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# Utilities Element Electrical Facilities Comprehensive Plan Amendment

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City of Bellevue Community Open House  
April 18, 2007

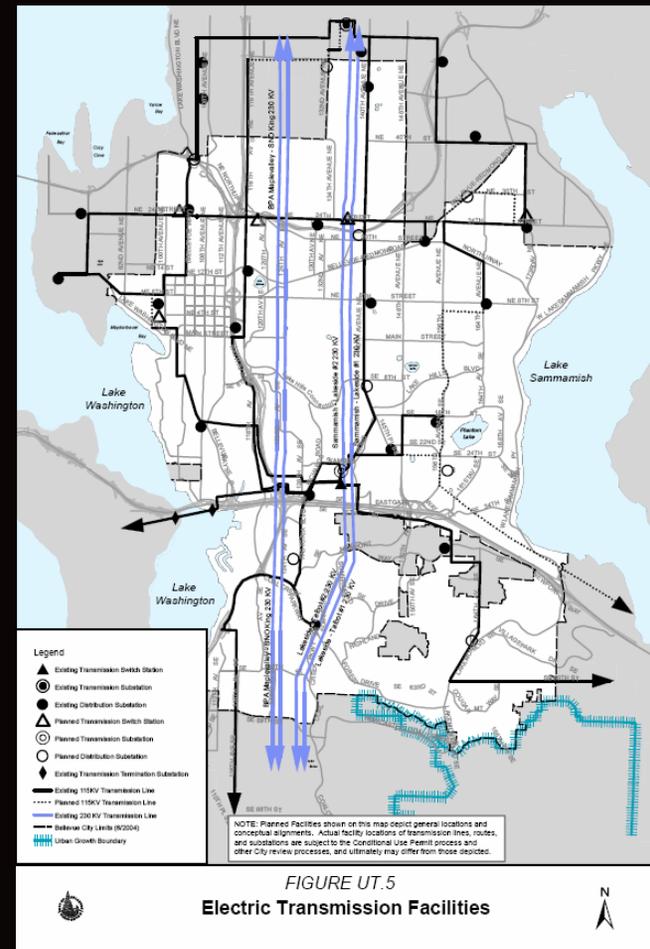
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# Council Direction in Resolution 7107

- Impacts of new policy direction: balance key objectives
    - Protect neighborhoods from incompatible facilities
    - Meet the needs of PSE to provide sufficient electrical energy to service the growing demand of Downtown Bellevue and other commercial areas, and to ensure reliable electrical service throughout the community
  - Involve neighborhood associations
  - Process will lead to amending the Utilities Element of the Bellevue Comprehensive Plan
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# The GMA and existing Electrical Facilities Policies

- Figure UT.5 represents schematic of facilities
- Utilities Element Purpose: to have utility capacity to adequately serve the Land Use Plan
- Utilities Element Goal 3: balancing act



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# Initial facility screening –

What facilities are potentially impacted by the new policy direction?

- Initial screening applied to those facilities planned within the 20-year Comp Plan timeframe, including:
    - Existing substation expansion within fenced boundary and beyond fenced boundary – all PSE-owned land
    - New transmission lines identified because of substation expansion or as independent facilities
    - New substations
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# Existing substation expansion

- Bridle Trails – within existing “pad” and fenced boundary area (right)
- Factoria – beyond fenced boundary area (left)



# New substations and transmission lines examples



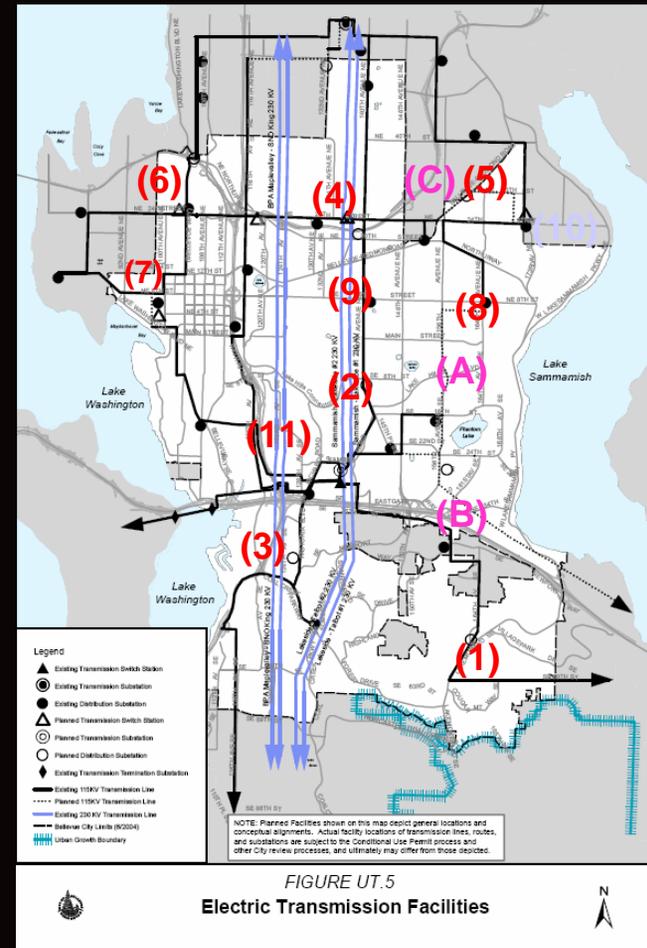
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Key site screening criteria assessed all **substations** and **transmission** lines planned for siting or expansion.

- A facility is potentially visually incompatible with its surroundings when the expansion would create new visual impacts in or near residentially-zoned areas.
  - Initial screening criteria results identified facilities of potential visual incompatibility:
    - Ten of 36 substation facilities and three of the seven transmission line facilities
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# Potential visually incompatible facilities – initial screening results

- New substation and transmission line facilities
  - (1) Lakemont
  - (2) Larsen
  - (3) Newport
  - (4) Westminster
  - (5) Ardmore
  - (A) Phantom Lake-Lake Hills
  - (B) Phantom Lake-Ivy
  - (C) Interlaken-Ardmore-Kenilworth
- Substations with site expansion beyond fenced boundary
  - (6) Clyde Hill
  - (7) Lochleven
  - (10) Kenilworth
  - (11) Factoria
- Substations w/o site expansion beyond fenced boundary
  - (8) Lake Hills
  - (9) Midlakes

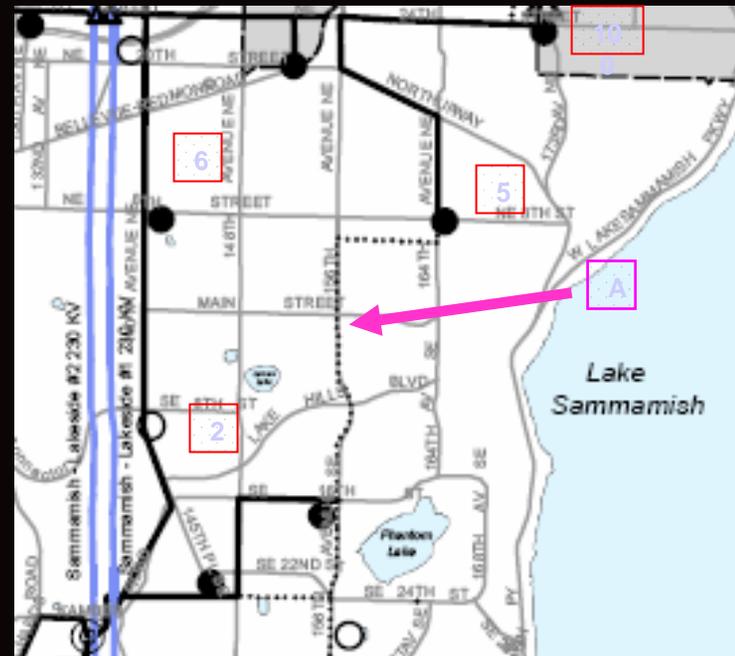


(7) **Clyde Hill** is an existing distribution substation with site expansion required and possibly including a transmission switching station. Its residential location is surrounded by other residential uses and is fronted by Bellevue Way. The station's system role is in Bellevue, one of four substations serving Downtown and possibly SR-520/Bel-Red commercial areas.



(A) **Phantom Lake-Lake Hills** is a planned 115 kV line beyond existing line corridors through east Bellevue. It would be located in residentially-zoned areas. The line's system role would be for east Bellevue grid reliability.

Its siting will be potentially incompatible because it needs to run through an area that is primarily residential and a potential route is through portions of the Lake Hills Greenbelt where no transmission lines currently exist.



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# Information

Please provide your name and contact information on the sign-in sheet, or contact:

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