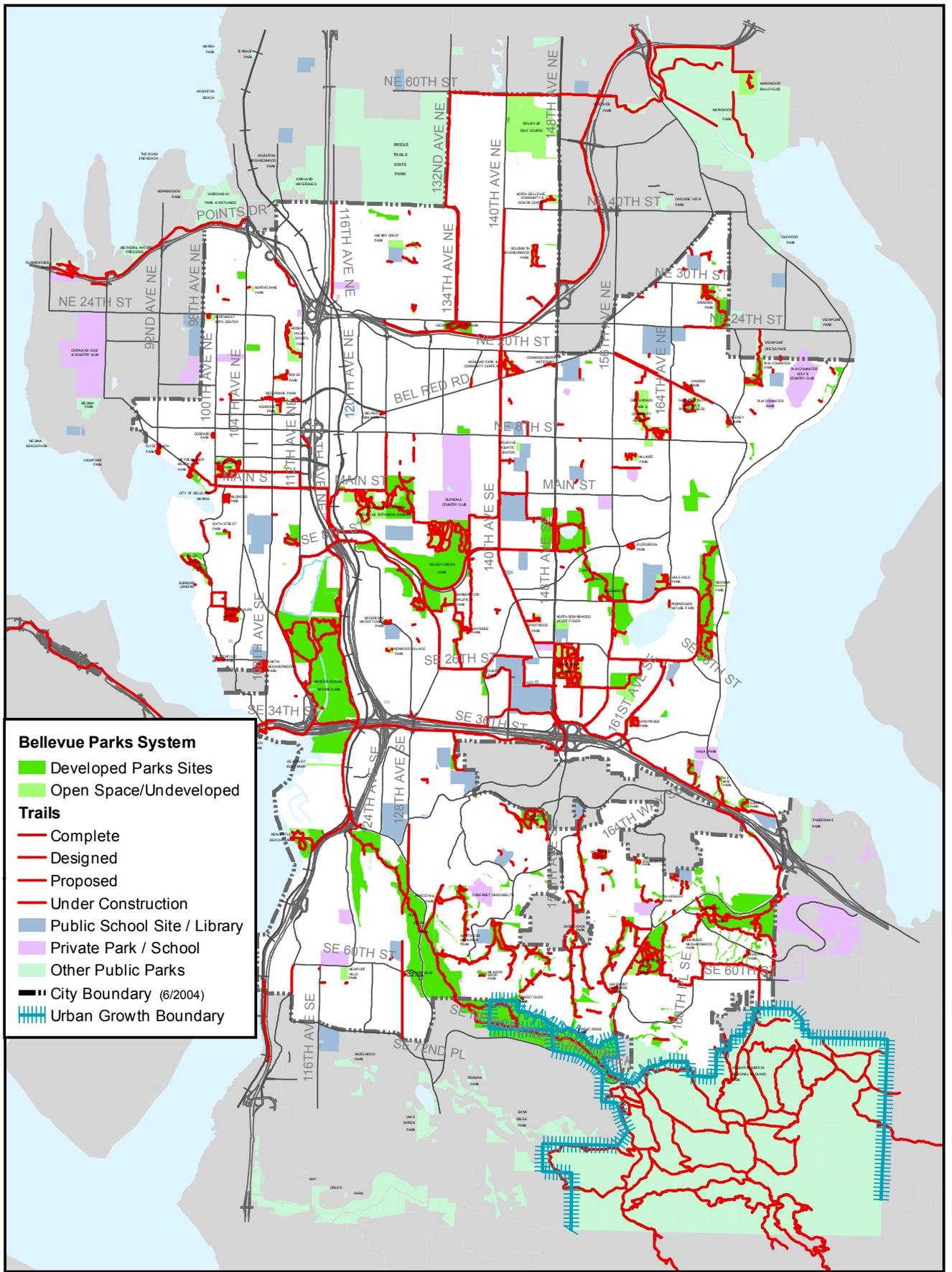


FIGURE CF.7

Bellevue Parks & Open Space



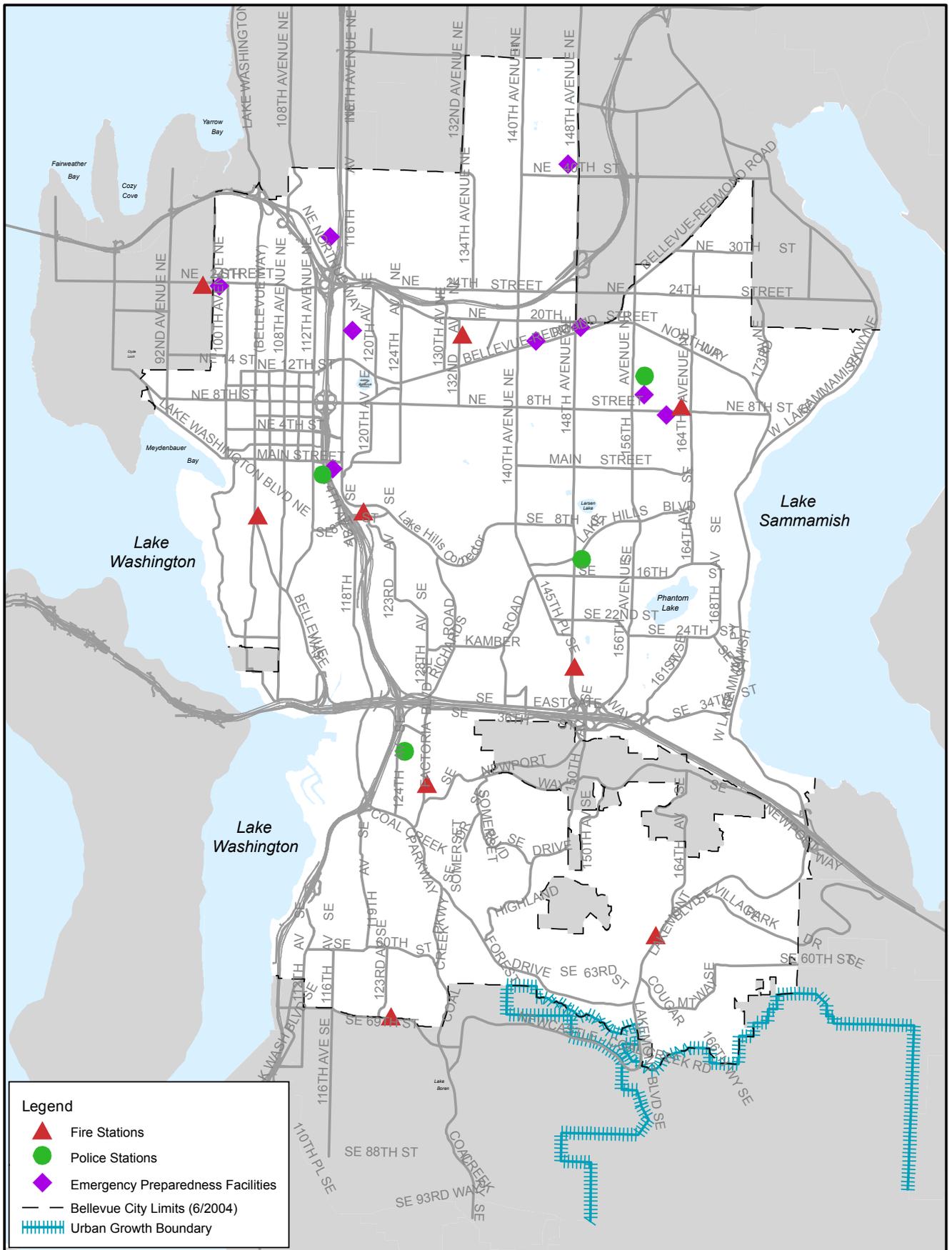


FIGURE CF.8
Fire, Police, and Emergency Preparedness Facilities



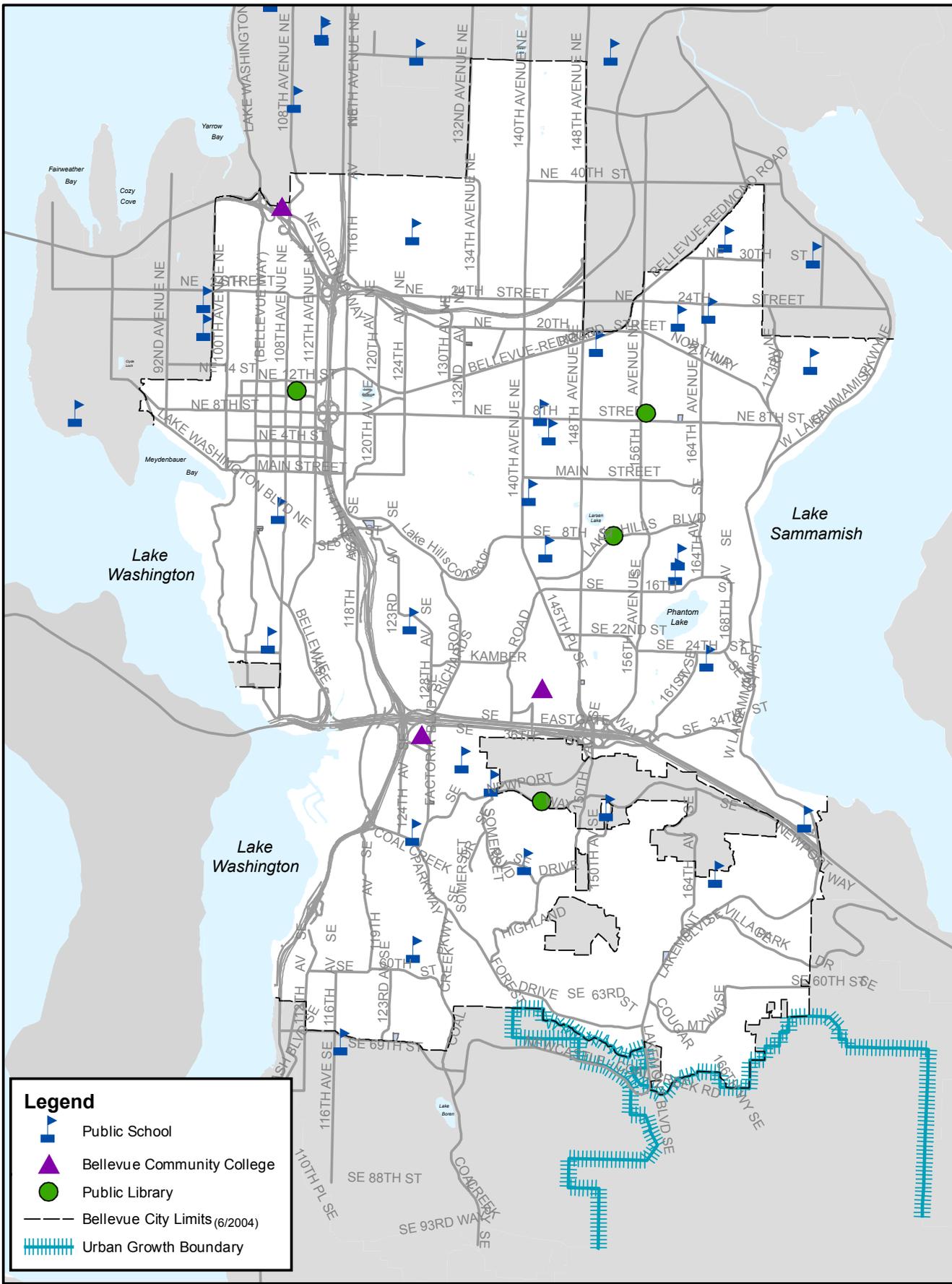
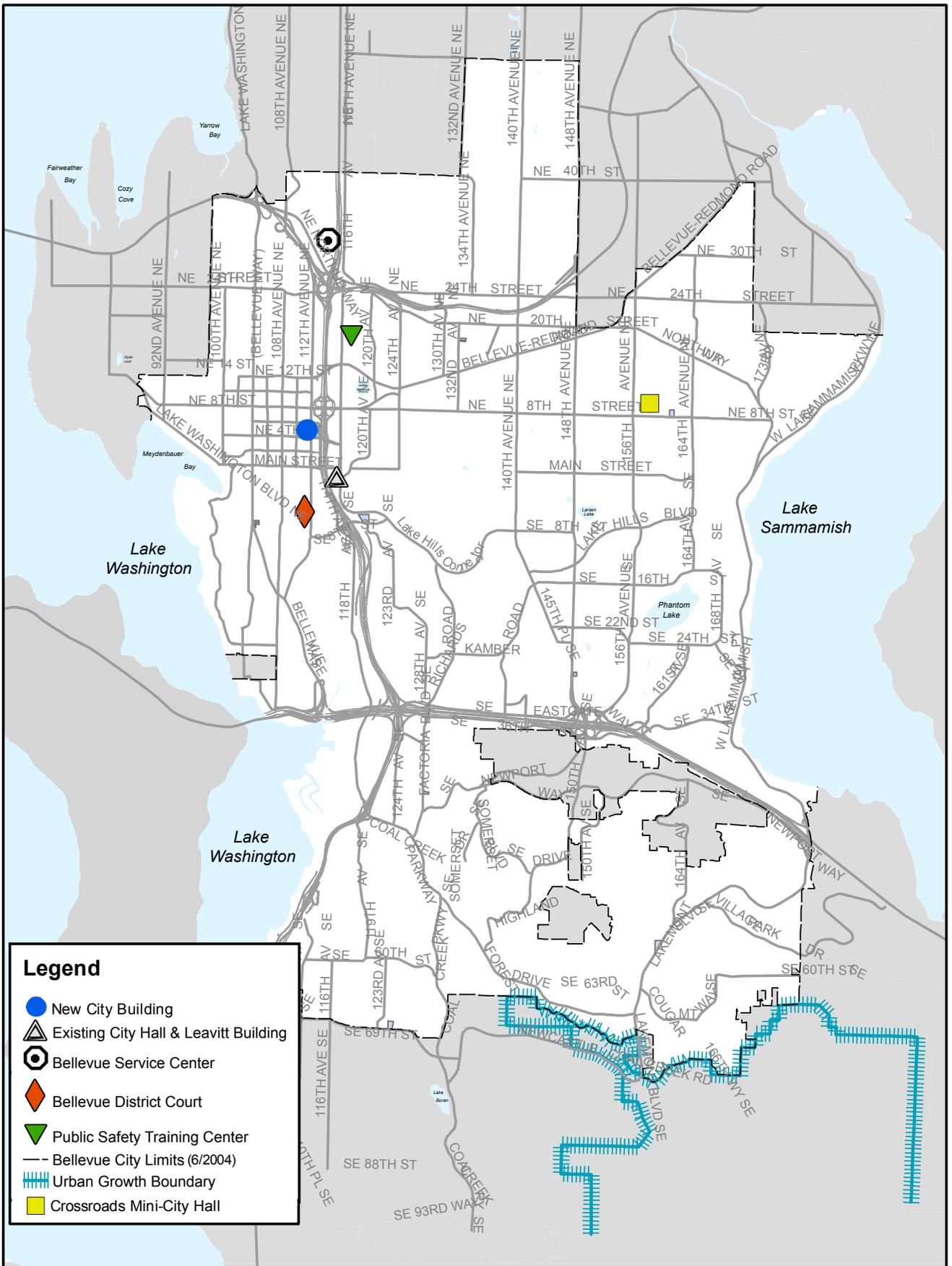


FIGURE CF.9
Public Schools and Libraries



Legend

- New City Building
- ▲ Existing City Hall & Leavitt Building
- Bellevue Service Center
- ◆ Bellevue District Court
- ▲ Public Safety Training Center
- Bellevue City Limits (6/2004)
- Urban Growth Boundary
- Crossroads Mini-City Hall

FIGURE CF.10
Other Municipal Facilities



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