



BEAUX ARTS VILLAGE

2025 – 2045 COMPREHENSIVE PLAN UPDATE

DRAFT

10550 SE 27TH STREET
BEAUX ARTS, WA 98004

2024 Comprehensive Plan Update
ADOPTED: xx/xx/2024



TOWN OF BEAUX ARTS VILLAGE

MAYOR ELECT
HONORABLE ALETHA HOWES

BEAUX ARTS VILLAGE TOWN COUNCIL

STACY SAAL, POSITION NO. 1
JAMES MCCARTHY, POSITION NO. 2
BRAD WHEELER, POSITION NO. 3
PAULA DIX, POSITION NO. 4
TOM STOWE, POSITION NO. 5

PLANNING COMMISSION

STEVE MILLER, POSITION NO. 1
BRUCE AGNEW, POSITION NO. 2
STEVE TEGLER, POSITION NO. 3
KIM MOLONEY, POSITION NO. 4
JEREMY LAWS, POSITION NO. 5

CLERK-TREASURER

SUE ANN SPENS

DEPUTY CLERK

ADDIE TYCH

TOWN BUILDING OFFICIAL

KOLKE CONSULTING GROUP, INC. – CRYSTAL KOLKE, CBO

TOWN ENGINEER/ PLANNER

NORTHWEST CIVIL SOLUTIONS, LLC. – STACIA SCHROEDER, PE

TOWN ARBORIST

TREE SOLUTIONS, INC. – HOLLY IOSSO, ASCI, ISA

For more information
Please visit our website at www.beauxarts-wa.gov

Table of Contents

1.	INTRODUCTION	1
1.1	History	1
1.2	Character of the Community	2
1.3	The Role of Beaux Arts Village	2
	Washington State Planning Goals.....	3
	Puget Sound Regional Council	5
	King County Countywide Planning Policies.....	5
1.4	Public Engagement Process.....	7
	Outreach and Events	7
1.5	Comprehensive Plan Update Policies.....	7
	Criteria for Comprehensive Plan Map Updates	7
	Criteria for Reviewing Land Use Issues and Public and Private Project Proposals.....	8
	Protection of the Environment.....	8
	Criteria Established to be Used in Review of Public Facilities and Services Proposed by King County and Other Agencies (State, Federal and Local).....	9
	Criteria Established for Reviewing Proposed Municipal Annexations, Incorporations, and Special Purpose District Comprehensive Plans and Boundary Changes.....	10
1.6	Summary.....	10
2.	LAND USE.....	11
2.1	Introduction	11
	Washington State Planning Goals.....	11
	Puget Sound Regional Council	12
	King County Countywide Planning Policies.....	12
2.2	Existing Land Use Conditions	13
	Residential Land Use	13
	Town Right-of-Way	14
	Water Tower	14
	WABA Property.....	15
2.3	Future Land Use Conditions.....	15
2.4	The Beach.....	16
2.5	Subdivision and Platting.....	16
3.	HOUSING.....	17
3.1	Introduction	17
	King County Countywide Planning Policies.....	17

Housing Characteristics	18
3.2 Community Breakdown.....	18
Population Demographics.....	18
Socioeconomic Characteristics	19
Educational Attainment.....	21
Geographic Mobility	22
Commuting Characteristics.....	22
3.3 Existing Housing Inventory.....	24
Age and Condition of Housing	24
Household Size	25
Housing Affordability and Income	26
3.4 Market Analysis.....	26
Estimated Home Price.....	26
Displacement Risk	27
3.5 Middle and Affordable Housing.....	28
State and County Requirements.....	28
County Targets.....	29
A Regional Coalition for Housing	30
Addressing H-5 of the Housing Bill	30
Room for Growth: Based on Current Land Use.....	30
3.6 Goals and Policies	32
4. TRANSPORTATION.....	34
4.1 Introduction	34
Washington State Planning Goals.....	34
Transportation Improvement Plan	37
4.2 Street Grid	37
4.3 Level of Service.....	37
4.4 Street Design Standards.....	38
4.5 Landscaping in the Right of Way	38
4.6 Limited Driveways / Private Lanes	38
4.7 Sidewalks and Paths	38
4.8 Public Transportation	38
5. PARKS AND RECREATION.....	40
5.1 Introduction	40
Washington State Planning Goals.....	40
5.2 Existing Facilities and Need	40

5.3	Tree Canopy	41
5.4	Parks and Recreation Goals.....	41
6.	CLIMATE AND SUSTAINABILITY	42
6.1	Introduction	42
	Greenhouse Gases and Climate Change	42
	Washington State Planning Goals.....	42
6.2	Effects of Climate Change in Beaux Arts.....	43
6.3	Community Projects and Regulations	44
	Shoreline Restoration Project.....	44
	Tree Code (BAVMC 16.25).....	44
	Village Forest Strategic Plan.....	45
6.4	Climate Change and Resiliency	45
	Resiliency Through Urban Forest and Trees	46
	Enhancing Climate Resiliency and Equity for all Residents	46
7.1	Introduction	47
	Washington State Planning Goals.....	47
7.2	Tribal Land Acknowledgement	47
8.	ESSENTIAL PUBLIC FACILITIES.....	48
8.1	Introduction	48
	Washington State Planning Goals.....	48
	Puget Sound Regional Council	48
	King County Countywide Planning Policies.....	49
8.2	Inventory of Public Facilities	50
8.3	Essential Public Facilities Goals.....	50
9.	UTILITIES.....	51
9.1	Introduction	51
	Washington State Planning Goals.....	51
9.2	Utility Services and Purveyors	51
	Sanitary Sewer (City of Bellevue Utility Department).....	51
	Electricity and Natural Gas (Puget Sound Energy).....	52
	Telecommunications (Lumen, Comcast, and Various Cell Providers).....	53
	Solid Waste and Recycle Collection (Republic Services)	54
	Water (Town of Beaux Arts Village).....	54
	Stormwater (Town of Beaux Arts Village).....	55
10.	CAPITAL FACILITIES	57

10.1	Introduction	57
	Washington State Planning Goals.....	57
10.2	Capital Facilities and Purveyors.....	57
	Stormwater (Town of Beaux Arts Village)	57
	Parks and Recreation (Town of Beaux Arts Village).....	57
	Roads (Town of Beaux Arts Village)	57
	Municipal Services (Town of Beaux Arts Village).....	Error! Bookmark not defined.
	Schools (Bellevue School District)	Error! Bookmark not defined.

1. INTRODUCTION

Beaux Arts Village, Washington, is a fourth-class town incorporated in 1954. Surrounded by the City of Bellevue on the north, south, and east, it occupies a unique position along the shoreline of Lake Washington. The town utilizes a mayor-council form of government which strives to maintain a tranquil, high quality living environment enhanced by mature trees, walking trails, and direct access to Lake Washington. Beaux Arts Village has no commercial development despite its close proximity to Bellevue and Seattle. The town does, however, provide the opportunity for accessory dwelling units and other affordable housing elements consistent with its infrastructure limitations. Provisions for adequate open space, protection of the tree canopy, coordinated development, and community involvement are a few goals Beaux Arts Village utilizes to encourage resident cooperation and maintain the town's character.

1.1 History

The Town of Beaux Arts Village can be traced to the Society of Beaux Arts, a “school of every art and craft,” which was established “to develop art and its appreciation here in the Northwest.” From members of the society came the idea of starting an art colony where they could live and work together. Three members, Frank Calvert, Alfred Renfro, and Finn Frolich, signed the document incorporating the Western Academy of Beaux Arts (WABA) in 1908. Calvert purchased a 50-acre tract of forestland along Lake Washington with the intention of selling homesites and set aside ten acres in the center for sketching grounds, workshops, cricket, a tennis court, and other recreational activities which were to be used solely by the members of the Society of Beaux Arts. Membership certificates were available for \$200 and were valid for a \$250 deduction on the price of a lot. Frank Calvert deeded 1,167 feet of Lake Washington waterfront, a four and one-half foot strip of land on the south boundary of the village, and a two and one-half foot strip of land on the north boundary of the village, along with all the road rights-of-way, to WABA. He retained title to the central 10-acre piece which he labeled “Atelier Square.” The 10-acre tract is commonly referred to as the “Reserve”.

During the depression in the early 1900's, Calvert sold “Atelier Square” to WABA to pay off the loan on the 50-acre property. The history of ownership is somewhat unclear after that, but some believe property records show Ditty (an early resident) bought the Reserve in the 1920's (possibly from WABA), lost it to his wife in a divorce, and she then forfeited it to King County for unpaid water district assessments. King County then transferred the property to the water district and it was subdivided it in an effort to raise money to pay off the water district's bond holder.

The nearby city of Bellevue was expanding rapidly in the early 1950's. Fearing annexation, Judge Storey Birdseye proposed to his fellow residents that they incorporate to protect the community beach and its contribution to the life of the village. The Town of Beaux Arts Village was officially incorporated in 1954. It included a mayor/town council form of government and 304 residents. WABA remained a private corporation which to this day, owns the shoreline, hillside woodlands,

docks, boundary strips, and the road rights-of-way that access the beach.

1.2 Character of the Community

The Town of Beaux Arts Village occupies a unique position along Lake Washington. It is located only two miles south of the rapidly expanding Bellevue urban business center, just over a half-mile west of a major transit station, and a half-mile north of Interstate-90 which has direct freeway access to downtown Seattle. The western boundary of the town, approximately 1,100 feet of Lake Washington shoreline, includes a 4+ acre tract of land that has been owned by the Western Academy of Beaux Arts (WABA), a member-owned non-profit corporation, since September 4, 1909. WABA was established to maintain and administer use of the WABA property, including the beach, woodlands, tennis court, picnic areas, and various boating and swimming facilities which are used by members and their accompanied guests. Membership is open to all residents of the town.

Beaux Arts Village provides a tranquil, forest-like setting for single-family homes and other accessory dwelling units. Despite its close proximity to Seattle and Bellevue however, it has no commercial development. Residents are afforded a high-quality living environment enhanced by trees, unhurried traffic, direct access to Lake Washington, and many opportunities to socialize within the community.

One of the founding rules for the Town of Beaux Arts Village states, “No person shall be allowed to cut or injure any tree, shrub, or other natural growth of any description unless it be on property he has contracted to purchase.” To ensure tree protection remains a priority for decades to come, the Town adopted a Tree Code (Ordinance 361) in 2008 which, among other things, encourages tree preservation to maintain the wooded environment. The town plans to review and update the 2008 Tree Code as necessary to meet the needs of the community.

The growth of surrounding metropolitan communities such as Seattle and Bellevue directly impact the Beaux Arts Village quality of life. Residents feel it is important that development within the small community continues to exclude commercial use, in lieu of moderately sized single-family homes and accessory dwelling units. To this end, the internally governed community will continue to balance privacy, tree preservation and adequate open space, coordinated development and density, and community cooperation and involvement, all while maintaining town’s artistic character.

1.3 The Role of Beaux Arts Village

This section reviews the role of Beaux Arts Village as it relates to Washington State Planning Goals, Puget Sound Regional Council Vision 2050, and King County Countywide Planning Policies.

Washington State Planning Goals

The State of Washington adopted fifteen planning goals¹ to guide the development and adoption of comprehensive plans and development regulations for those counties and cities that are required or choose to plan under the Revised Code of Washington (RCW) 36.70A.040 and, where specified, also guide the development of regional policies, plans, and strategies adopted under RCW 36.70A.210 and chapter 47.80 RCW. The following statutory goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans, development regulations, and, where specified, regional plans, policies, and strategies:

- 1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- 2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- 3) Transportation. Encourage efficient multimodal transportation systems which are based on regional priorities and coordinated with county and city comprehensive plans that will reduce greenhouse gas emissions and per capita vehicle miles traveled.
- 4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- 5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- 6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- 7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- 8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the

¹ Revised Code of Washington 36.A.70.020

conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

- 9) Open space and recreation. Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- 10) Environment. Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- 11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.
- 12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- 13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
- 14) Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.
- 15) Shorelines of the state. For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.

To meet the aforementioned planning goals, RCW 36.70A.070 mandates inclusion of the following nine comprehensive plan elements: land use, housing, capital facilities, utilities, rural, transportation, economic development, parks and recreation, and climate change and resiliency. Beaux Arts Village is limited to residential land use however, so the rural and economic elements are not necessary. For validity, the town's plan must be consistent with the requirements of the Growth Management Act (GMA) and must not conflict with the statutory goals, countywide policies, and plans of adjacent jurisdictions.

Beaux Arts Village is a small, developed residential community. It represents less than 0.001% of

both the population and the land area in King County. The Town cannot increase its land area since it is bordered by Lake Washington and the City of Bellevue and as a result, the population is forecast to remain mostly stable over the next twenty years. Urban facilities and services are in place and there are adequate water, sewer and drainage systems to meet the foreseeable needs of a mostly stable population. There is no business district and there is no land on which a business district might develop.

Consequently, there are few actions the Town could take that would be in conflict with the GMA goals. Since there are no large tracts of undeveloped land, Beaux Arts would not be contributing to urban growth, sprawl, or inappropriate economic development. There are no resource lands to protect and no real threat to individual property rights. The Town has historically imposed strict environmental controls through SEPA, its Shoreline Management Program, and site development review processes. Additionally, in 2017 the town revised the Beaux Arts Village Municipal Code to include Chapter 18.15 – Historic Preservation. This chapter works in partnership with the King County Code, Chapter 20.62, to protect and preserve designated landmarks.

Active citizen participation continues to be a key feature of life in Beaux Arts Village and the town encourages preservation and opportunities for generational growth.

Puget Sound Regional Council

Beaux Arts Village is a member of the four-county² Puget Sound Regional Council (PSRC). In accordance with the PSRC’s VISION 2050, the Beaux Arts Village Comprehensive Plan advances actions included in the plan, offers a sustainable approach to planning, and is consistent with the region’s growth strategy and multicounty planning policies.

King County Countywide Planning Policies

“The King County Countywide Planning Policies (CPPs) create a shared framework for growth management planning for all jurisdictions in King County. The CPPs are overseen by the Growth Management Planning Council (GMPC), a body which brings together elected officials from King County and the cities. The GMPC develops and recommends the CPPs to the King County Council. Following County Council adoption, the CPPs are sent to all cities and towns in King County for review and ratification.

The CPPs implement the Washington State Growth Management Act and the VISION 2050 Multicounty Planning Policies, adopted by the Puget Sound Regional Council in 2020. The comprehensive plan for King County and city and town comprehensive plans are developed within the CPP framework.”³

² Members of the PSRC include King, Pierce, Snohomish, and Kitsap counties.

³ King County Countywide Planning Policies, Background and Purpose

<https://kingcounty.gov/en/dept/executive/governance-leadership/performance-strategy-budget/regional-planning/cpps>

The CPPs, updated in December 2021, are aimed at more effective use of existing urban land and coordinated development of rural lands. The goal is to establish higher density urban centers within the County and promote infill development to accommodate new growth so that remaining rural and resource land may be preserved.

The six overarching goals⁴ addressed by the King County Countywide Planning Policies include:

- 1) Environment – The quality of the natural environment in King County is restored and protected for future generations.
- 2) Development Patterns – Growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently, connects people to opportunity, and protects Rural and Natural Resource Lands.
- 3) Housing – Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:
 - a. preserve, improve, and expand their housing stock;
 - b. promote fair and equitable access to housing for all people; and
 - c. take actions that eliminate race-, place-, ability-, and income-based housing disparities.
- 4) Economy – All people throughout King County have opportunities to prosper and enjoy a high quality of life through economic growth and job creation.
- 5) Transportation – The region is well served by an integrated, multimodal transportation system that supports the regional vision for growth, efficiently moves people and goods, and is environmentally and functionally sustainable over the long term;
- 6) Public Facilities and Services – County residents in both Urban and Rural Areas have timely and equitable access to the public services needed to advance public health and safety, protect the environment, and carry out the Regional Growth Strategy.

Beaux Arts Village has no commercial district and does not contribute a significant amount of traffic to the regional transportation system. However, the town supports development of an improved regional transportation system and encourages residents to utilize both the local King County Metro bus routes and the Sound Transit East Link Light Rail station at the South Bellevue Park and Ride on Bellevue Way. To ensure there are reasonable housing opportunities, the Town contains lots in a variety of sizes and allows modest improvements of non-conforming structures. The Town's land use pattern is consistent with that of the surrounding Bellevue neighborhoods. Beaux Arts Village values its trees and the contribution to climate resiliency that its woodland environment provides, not just for the village, but also to the region.

Beaux Arts Village spans 50 acres and accommodates approximately 122 single-family lots which have an average lot size of roughly 12,000 square feet. Its size, lack of developable land, and location (surrounded by the city of Bellevue), prevent it from becoming an urban center, generating

⁴ 2021 King County Countywide Planning Policies, Ratified November 30, 2023

any substantial economic development, or siting of a major public capital facility. Beaux Arts Village recognizes its place as part of a larger regional community where collective decisions are necessary to protect and enhance the quality of life. The Town will continue to work proactively towards attaining local and regional goals and, to the extent practical, participate in their resolution.

1.4 Public Engagement Process

Public participation is vital to the preparation of any comprehensive plan as the plan itself only becomes relevant when the stated goals and policies reflect public opinions, and when plan implementation continually welcomes citizen involvement and feedback.

Beaux Arts Village staff and elected leadership provided opportunities for early and continuous public participation throughout the comprehensive plan update process. For instance, in June 2023, the Beaux Arts Village Town Council adopted a Public Participation Plan which encouraged public involvement and ensured the planning process would be transparent and provide adequate opportunity for public input. The following objectives were identified to help drive public participation efforts:

- Connect with and inform the public of the purpose of the comprehensive plan update.
- Create and encourage community feedback opportunities to advise and comment throughout the update process.
- Share updates with the community throughout the process.
- Provide clear, timely notice regarding public meetings or hearings, as well as other opportunities to provide comment.
- Continually ensure that Town staff and officials fully understand the community concerns and perspectives.

Outreach and Events

A broad range of strategies were utilized as part of the comprehensive plan update process to connect with residents and provide opportunities for public engagement. For instance, in keeping with the Public Participation Plan, all elements of this comprehensive plan update were reviewed and discussed at both Town Council and Planning Commission meetings which were publicized and open to everyone. In addition to elected officials, various residents attended these meetings and provided feedback. Beaux Arts Village staff posted all meeting minutes to the town's website.

1.5 Comprehensive Plan Update Policies

Criteria for Comprehensive Plan Map Updates

The following criteria should be used when contemplating Comprehensive Plan Updates:

- Change in state law impacting the Comprehensive Plan.
- Change in goals as expressed by a consensus of the citizens.
- Demonstrated need to modify the current form of community management.

Criteria for Reviewing Land Use Issues and Public and Private Project Proposals

The Town may be faced with land use issues and other project proposals which should be viewed using the following criteria:

- Conformity to the Beaux Arts Village Municipal Code.
- Conformity with the Beaux Arts Village Comprehensive Plan.
- Positive and negative impacts in the following areas:
 - Traffic
 - Density
 - Environmental preservation
 - Trees and urban forest
 - Preservation of amenities traditionally a part of Beaux Arts Village
 - Self-sufficient basis for community management
 - Scale
 - Security
 - Pollution and other health factors
 - Costs and benefits to community
 - Availability of non-impact alternatives
 - Individual property values
 - Community property values

Protection of the Environment

The Washington State Growth Management Act requires jurisdictions to identify and formulate policies to protect critical areas within their borders. Critical areas are defined as wetlands, aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat areas.

In 1992, the Town commissioned a survey to classify and identify geologically hazardous areas and the aquifer recharge area from which Beaux Arts obtains its water. *Classification and Identification of Critical Areas Within Beaux Arts Village, Washington*, November 1992, Shannon & Wilson, Inc. is incorporated as part of this Comprehensive Plan.

The 2015 Beaux Arts Village Shoreline Master Program contains valuable information regarding the unique landscape along Lake Washington, as well as the entire town. The Shoreline Analysis Report contains a map folio with the following components, which are incorporated by reference:

Identification of the Shoreline Jurisdiction

- Comprehensive Land Use Plan Map
- Current Land Use Map
- Utilities
- Impervious Surfaces
- Vegetation Land Cover Analysis
- Shoreline Community Access Areas
- Soils
- Geologically Hazardous Areas
- Priority Habitats and Species
- Shoreline Modifications
- Shoreline Assessment Areas

Ordinances dealing with land use within Beaux Arts Village are regularly reviewed by town officials to ensure their consistency with the State Environmental Policy Act. This compliance is not mandatory but emphasizes the Town's concern with the preservation of the environment.

Criteria Established to be Used in Review of Public Facilities and Services Proposed by King County and Other Agencies (State, Federal and Local)

In case of review of public facilities and services proposed by King County and other agencies, the following criteria should be used

- Security
- Adverse effect on property values
- Safety
- Impact of traffic
- Direct need of Beaux Arts Village residents
- Impact on entrances to Beaux Arts Village
- Disruption of traffic grid
- Noise, air, water pollution
- Strain on the volunteer structure of the community

- Deforestation

Criteria Established for Reviewing Proposed Municipal Annexations, Incorporations, and Special Purpose District Comprehensive Plans and Boundary Changes

In reviewing proposed municipal annexations, incorporations, and special purpose district comprehensive plans and boundary changes, the following criteria should be used:

- The direct need of Beaux Arts Village residents for the proposed plan.
- The impact upon residents with regards to the traditional amenities addressed in the comprehensive plan.
- Health and environmental factors.
- Costs and benefits to the community.
- Impact on property values.
- Available alternatives.
- Security of citizens.

1.6 Summary

The Beaux Arts Village Comprehensive Plan is to be read in conjunction with (1) the Beaux Arts Village Municipal Code (zoning and other chapters as appropriate), (2) the official land use map incorporated by reference herein, and (3) the Shoreline Management Master Program. All of the above are available online or by contacting the Town's Deputy Clerk.

This plan is not intended to be static but should be reviewed periodically and revised when necessary. The Town's Planning Commission, in cooperation with the Town Council, should carry out a detailed review of this plan as necessary or a minimum of every seven years as required by the Growth Management Act.

This plan represents a distillation of thoughts from the Town Council, the Planning Commission, and Town residents with professional input from other small cities and their plans. Because of its history, its character, and its unique position in the metropolitan complex, Beaux Arts Village represents a special living opportunity in the Puget Sound area. If the intent of this plan is fulfilled, the quality of life enjoyed by Beaux Arts Village residents today shall be preserved for future generations.

2. LAND USE

2.1 Introduction

Washington State Planning Goals

The Growth Management Act (GMA) guides land use planning at the state, county, and local levels. Requirements for the land use element are codified in the Revised Code of Washington (RCW), Section 36.70A.070(1):

In short, the land use element shall:

- Include a future land use map;
- Include existing population, density, and building intensity information;
- Provide future projections for population, density, and building intensity;
- Provide housing development opportunities that emphasize affordable and middle housing to the maximum extent feasible, while also considering the character of the community;
- Identify open space corridors;
- Designate policies to protect critical areas;
- Mitigate climate impacts and adapt resiliency strategies; and
- Provide provisions to protect publicly supplied groundwater quality and quantity.

Additionally, the land use element must:

- Give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities;
- Review drainage, flooding, and stormwater runoff in the area and provide guidance for corrective actions to mitigate those discharges that pollute waters of the state, including Puget Sound; and
- Land appropriate plants that beneficially contribute to the forest's diversity and structure.
- Plant appropriate plants that beneficially contribute to the forest's diversity and structure.
- Identify and designate landmark trees and significant groves with protection and proper management.
- Consider covenants, policies, and community outreach around growing and preserving the village Forest.
- Reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools, which may include, but are not limited to:
 - Adoption of portions (or all of) the wildland urban interface code developed by the

international code council or developing building and maintenance standards consistent with the fire-wise USA program;

- Reducing wildfire risks to residential development in high-risk areas and the wildland urban interface area;
- Separating human development from wildfire prone landscapes; and
- Protecting existing residential development and infrastructure through community wildfire preparedness and fire adaptation measures.

Lastly, the land use element should:

- Consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.

Puget Sound Regional Council

Puget Sound Regional Council (PSRC) works to ensure a bright future for King, Pierce, Snohomish, and Kitsap counties. The agency maintains a four-year Regional Transportation Improvement Program that implements a long-range regional transportation plan and they are leading the implementation of the regional economic strategy. PSRC also provides data and long-term forecasts for transportation, population, jobs, and housing to help the region prepare for the future.

VISION 2050⁵ is PSRC's regional plan for managing growth over the coming decades. Their strategy calls for new housing, jobs and development in regional growth centers and near high-capacity transit, while protecting rural areas, farmlands, and forests.

King County Countywide Planning Policies

The 2021 King County Countywide Planning Policies (KC CPPs) section on Development Patterns includes policies which address the location, type, design, and intensity of land uses that are desired in King County and its cities. The policies provide a framework for how to focus multimodal improvements to transportation, public services, the environment, and affordable housing, as well as how to incorporate concerns about climate change, social equity, and public health into planning for new growth.

The Generalized Land Use Categories Map in KC CPP Appendix 1 shows the Urban Growth Area boundary and Urban, Rural, and Natural Resource Lands within King County. Beaux Arts Village is designated as urban land, where new growth is to be focused and accommodated (KC CPP DP-1a). Under the Growth Management Act, King County, in coordination with the cities in King County, adopts growth targets for the ensuing 20-year planning period. According to KC CPP

⁵ VISION 2050 - Region's plan for growth.

Table DP-1, Beaux Arts Village is expected to add one new housing unit from 2019-2044.

2.2 Existing Land Use Conditions

The Town of Beaux Arts Village covers an area of 50 acres. It is a fully developed small, residential community with roughly 317 residents and around a 120 individual lots. The following table summarizes land uses within the Town.

LAND USE INVENTORY

<u>LAND USE</u>	<u>ACRES</u>
Single family Residential	35.65
Town Right-of-Way	9.55
Water Tower	.08
WABA Property	4.72

Residential Land Use

Historically the Town of Beaux Arts Village is a single-family neighborhood. Land use regulations prior to 1954 consisted of deed restrictions and resolutions adopted by the Western Academy of Beaux Arts (WABA). Since 1954, property has been regulated by ordinances of the Town, consistent with original deed restrictions and with the Revised Code of Washington (RCW). The Town codified its ordinances and established the Beaux Arts Village Municipal Code in 2012.

The minimum lot size within the Town is established by ordinance to be 10,000 square feet. Although lots range in size from roughly 4,800 to 32,000 square feet, the average lot size is close to 12,254 square feet and the mean lot size is approximately 11,615 square feet. The allowed building density is 4.4 dwelling units per net acre, whereas the achieved building density is roughly 3.4 dwelling units per net acre. Increasing density will come at the price of loss of trees.

To maintain the town's desirability and its unique residential character, an emphasis upon community spirit and quality of life should be perpetuated. Significant features of the community include:

- The small size and walking scale of the Town;
- A limited street grid and narrow streets;
- An emphasis upon tree preservation;
- Respectful individualism in building and landscaping;

- Requirements for off-street parking;
- Limitations of the water supply system; and
- The need to provide access for emergency equipment and contract for police and fire services.

All of these features dictate the advisability of retaining at a minimum, the current lot size (including the variety of lot sizes) and the land use requirements currently found in the Beaux Arts Village Municipal Code consistent with state law.

Town Right-of-Way

Town right-of-way includes both developed and undeveloped access corridors which vary in width from twenty to sixty feet; some have paved streets and some remain unpaved (“path right of way”).

Paved streets in Beaux Arts Village often deviate from the actual center of the dedicated right-of-way, but the primary focus when preserving the road network is on safety and aesthetics, as opposed to major street improvement projects. The area between the paved street and adjacent private properties is referred to as “the planting strip”. Uses within the planting strip are restricted by the Beaux Arts Village Municipal Code, Chapter 12.15 – Right-of-Way Code which, in addition to establishing permitted uses, requires a right-of-way encroachment agreement in certain circumstances.

“Path rights-of-way” includes a network of gravel and wood chip trails typically connected on either end to paved streets. These areas are used mainly by town residents to traverse through the village. In general, these areas include the following locations:

- Glen Path: 2800 – 2900 104th Ave SE
- Academy Path: 106th to 107th Ave SE
- 2900 – 3000 106th Ave SE
- 10600-10800 SE 28th Street
- 2800 – 2900 SE 103rd Ave SE

Improvement to and maintenance of path right-of-way areas will increase opportunities for exercise, use of public transit, birdwatching, and connecting with nature. The town of Beaux Arts Village, the Western Academy of Beaux Arts (WABA), and community residents currently work together to prioritize improvement and maintenance projects that will provide accessible, connected routes for residents to enjoy and simultaneously enhance the town’s quality of life.

Water Tower

Beaux Arts Village currently owns the small parcel of land where the water tower and a small maintenance shed are located (10528 S.E. 27th Street). The property deed however, has a reverter

clause which will return the property to the Western Academy of Beaux Arts (WABA) if it is not used to supply water to town residents. The small shed located on the property was expanded in 2021 to include an employee restroom, but there are currently no plans to develop this property further.

WABA Property

The Western Academy of Beaux Arts (WABA) is a non-profit organization that owns the following properties:

- Shoreline, Woodlands, and Docks: The 1,167 feet of Lake Washington waterfront hillside located on the western boundary of the Village;
- Access roads to the beach: Beach access roads, SE 27th St. and SE 28th Pl., and beach access right-of-way paths on SE 28th Street and SE 29th Street, are privately owned and maintained by the Western Academy of Beaux Arts;
- Block 7, lot 1, located on SE 27th Street just east of the well head;
- The 4.5 foot strip of land on the south boundary of the town; and
- The 2.5 foot strip of land on the north boundary of the town.

WABA was established to maintain and administer use of the WABA property including the beach, woodlands, tennis court, picnic areas, and various boating and swimming facilities which are used by members and their accompanied guests. Membership is open to all residents in the town. WABA is a private property owner, and as such, is held to the same code restrictions as other town residents.

2.3 Future Land Use Conditions

The Town of Beaux Arts Village is an entirely residential community, some of which is considered historic, and there is very limited opportunity for development. The town's population has hovered around 300 people over the past several decades due to younger families moving in, children growing up and leaving home, and older residents moving away. For instance, at the time of incorporation in 1954 the town boasted 304 people while in 2020, the United States Census reported 317 people resided in the town. The future population of Beaux Arts Village is likely to follow the same trend and no significant change in population is expected over the next twenty years.

The town will, however, inevitably increase in building density. The existing 3.4 dwelling units per net acre will likely migrate towards 4 dwelling units per net acre and simultaneously add the 1 dwelling unit expected by the 2021 King County Countywide Planning Policies over the next 20 years.

2.4 The Beach

The beach, owned by the Western Academy of Beaux Arts (WABA), is a prime amenity for residents of the town. It is governed by the Board of Trustees of WABA and maintained through the efforts of that Board and the members. Ordinances of the Town affect the beach just as they would other private properties within the boundaries of the Town.

The original deed from Frank Calvert to WABA contained restrictions on the use of the shorelines so that commercial activities could not be conducted on this land. On September 6, 1972, Ordinance 81 was passed that classified the “real property of...(WABA)...as Open Space Land.” Ordinance 81 defined this Open Space as being “the western portion (westerly approximately one hundred feet or more) of the Town of Beaux Arts Village abutting upon the eastern shore of Lake Washington, together with those corridors for access to such land,” ... “set aside for preservation as recreational land.” Then to be consistent with the intent and requirements of Washington State’s Shoreline Management Act of 1971, a significant ordinance, No.89 was passed on December 18, 1973. This ordinance established a Master Program “To be carried out *ad infinitum*...to preserve, to protect, and to maintain the existing recreational element, the environment of the shorelines and its esthetic and natural amenities” including picnic grounds, tennis court, boat docks, swimming beach, playfield, and children’s play area.⁶ The continuance of the beach under private ownership and its status as a recreational Open Space is consistent with historic precedent.

The Town’s 2015 Shoreline Master Program serves to protect the open space qualities of the WABA property.

2.5 Subdivision and Platting

As the Town moves toward the maximum density permitted by its zoning regulations, the protections provided by the Town’s setback, lot coverage restrictions, and street design standards become increasingly significant. Compliance with and enforcement of these standards are crucial if the Town is to balance its individual character and integrity with meeting state law.

⁶ Revised Code of Washington 90.58.065 - Application of guidelines and master programs to agricultural activities.

3. HOUSING

3.1 Introduction

House Bill 1220 (2021) substantially amended the housing related provisions of the Growth Management Act (GMA) which guided the 2015/16 comprehensive plan update.⁷ For instance, jurisdictions must now document the housing need for emergency housing, emergency shelters, permanent supportive housing, and moderate-, low-, very low- and extremely low-income households using county-level need figures provided by Commerce. Additionally, these new amendments require supplementary planning to address moderate density housing and additional analysis and policies to address racially disparate impacts and exclusion in housing. Updated housing elements in urban areas must also address moderate density housing, or “middle housing”, which includes duplexes, triplexes and townhomes. Although local governments generally do not build housing, they do play an important role in shaping the type, location and amount of housing available by establishing zoning, setting density limits and providing funding and incentives for affordability.

In counties and cities subject to the review and evaluation requirements of RCW 36.70A.215, any revision to the housing element shall include consideration of prior review and evaluation reports and any reasonable measures identified. The housing element should link jurisdictional goals with overall county goals to ensure that the housing element goals are met.

The adoption of ordinances, development regulations and amendments to such regulations, and other non-project actions taken by a city that is required or chooses to plan under RCW 36.70A.040 that increase housing capacity, increase housing affordability, and mitigate displacement as required under this subsection (2) and that apply outside of critical areas are not subject to administrative or judicial appeal under RCW Chapter 43.21C unless the adoption of such ordinances, development regulations and amendments to such regulations, or other non-project actions has a probable significant adverse impact on fish habitat.

King County Countywide Planning Policies

The King County Countywide Planning Policies (KC CPPs) housing element’s overarching goal envisions a full range of affordable, accessible, healthy, and safe housing choices which are made available to every resident in King County through the collaboration of all jurisdictions working together.

Their policies also reflect the region’s commitment to address the 2018 findings of the Regional Affordable Housing Task Force while simultaneously establishing goals and policies to ensure all jurisdictions in King County plan for and accommodate their allocated share of existing and projected housing needs across the county. The King County Growth Target for Beaux Arts

⁷ HB 1220 2021-22: Supporting emergency shelters and housing through local planning and development regulations.

Village is shown below:

King County Growth Target for Beaux Arts Village⁸

Year	Jurisdictional Permanent Housing Needs								
	Total	0-≤30%		>30 to	>50 to	>80 to	>100 to	>120%	EH
		Non-PSH	PSH	≤50%	≤80%	≤100%	≤120%		
Total Future Need: 2044	120	1	-	4	9	2	10	94	-
Baseline Supply: 2019	119	-	-	4	9	2	10	94	-
Net New Needed: 2019-2044	1	1	-	-	-	-	-	-	-

Housing Characteristics

Beaux Arts Village’s elected officials and citizenry value the unique history and characteristics afforded by the town. For instance, to ensure tree protection remains a priority, the Town adopted Beaux Arts Village Municipal Code (BAVMC), Chapter 16.25 – Tree Code in 2008 which is intended to protect and preserve mature vegetation within the town by providing for the orderly and limited removal of certain mature vegetation. Similarly in 2017, the town updated the BAVMC to include Chapter 18.15 – Historic Preservation. This chapter works in partnership with King County Code, Chapter 20.62, to protect and preserve designated landmarks. Similarly, the town’s everchanging housing needs have brought about necessary changes since this comprehensive plan was last updated. Although the town continues to consist mainly of moderately sized single-family residences, the BAVMC, Chapter 18.10 – Zoning Code was recently updated to allow for construction of both attached and detached accessory dwelling units and permanent supportive and transitional housing.

3.2 Community Breakdown

Beaux Arts Village represents less than 0.001% of both the population and the land area in King County. However, given its location inside the urban growth area, the town functions as a mature residential neighborhood composed of moderately sized single-family dwelling units (some of which have accessory dwelling units) on generous lots that together have high land and improvement values. Housing availability is primarily a function of the same market forces that have been affecting the entire region.

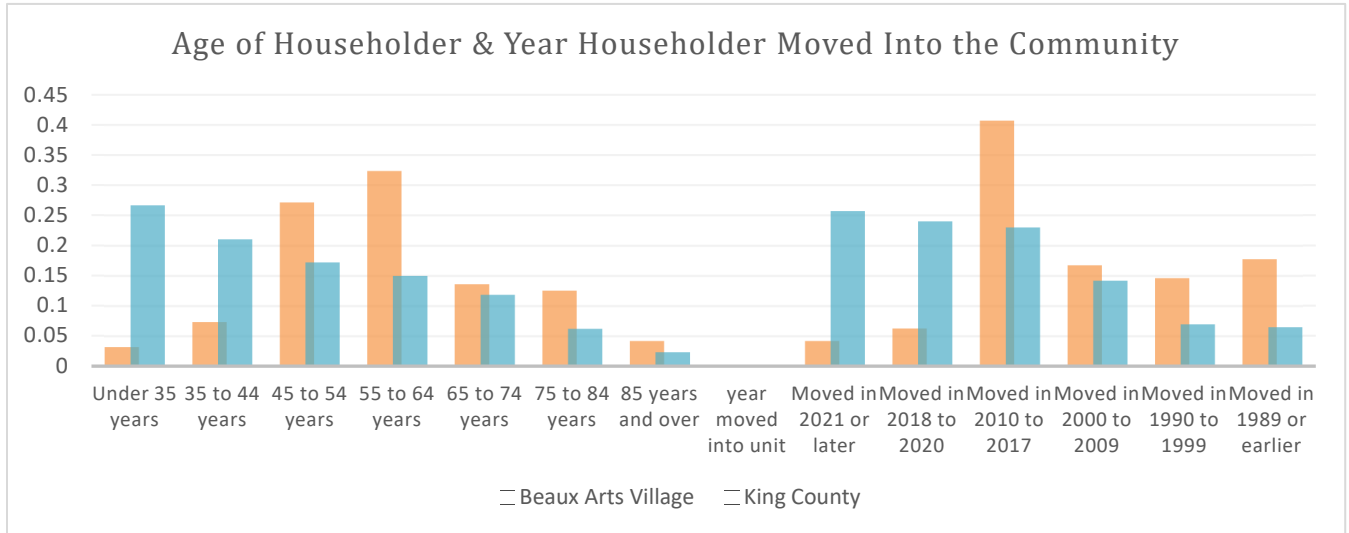
The smaller sized lots contribute to the measure of affordability within the Town.

Population Demographics

Beaux Arts Village had approximately 96 households in the year 2022 with an average of 2.7 persons per household, per the latest census report estimate. The Town has maintained a median age around 70% higher than the City of Bellevue, at 53 years old. With a population estimate from the Census Reporter of 258 people and around 0.1 square miles of land, the Town has a population

⁸ 2021 King County Countywide Planning Policies, Appendix 4: Housing Technical Appendix

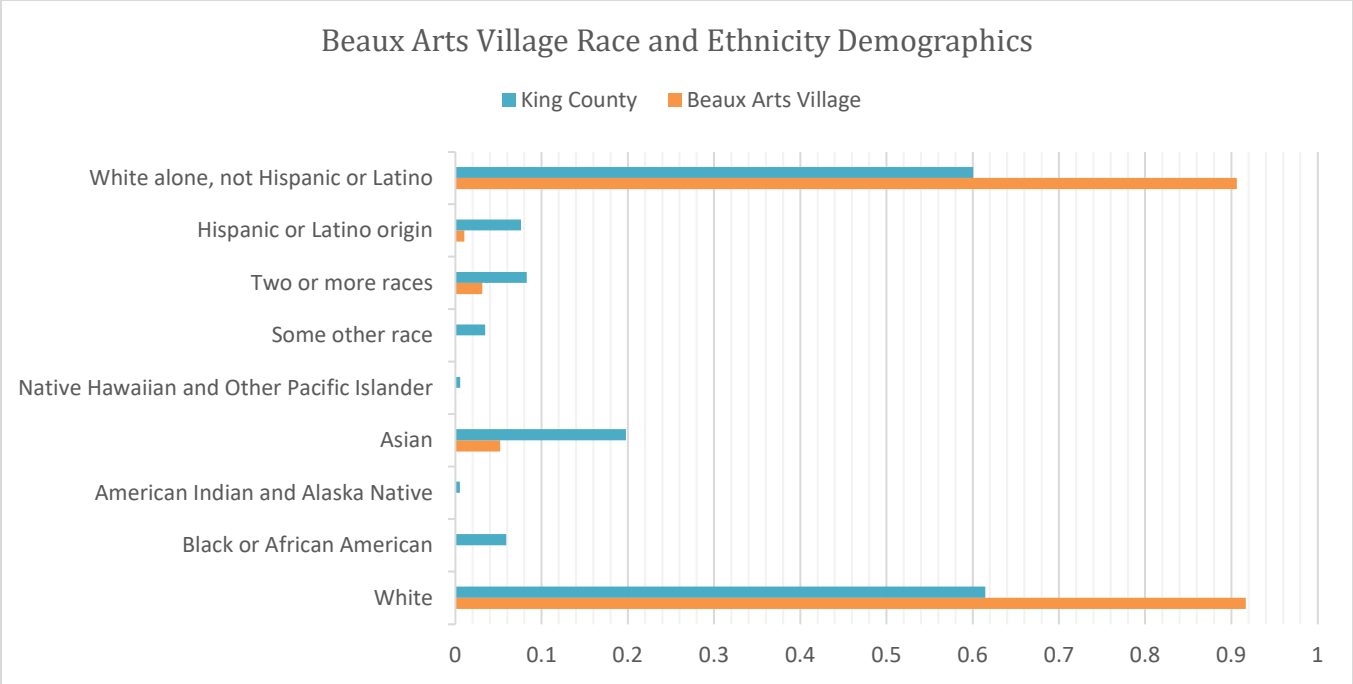
density of 3,124 people per square mile. This puts Beaux Arts Village in the upper quartile for population density when compared to the other cities, towns, and Census Designated Places in Washington. For reference, the City of Bellevue sits at a population density of 4,335 people per square mile, with an estimated 145,300 residents within 33.5 square miles.



Plot 1: Source: American Community Survey 5-year Estimates (2022) – Age Comparison between King County and Beaux Arts Village.

Socioeconomic Characteristics

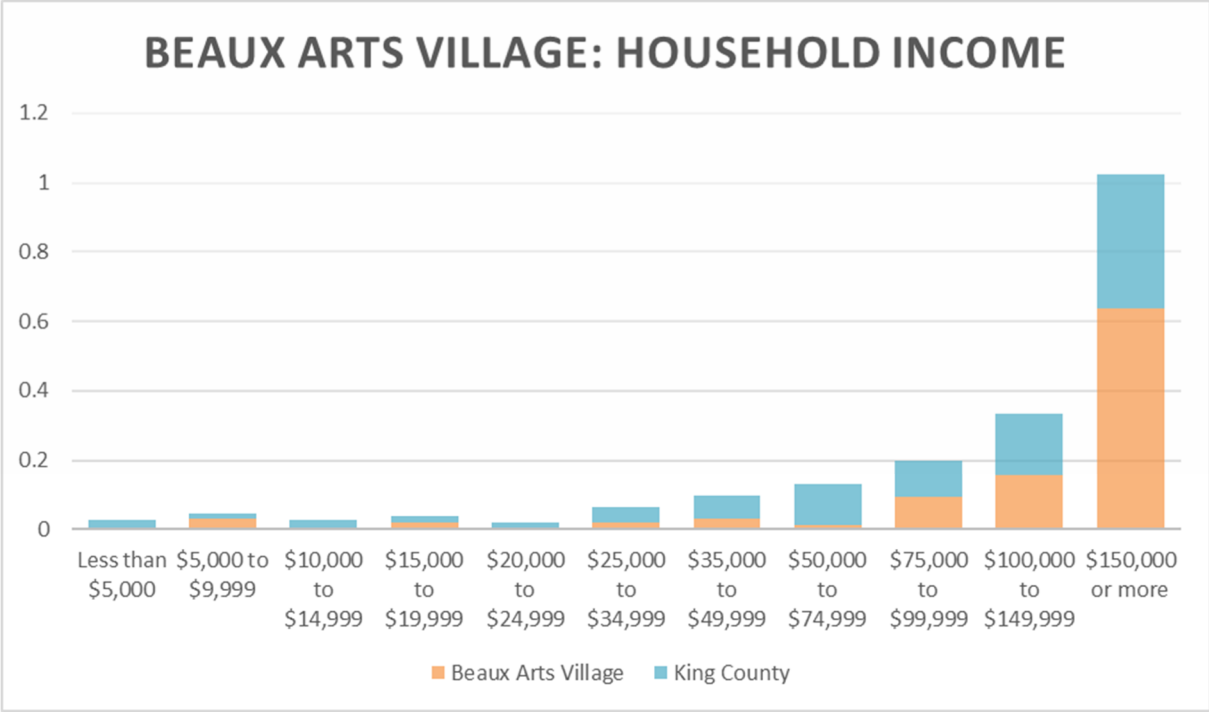
The demographic composition of Beaux Arts Village in terms of race and ethnicity shows slight distinction from King County. Something important to note is that apart from Asian and White communities, the observable variation between King County and Beaux Arts falls within the margin of error (10%). Overall, the town mirrors the broader regional population with minimal differences.



Plot 2: Race and Ethnicity – Beaux Arts Village Comparison with King County from American Community Survey 5-year Estimates (2022)

[Steve Miller – PC Comment: Use 2024 ACS data – shows 84.5% white and 6.59% Asian]

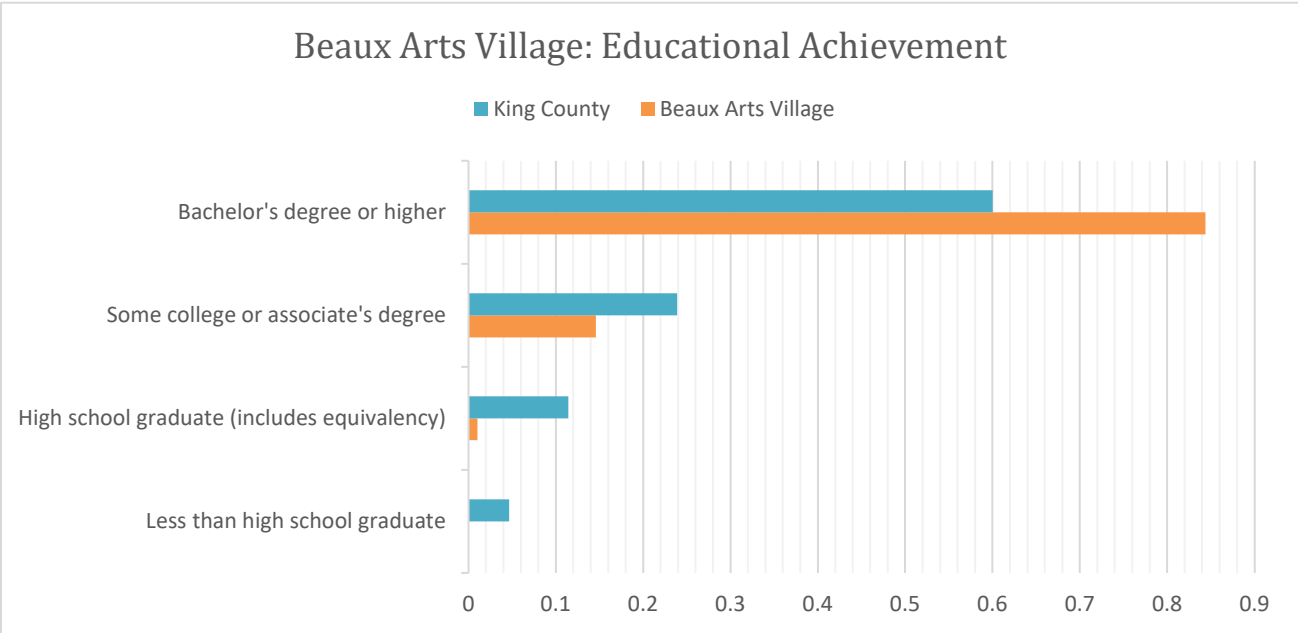
The median household income in Beaux Arts Village is over double the amount in the Seattle-Tacoma-Bellevue, WA Metro Area at roughly \$250,000, compared to \$107,206. About 58% of Town residents have a household income of over \$200,000. It is important to recognize that these values hold a margin of error of at least 10% of total value. In comparison to King County’s 8.5% persons below the poverty line, Beaux Arts Village has a 2.7% value of residents below the poverty line.



Plot 3: Household Income Comparison – Source: American Community Survey 5-year Estimates (2022)

Educational Attainment

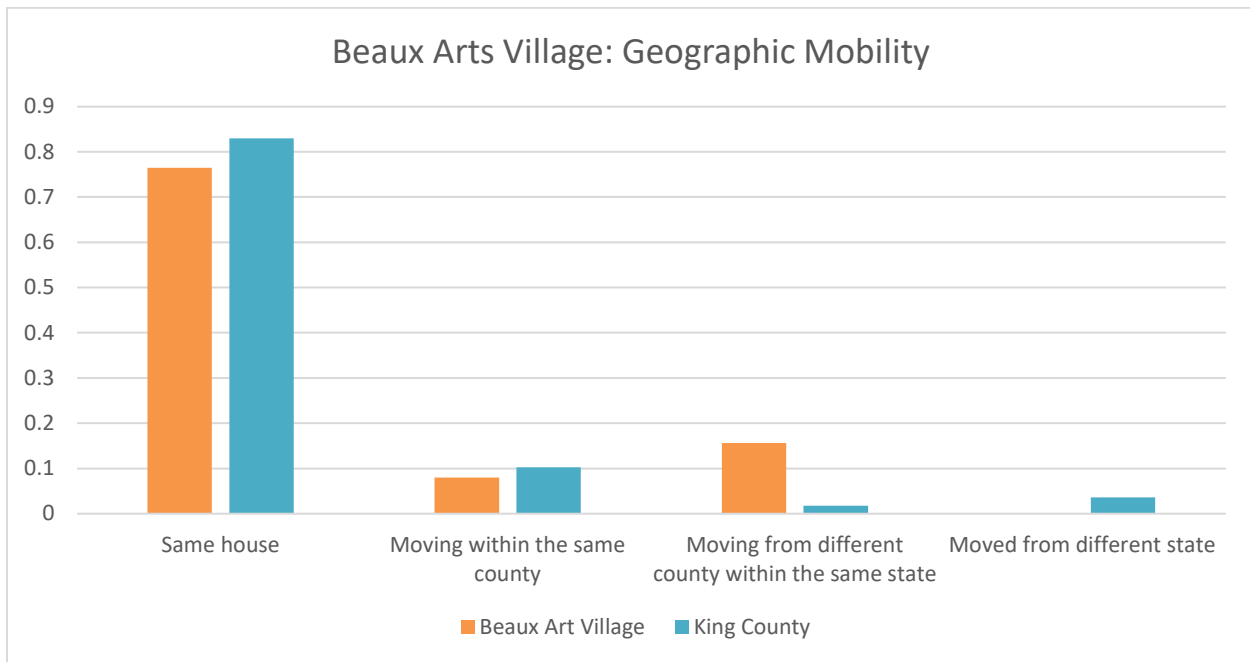
The residents of Beaux Arts Village have achieved a high educational status above the standard of the region. Nearly 85% of the Town has obtained a bachelor’s degree or higher educational level. This is significantly higher than the rate in the Seattle-Tacoma-Bellevue, WA Metro Area.



Plot 4: Source: American Community Survey 5-year Estimates (2022) – Beaux Arts Village.

Geographic Mobility

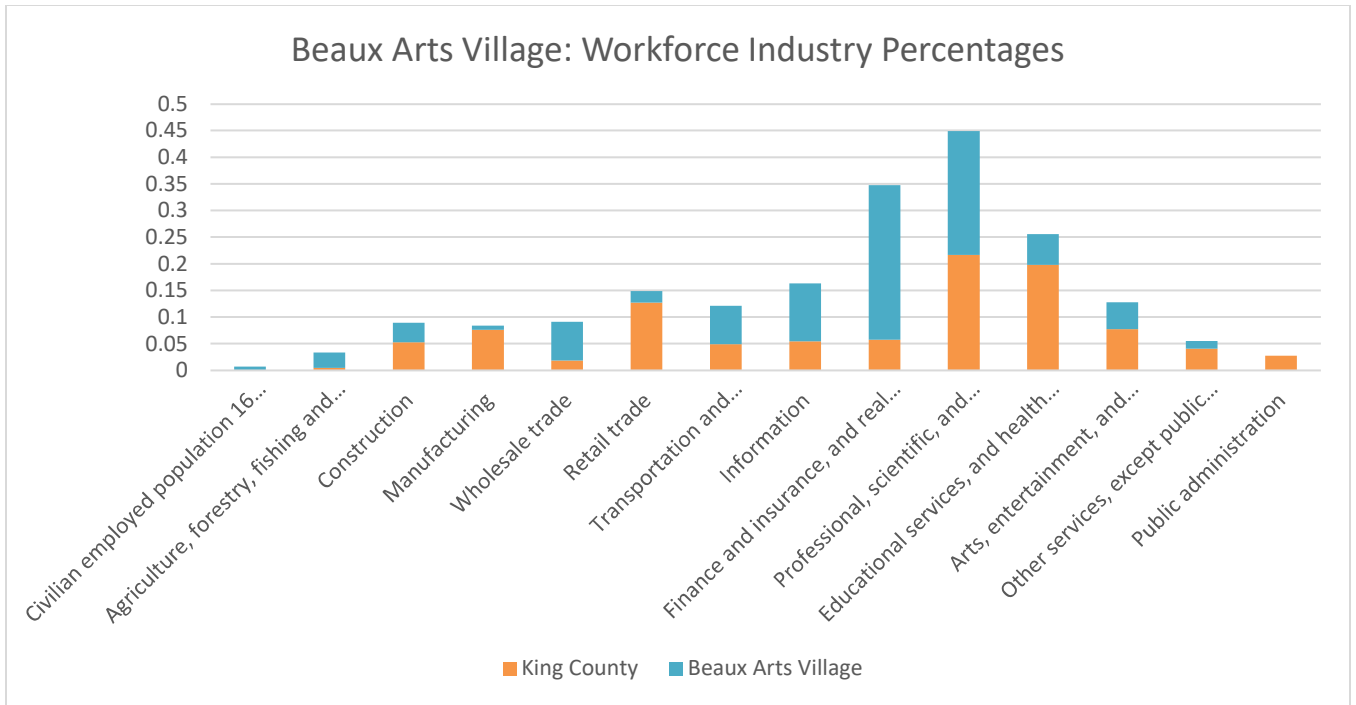
In 2023, nearly 80% of Beaux Arts Village residents lived in Town the year prior. Among those who relocated to Beaux Arts that year, the majority moved from elsewhere within the county. Others relocated from neighboring counties, and no residents previously resided out of state. This data illustrates that the town is predominantly populated by long-standing members who have local connections.



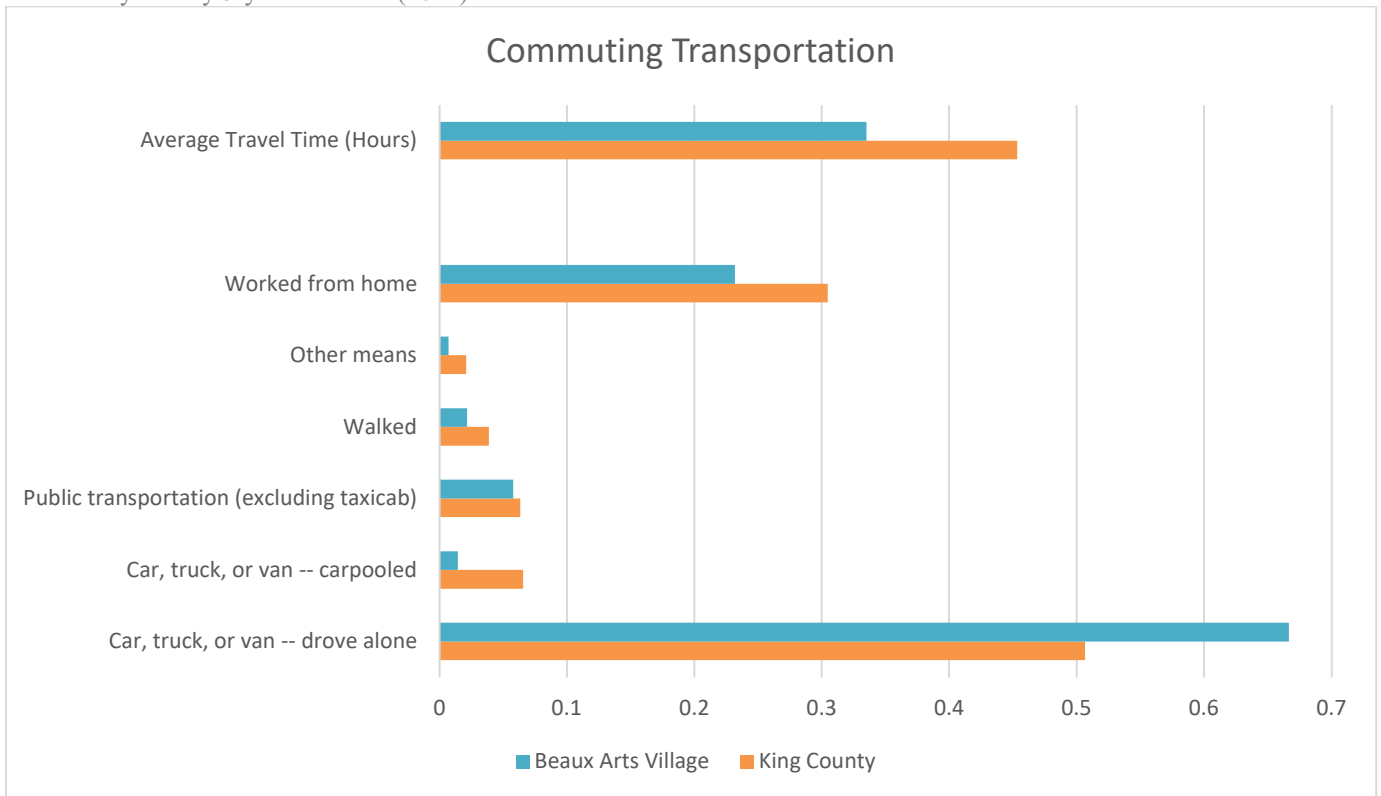
Plot 5: Source: American Community Survey 5-year Estimates (2022) Geographic Mobility Comparison

Commuting Characteristics

The population of Beaux Arts Village is predominantly composed of individuals employed by private companies, comprising nearly 55% of residents. The remaining demographics are evenly distributed: approximately 14.5% are self-employed as incorporated business owners, 13.8% work for private non-profits, about 9.4% are employed by local, state, and federal governments, and the final 8.7% are self-employed as proprietors of non-incorporated businesses or unpaid family members. The average time spent commuting for Beaux Arts residents is 20.1 minutes, resembling the average time spent commuting for all employed in the United States which is 26.7 minutes. The community also uses various modes of transportation when commuting to work. While the majority choose to drive or work directly from home, residents have the option of public transportation via the King County Metro System. Route 249 runs directly through the Town, as route 241 runs adjacent to the boundary of Beaux Arts Village.



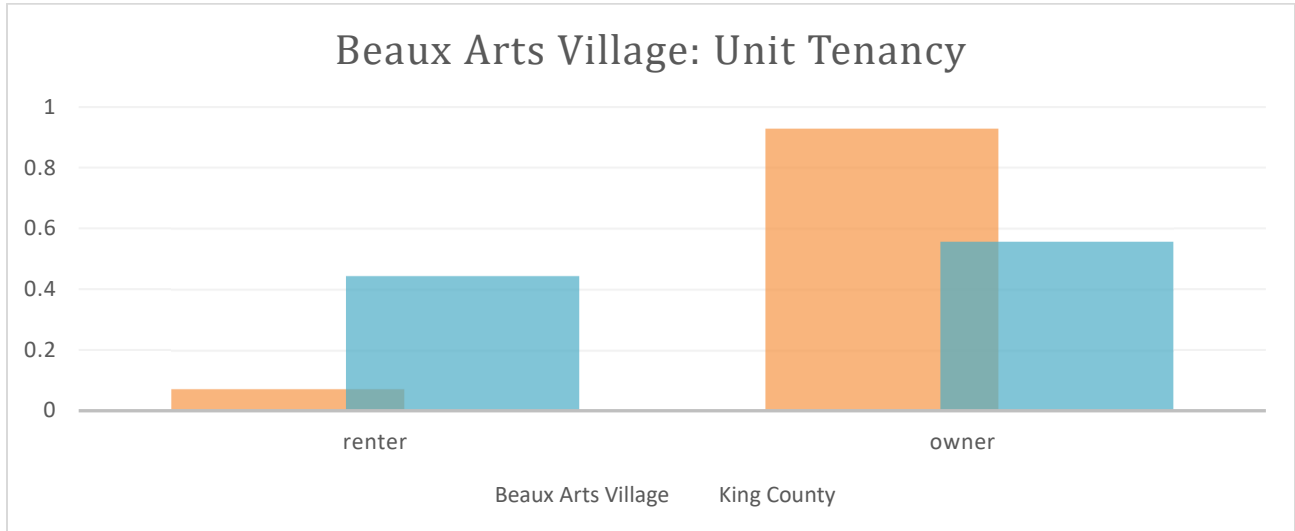
Plot 6: Class of Worker in Beaux Arts Village Town, WA comparison with King County – Source: American Community Survey 5-year Estimate (2022)



Plot 7: Commuting Transportation Comparison Beaux Arts Village vs. King County – Source: American Community Survey 5-year Estimates (2022)

3.3 Existing Housing Inventory

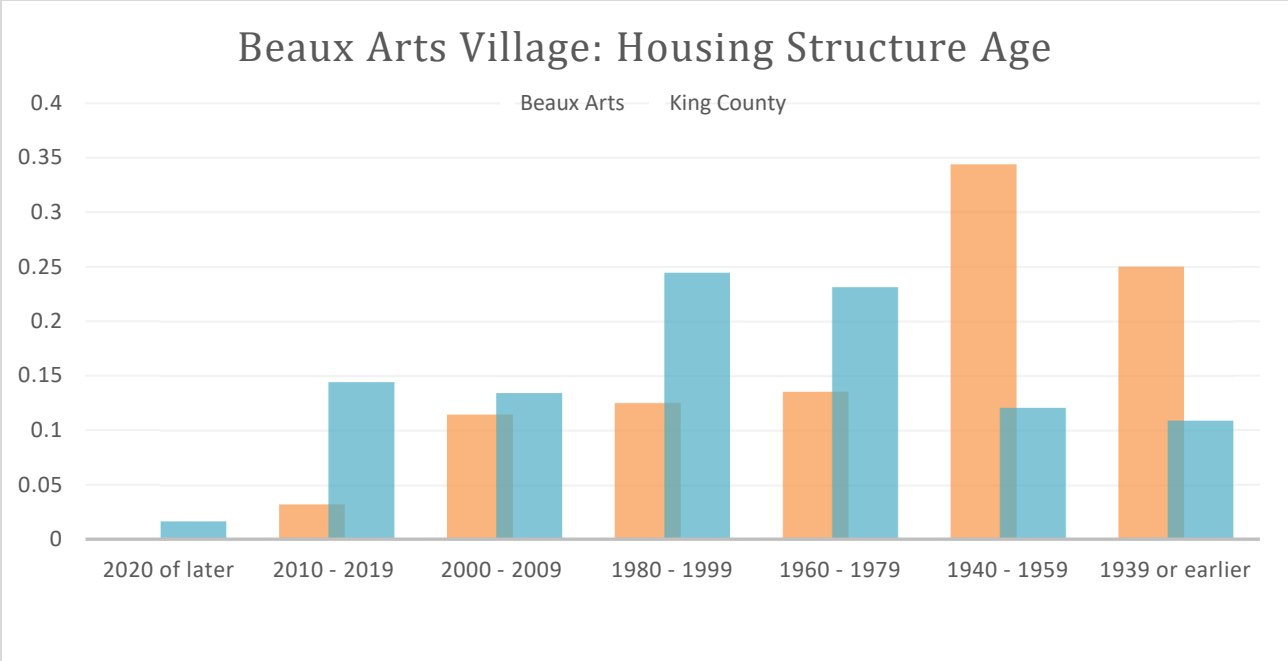
According to Census data Beaux Arts Village currently serves an estimated 258 residents (2022 ACS). The majority of housing units in Beaux Arts Village are owner-occupied, with ownership estimated at 93%. The most recent data shows vacant units in the Town were around 10% in the year 2020.



Plot 8: Beaux Arts Village Owners vs. Renters Comparison based on American Community Survey 5-year Estimates (2022)

Age and Condition of Housing

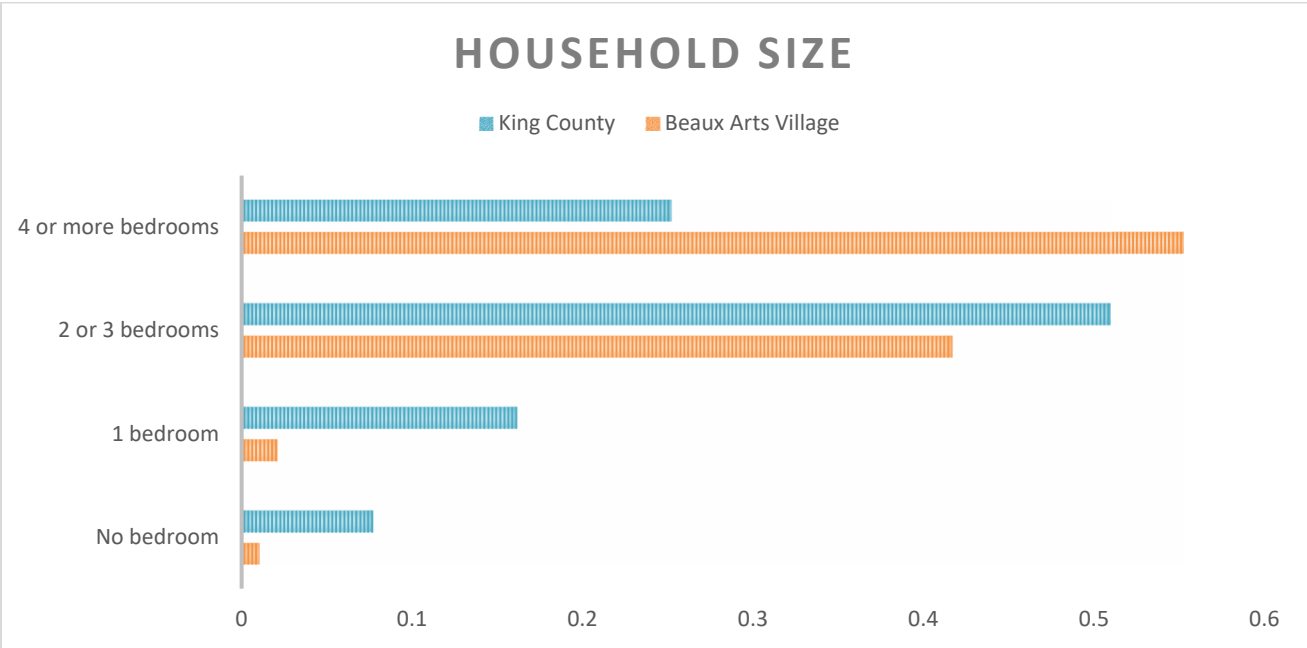
The data represents a town with slightly older structures than King County as a whole, showing a community that opts for existing housing renovations over new construction.



Plot 9: Age of Housing Structures Comparison. (Source: American Community Survey 5-year Estimates – 2022)

Household Size

The average household size in Beaux Arts Village is slightly smaller in comparison with the County as a whole, showing a considerable number of homes having 2 or 3 bedrooms.



Plot 10: Household Size Comparison based on Number of Bedrooms. (Source: American Community Survey 5-year Estimates – 2022)

Housing Affordability and Income

King County determines affordable housing needs based on AMI – Area Median Income. Table 1 represents our existing housing inventory in terms of AMI. Beaux Arts Village has an Area Median Income of \$136,600. ⁹ [...have asked PC – Steve Miller to help out with this]

AMI Bracket	Minimum Income	Maximum Income	Max Monthly Rent (30% of Max Income)	Number of Rental Units in Bracket	Max House Price	Homes in this Bracket *
0-30% (Very-Low Income)	0	40980	1024.5	0	150,000	0
30-50% (Low Income)	40980	68300	1707.5	1	250,000	0
50-80%	68300	109280	2732	0	400,000	0
80-100% (Middle Income)	109280	136600	3415		500,000	
100-120%	136600	163920	4098	3	600,000	4
120%+^ (High-Income)	163920		4098+	0	600,000+	85

Table 1: Breakdown of Housing Units by AMI

* Assuming no additional debt and 20% Down Payment at a 29% Debt-to-Income Ratio

* Based on American Community Survey 5-year Estimates 2022 Data – Changes may have occurred between 2022-2024

* Important to acknowledge that this data carries a significant margin of error.

* Max Monthly Rent going off Gross Rent Costs

3.4 Market Analysis

Estimated Home Price

The property values within Beaux Arts Village have been steadily increasing over the past few years, with the median property value increasing by over half a million dollars from 2022 to 2023 (\$1.817M - \$2.46M). Reflecting the affluent demographic of Beaux Arts Village, property values in the town are notably elevated compared to adjacent neighborhoods. Assessment data from the King County Assessor puts Beaux Arts Village at the smaller end of those boasting some of the highest land values in the county.

⁹ [Area Median Income Lookup Tool \(fanniemae.com\)](https://www.fanniemae.com/area-median-income-lookup-tool)



Plot 11: Median Property Value Across Adjacent Towns Comparison (Source: ACS 2022)

Displacement Risk

Within the framework of regional housing, income, and employment dynamics, housing displacement emerges as a central focus in this comprehensive planning cycle. The PSRC has introduced a mapping tool specifically designed to assess displacement risks across census tracts within the region. This tool considers five key factors contributing to displacement risk: socio-demographics, transportation infrastructure, neighborhood attributes, housing conditions, and civic engagement. Under these conditions Beaux Arts Village is classified as a “low” displacement risk.

Displacement in our community poses a potential risk for fixed-income retirees as surrounding costs increase while they strive to age in place. However, the determination of a “low” displacement risk is substantiated by examining the proportion of household income allocated to housing expenses. In Beaux Arts Village, nearly half of the town’s residents allocate less than 20% of their household income toward housing costs.

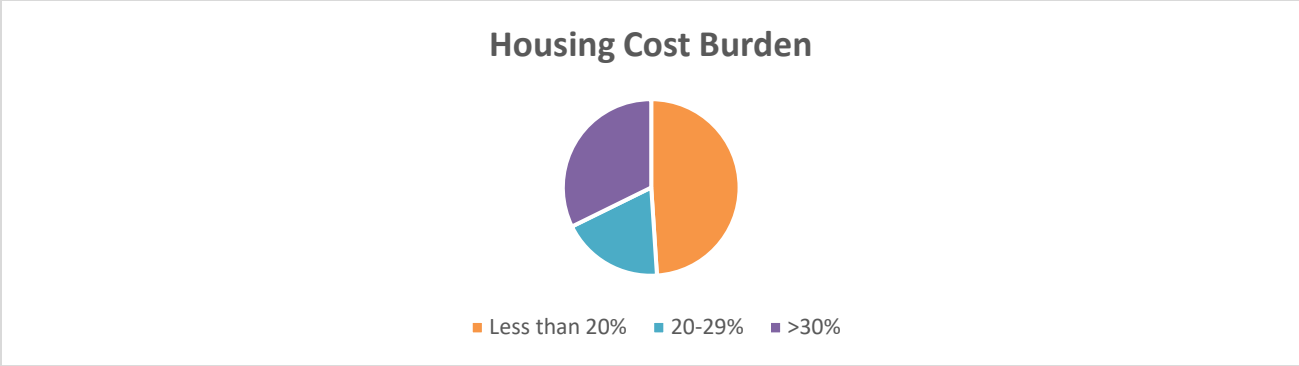


Figure 1: Percentage of Income allocated to Housing Costs (Source: American Community Survey 5-year Estimates 2022)

3.5 Middle and Affordable Housing

State and County Requirements

Washington State has enacted a series of House Bills aimed at bolstering affordable housing and moderate-density development through local planning and regulatory frameworks. These bills mandate that all comprehensive plans include a housing element detailing current inventory, goals, policies, and anticipated housing needs.

Among these legislative efforts, Second Substitute House Bill 1220 (HB-1220) stands out as a pivotal advancement coinciding with the 2024 Comprehensive Plan Update. HB-1220 represents a proactive approach to addressing statewide housing challenges by emphasizing comprehensive planning. It aims to ensure sufficient land availability and effective policies that accommodate diverse housing requirements across various economic segments. This inclusive approach not only targets moderate-income households but also extends support to those with low, very low, and extremely low incomes, as well as provisions for emergency and permanent supportive housing.

A key component of HB-1220 mandates the inclusion of moderate-density housing options within Urban Growth Area (UGAs). This directive promotes the development of diverse housing types such as duplexes, triplexes, and townhomes, thereby enhancing the inclusivity and accessibility of the housing market. Moreover, HB-1220 underscores the importance of identifying and mitigating racially disparate impacts, displacement risks, and exclusionary practices within housing policies and regulations.

Second Substitute House Bill 1110 (HB-1110) categorizes Beaux Arts Village as a "tier 3" community, mandating the allowance of at least two units per residential lot and broadening the scope of permissible housing types. Concurrently, Engrossed House Bill 1337 (HB-1337) permits up to two accessory dwelling units (ADUs) on each lot within single-family residential zones. While HB-1337 requires Beaux Arts Village to permit a minimum of two units per lot, it does not impose a higher density requirement beyond this mandate.

Despite these legislative allowances, Beaux Arts Village continues to uphold its municipal code governing Structural Coverage and Gross Floor Area Ratio (GFAR). As outlined in sections 18.10.080(5) and 18.10.080(7), the village specifies that Structural Coverage Area must not exceed 30% and Gross Floor Area Ratio must not exceed 35% of the total lot area.

County Targets

Using King County’s target growth rates for 2019 – 2044, cities and towns in the Puget Sound Region are expected to see a population growth of 33,307 people. Of this growth, Beaux Arts Village is required to hit a housing target of one additional housing unit by 2044.

Regional Geography	2019-2044 Population Growth	2019-2044 Housing Growth	2019-2044 Employment Growth
Metropolitan Cities	288,407	134,500	223,508
Core Cities	261,912	112,859	222,789
High Capacity Transit Communities	69,641	29,933	28,747
Cities and Towns	33,307	13,985	12,936
Urban Unincorporated	3,028	1,292	719
Rural	4,542	4,211	2,156
Urban King County	656,295	292,569	488,698
King County Total	660,837	296,780	490,854

Table 2: Allocated Growth by Regional Geography (Source: 2024 King County Comprehensive Plan)

Jurisdiction	2019-2044 Housing Target
Algona	170
Beaux Arts	1
Black Diamond	2,900
Carnation	799
Clyde Hill	10
Covington	4,310
Duvall	890
Enumclaw	1,057
Hunts Point	1
Maple Valley	1,720
Medina	19
Milton	50
Normandy Park	153
North Bend	1,748
Pacific	135
Sammamish	2,100
Skykomish	10
Snoqualmie	1,500
Yarrow Point	10

Table 3: Net New Units by City and Town (Source: 2024 King County Comprehensive Plan)

A Regional Coalition for Housing

The King County Comprehensive Plan recognizes the need for interjurisdictional cooperation and public/private partnerships to address the full range of critical housing needs within the County. To document that need, King County designated ARCH – A Regional Coalition for Housing – to prepare the “East King County Housing Analysis,” pursuant to RCW 36.70A.070(2). Beaux Arts’ effort to meet that need is evident in the Town’s monetary contribution to ARCH.

ARCH is a consortium of all cities on the Eastside that pool resources for the development of affordable housing within the community. The Village reaffirmed its commitment to the program by endorsing the most recent ARCH Work Program and Administrative Budget. In addition, funds for the ARCH Housing Trust Fund were specifically allocated to the Friends of Youth Extended Foster Care Program, Providence Senior Housing Project, and the Habitat Sammamish Cottage Demonstration Project. ARCH provides the opportunity to respond to the need for affordable housing with a regional, action-oriented program.

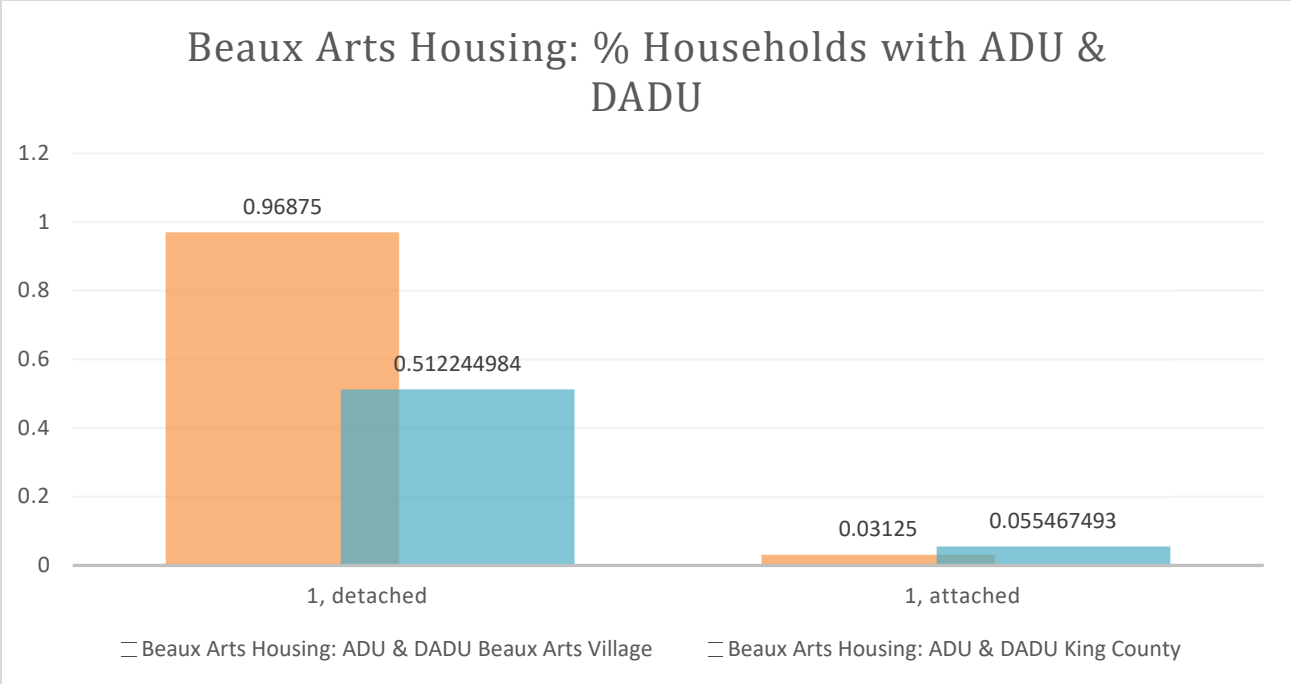
Addressing H-5 of the Housing Bill

Within the Housing Bill mandated by King County, the Town is obligated to document the local history of racially exclusive and discriminatory land use and housing practices. This documentation must align with local and regional fair housing reports and other relevant resources. It involves assessing how this historical context continues to influence current development patterns, housing conditions, tenure, and access to opportunities.

Historically, the Town of Beaux Arts Village has been exclusively residential. Zoning regulations have stipulated a zoning regulation of R-10, requiring minimum square footage of 10,000 square feet. This deliberate zoning strategy has ensured a low-density population throughout the town. Consequently, discriminatory policies or practices within our housing code have not been observed. This approach underscores our commitment to equitable opportunity for all residents.

Room for Growth: Based on Current Land Use

As of 2022, 97% of properties within Beaux Arts Village have one single-family home and around 3% of those have an attached dwelling unit. With the new regulations going into effect in 2025 (allowing for two dwellings units to be permitted on each lot) the Town will have an opportunity for additional affordable housing units.



Plot 12: Percent of household with attached, and detached units’ comparison with the rest of the county. (Source: American Community Survey 5-year Estimates – 2022)

Beaux Arts Village also has seven lots whose owners are able to subdivide under BAVMC Section 17 (Subdivisions). Among other things, this chapter requires an existing lot size greater than 20,000 square feet.

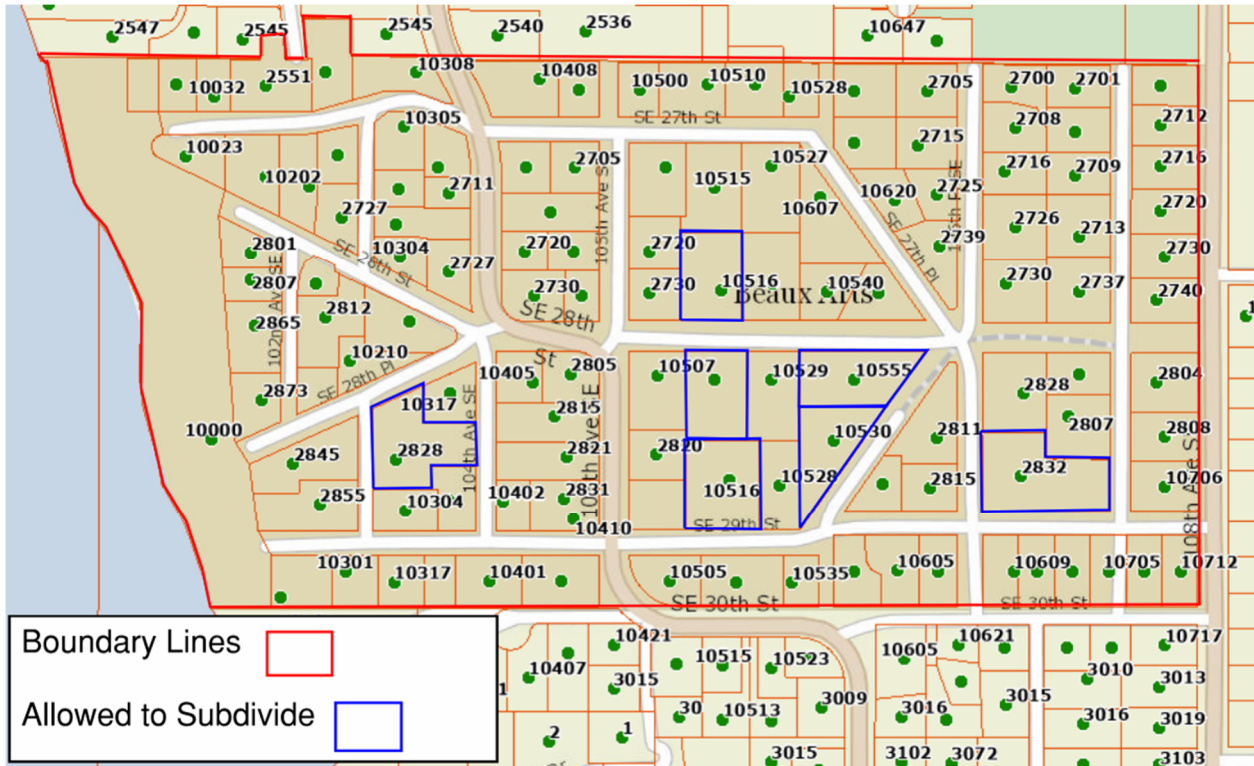


Figure 2: Households that can subdivide (Lot Square Footage exceeding 20,000 square feet.)

It’s also essential to address the regulations pertaining to middle and affordable housing for individuals requiring supportive services or accessible units. This includes, but is not limited to, those experiencing homelessness, persons with disabilities, and individuals with medical conditions. Within Beaux Arts Village, supportive and transitional housing facilities are permitted under municipal code 18.10.045.

3.6 Goals and Policies

H-1: The Town of Beaux Arts will endorse adjustments to the Town’s regulations on ADUs to align with state regulations, thereby promoting expanding housing choices.

H-2: Beaux Arts Village will solicit involvement from town residents, such as community-wide surveys, when determining the needs of the community and considering policy changes that will make it easier to introduce more affordable housing that suits the needs of those within the community.

H-3: The Town of Beaux Arts Village will continue to actively contribute to agencies that advocate and support affordable housing initiatives, such as A Regional Coalition for Housing (ARCH) and maintain active involvement in inter-jurisdictional organizations of older housing stock to enhance affordability.

H-4: Beaux Arts Village will promote affordable housing options that complement the city’s prestigious residential environment, including the preservation and renovation of older housing

stock to enhance affordability (BAVMC 18.10.160). Periodically reviewing public policies for updates that can be made to provide incentives for the construction of housing types accessible to households with very-low, low, and moderate incomes.

H-5: Beaux Arts Village will support housing development that integrate seamlessly with the existing character of the neighborhood, implementing historical preservation building code. (BAVMC Chapter 18.15) Also, encouraging the development of affordable housing units that sign with the Town’s distinctive housing characters and comply with existing building code regulations ensuring the well-being of all Village residents.

4. TRANSPORTATION

4.1 Introduction

Beaux Arts Village is a 50-acre tract of land surrounded on three sides (north, south, and east) by the city of Bellevue. The town comprises roughly three street blocks (27th – 30th) by eight street blocks (100th – 108th). The more heavily traveled north/ south roadways (104th Ave SE, 105th Ave SE, and 108th Ave SE) are classified by the city of Bellevue as collector arterials, whereas the remaining narrow paved streets within the town itself are considered local access streets. Beaux Arts Village is serviced by King County Metro, but it has no state-owned transportation facilities. The Sound Transit East Link Light Rail station and Interstate 90 are located roughly 0.5 miles east and south of the town, respectively, while Interstate 405 is farther away at roughly 0.8 miles to the east.

The transportation element must be consistent with the land use element. Per Section 2, Beaux Arts Village is a mature residential community with no public facilities or commercial areas. King County housing growth charts expect the town to expand by one dwelling unit in the next 20 years which will have an insignificant effect on the existing transportation network. Transportation issues in the town of Beaux Arts Village, therefore, are primarily centered around road maintenance.

Washington State Planning Goals

State requirements for the transportation element are codified in the Revised Code of Washington (RCW), Section 36.70A.070(6).

The transportation element shall include the following sub-elements:

- Land use assumptions used in estimating travel.
- Estimated multimodal level of service impacts to state-owned transportation facilities.
- Facilities and services needs, including:
 - An inventory of ground transportation facilities and services, including transit alignments and active transportation facilities;
 - Multimodal level of service standards for all locally owned arterials and locally and regionally operated transit routes that serve urban growth areas, to serve as a gauge to judge performance of the system in helping to achieve the goals of this chapter consistent with environmental justice. These standards should be regionally coordinated;
 - Specific actions and requirements for bringing into compliance transportation

facilities or services that are below an established multimodal level of service standard;

- Forecasts of multimodal transportation demand and needs within cities for at least ten years based on the adopted land use plan to inform the development of a transportation element that balances transportation system safety and convenience to accommodate all users of the transportation system to safely, reliably, and efficiently provide access and mobility to people and goods. Priority must be given to inclusion of transportation facilities and services providing the greatest multimodal safety benefit to each category of roadway users for the context and speed of the facility;
- Identification of state and local systems needed to equitably meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan required under chapter 47.06 RCW. Local system needs should reflect the regional transportation system and local goals, and strive to equitably implement the multimodal network;
- A transition plan for transportation as required in Title II of the Americans with disabilities act of 1990 (ADA). As a necessary step to a program access plan to provide accessibility under the ADA, state and local government, public entities, and public agencies are required to perform self-evaluations of their current facilities, relative to accessibility requirements of the ADA. The agencies are then required to develop a program access plan, which can be called a transition plan, to address any deficiencies. The plan is intended to achieve the following:
 - Identify physical obstacles that limit the accessibility of facilities to individuals with disabilities;
 - Describe the methods to be used to make the facilities accessible;
 - Provide a schedule for making the access modifications; and
 - Identify the public officials responsible for implementation of the transition plan;
- Finance, including:
 - An analysis of funding capability to judge needs against probable funding resources;
 - A multiyear financing plan based on the needs identified in the comprehensive plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems. The multiyear financing plan

should be coordinated with the ten-year investment program developed by the office of financial management as required by RCW 47.05.030;

- If probable funding falls short of meeting the identified needs of the transportation system, including state transportation facilities, a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met;
- Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions;
- Demand-management strategies;
- Active transportation component to include collaborative efforts to identify and designate planned improvements for active transportation facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles.

After adoption of the comprehensive plan by jurisdictions required to plan or who choose to plan under RCW 36.70A.040, local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned or locally or regionally operated transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan. Jurisdictions may be exempt as long as transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include active transportation facility improvements, increased or enhanced public transportation service, ride-sharing programs, demand management, and other transportation systems management strategies. For the purposes of this subsection (6), "concurrent with the development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years. If the collection of impact fees is delayed under RCW 82.02.050 (3)¹⁰, the six-year period required by this subsection (6)(b) must begin after full payment of all impact fees is due to the county or city. A development proposal may not be denied for causing the level of service on a locally owned or locally or regionally operated transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan where such impacts could be adequately mitigated through active transportation facility improvements, increased or enhanced public transportation service, ride-sharing programs, demand management, or other transportation systems management strategies funded by the development.

The transportation element described in this subsection (6), the six-year plans required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation

¹⁰ Deferral system: Process by which an applicant for a building permit for a single-family detached or attached residence may request a deferral of the full impact fee payment.

systems, and the ten-year investment program required by RCW 47.05.030¹¹ for the state, must be consistent.

Transportation Improvement Plan

The most recent six-year Transportation Improvement Program (TIP) adopted in 2024 outlines street improvements expected to take place through 2030. Most improvements consist of re-surfacing existing roadways. The TIP is included in this Comprehensive Plan. Funds for road improvements are generated through general Town revenues and a heavy truck fee tied to building permit and site development activity.

The town is a participant in area-wide conversations concerning transportation and traffic such as those related to the Sound Transit East Link Light Rail Station, the I-90 corridor noise mitigation efforts, and the I-405 corridor expansion.

4.2 Street Grid

The collector arterials (104th/105th Ave SE and 108th Ave SE) carry the majority of traffic through the town. These roadways also provide sidewalks, limited parking opportunities, and METRO Transit service.

The local access streets on the other hand, operate more like narrow multi-use pathways with an older stormwater collection system. These streets are shared by vehicles, cyclists, and pedestrians. They have no sidewalks, and speed humps were installed to discourage cut through traffic and speeding. Tree retention is a priority and several local access streets meander around protected trees. Public parking opportunities are sparse and in fact, the Beaux Arts Village Municipal Code requires permanent parking on private lots to ensure there is as much space as possible for emergency vehicles.

4.3 Level of Service

Level of Service (LOS) measures the ease of traffic flow along streets and through intersections. A classification system based on a six-tiered rating system has become an industry standard and is in use by virtually all jurisdictions in the county. At one end of the scale, 'A', traffic flows unimpeded with almost no congestion or significant waiting times at intersections. At the other end of the scale, 'F', motorists experience long waits, slow flows, and gridlock.

Collector arterials and other streets within the near vicinity of Beaux Arts are operating at a LOS 'A', according to Bellevue's Transportation Division. In an effort to be consistent with regional standards and with the adjacent City of Bellevue, the Town has established the following LOS standards for its collector arterials for the next twenty years.

¹¹ The office of financial management shall propose a comprehensive ten-year investment program for the preservation and improvement programs of existing highway systems to meet the goals of RCW 47.01.071.

- 108th Avenue SE - LOS B
- 104/105th Avenue SE - LOS B

The local access streets operate more in accordance with a multi-use pathway and as such, a level of service is not deemed applicable to these streets.

4.4 Street Design Standards

The town adopted standard asphalt roadway restoration plans which are similar to those in the city of Bellevue. It may, as a supplement to this Comprehensive Plan, establish additional standards for streets within the Village indicating maximum/minimum widths for access roads, drainage, quality of roadbed, etc.

4.5 Landscaping in the Right of Way

The right-of-way landscaping design objective is to maintain the natural, low-density appearance of the Town and retain the mature tree canopy which effectively offers shade and mitigates climate change. Additionally, a primary concern of the Town is for the safety of pedestrians, bicycles and motorized traffic.

Aesthetic considerations in planting, pruning, and replacement of trees and foliage in the right-of-way must be a joint concern of the Town and adjacent property owners. Efforts are being made to encourage the use of native species and eliminate noxious weeds (ivy). To that effect, the Town adopted a “Right of Way Code” (Ordinance 370) in 2009. The regulations govern what may and may not occur within these town-owned lands.

4.6 Limited Driveways / Private Lanes

The number of driveways and private lanes accessing the narrow Village streets and the arterial should be minimized to reduce traffic congestion and retain the continuity of the landscaping.

4.7 Sidewalks and Paths

Sidewalks are maintained on the east side of the arterial (104th/105th Avenue SE) and along the west side of 108th Ave SE. Paths connect various portions of the Village on unimproved but dedicated street rights-of-way. These paths are maintained for the convenience and safety of pedestrians, but by consensus, are the joint responsibility of adjacent property owners and the Town.

4.8 Public Transportation

Public transportation opportunities are essential to provide convenient access to urban centers for Town residents. Beaux Arts Village will continue to encourage resident use of the regional public transit system including, but not limited to, taking advantage of the Sound Transit East Link Light

Rail Station, the King County METRO bus system, and/or carpooling opportunities. In conjunction with King County, the location and condition of bus stops will also be reviewed periodically by the Town Council to ensure consistency with street design standards and convenience.

5. PARKS AND RECREATION

5.1 Introduction

Washington State Planning Goals

The purpose of the parks and recreation element is to outline the availability of parks, recreational facilities, and open spaces available to residents. Its goal is to consider the parks and recreation demand within the community and planning process for development and maintenance of such areas. Under RCW 36A.70.070(8) a parks and recreation plan **shall** include:

- Estimates of park and recreation demand for at least a ten-year period.
- An evaluation of facilities and service needs.
- An evaluation of tree-canopy-coverage within the urban growth area.
- An evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

5.2 Existing Facilities and Need

Beaux Arts Village has several short “path rights-of-way” which include open spaces, mature vegetation, and gravel and wood chip trails typically connected on both ends by paved streets. These trails are used mainly by town residents to traverse through the village and generally include the following locations:

- Glen Path: 2800 – 2900 104th Ave SE
- Academy Path: 106th to 107th Ave SE
- 2900 – 3000 106th Ave SE
- 10600-10800 SE 28th Street
- 2800 – 2900 SE 103rd Ave SE

Improvement to and maintenance of trails and open spaces increases the opportunity for exercise, use of public transit, and simply connecting with nature. It also provides community building opportunities through village work parties.

It should be noted that even though Beaux Arts Village does not have any public parks, the Western Academy of Beaux Arts (a private member-owned non-profit corporation which all Beaux Arts Village residents are eligible to join) owns and maintains over 4 acres of land along the Lake Washington shoreline on the western edge of town. All WABA members and their accompanied guests can use the beach, woodlands, playground, tennis court, picnic areas, parking, moorage,

and swimming facilities.

The United States Census shows an increase of three residents from 1990 (314) to 2020 (317), and an average population over the last 30 years of 304. It is no surprise that the population of Beaux Arts Village is expected to remain stable for the foreseeable future. It is also extremely likely that the Western Academy of Beaux Arts will continue to operate as it has for the past 115 years. For these reasons, the aforementioned park and recreational facilities are deemed adequate and WABA and the town will continue to focus on general improvements and maintenance of their respective existing facilities.

5.3 Tree Canopy

Beaux Arts Village was designated as a “Tree City USA” by the National Arbor Day Foundation each year from 1991 through 2023. The town forest provides a wide range of benefits to its residents such as “wildlife habitat/ nature viewing opportunities, recreation and hiking, clean air, and cooler summer temperatures.”¹²

The woodlands as they are often referred to by town residents, stretch across the entire town. The tree canopy covers an estimated 41% of the town and the average age of trees is approximately 100 years old, with most in good health condition. Invasive species such as English Laurel, Himalayan Blackberry, and English Ivy exist in isolated areas and the town should take the appropriate steps to limit the spread of such species.

5.4 Parks and Recreation Goals

PR-1: Beaux Arts Village will continue to work together with the Western Academy of Beaux Arts and other community partners to prioritize improvements and maintenance projects that provide accessible, connected trails for residents to enjoy.

PR-2: Beaux Arts will continue to provide recreational opportunities to residents through the improvement and maintenance of its open spaces and trails, and by way of encouraging citizen participation in the Western Academy of Beaux Arts.

PR-3: Beaux Arts Village will encourage resident use of local and regional bicycle and walking routes.

¹² KCD Forest Study 2019

6. CLIMATE AND SUSTAINABILITY

6.1 Introduction

Greenhouse Gases and Climate Change

Greenhouse gases (GHGs) such as carbon dioxide, methane, nitrous oxide, and fluorinated gases prevent heat from passing through the Earth's atmosphere and moving out into space. While some level of greenhouse gases in the atmosphere are natural and necessary for supporting life on earth, human activities have significantly increased their concentrations. The majority of GHG emissions are the direct result of burning fossil fuels, deforestation, and industrialization. These three prolonged human activities have led to higher global temperatures which in turn, have resulted in numerous negative effects on habitats and livelihoods. Over the years societies have made significant social, technological, and economic advances which, despite resulting in elevated living standards, simultaneously added large amounts of GHGs to the earth's atmosphere.

Climate change is a direct result of increased GHG emissions and refers to variations in temperatures and weather patterns that are significant departures from typical local, regional, and global climates that are causing irreversible changes to the Earth's environment.

Washington State Planning Goals

RCW 36.70A.070(9)(a)

Jurisdictions are required to include a climate change and resiliency element in their comprehensive plans which is designed to reduce overall greenhouse gas (GHG) emissions and enhance resiliency to and avoid the adverse impacts of climate change. This element **shall** include efforts to reduce localized GHG emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.

The climate change and resiliency element shall include the following sub-elements, as applicable:

- 1.) A **greenhouse gas emissions reduction sub-element (not mandatory)**.
- 2.) A **resiliency sub-element (mandatory)**.

The **greenhouse gas emissions reduction sub-element** of the climate change and resiliency element is mandatory for the jurisdictions specified in RCW 36.70A.095 and is **encouraged** for all other jurisdictions, including those planning under RCW 36.70A.040. RCW 36.70A.095(1) generally states, the requirements of the greenhouse gas emissions reduction sub-element of the climate change and resiliency element set forth in RCW 36.70A.070 **apply only to those... cities with populations greater than 6,000** (as determined by the office of financial management) as of April 1, 2021, within those counties required to comply.

The **resiliency sub-element** of the climate change and resiliency element, however, is **mandatory** for all jurisdictions planning under RCW 36.70A.040. It **shall:**

- Equitably enhance resiliency to, and avoid or substantially reduce the adverse impacts of, climate change in human communities and ecological systems through goals, policies, and programs consistent with the best available science and scientifically credible climate projections and impact scenarios that moderate or avoid harm, enhance the resiliency of natural and human systems, and enhance beneficial opportunities.
- Prioritize actions that benefit overburdened communities which will disproportionately suffer from compounding environmental impacts and will be most impacted by natural hazards due to climate change.
- Contain specific goals, policies, and programs including, but not limited to, those designed to:
 - Identify, protect, and enhance natural areas to foster resiliency to climate impacts, as well as areas of vital habitat for safe passage and species migration;
 - Identify, protect, and enhance community resiliency to climate change impacts, including social, economic, and built environment factors, that support adaptation to climate impacts consistent with environmental justice; and
 - Address natural hazards created or aggravated by climate change, including sea level rise, landslides, flooding, drought, heat, smoke, wildfire, and other effects of changes to temperature and precipitation patterns.
 - Additional items as included in RCW 36.70A.070(9)(e)(ii)(A) – (F).

6.2 Effects of Climate Change in Beaux Arts

Climate change can damage infrastructure, decrease service reliability, and disrupt the overall quality of life resulting in great harm to humans, wildlife, and plants. For instance, over the years increasing temperatures driven by climate change are influencing variables that contribute to changes in water patterns, wildfires, and effects on coastal ecosystems. Risks include, but are not limited to:

- Changing rainfall patterns causing fresh water to dry up or flood in different areas.
- Hotter, drier summers stressing trees, agriculture, and other vegetation resulting in die off and negatively affecting a plant's ability to cope with disease and pests.
- Wildfires which worsen and spread farther, destroying lives and property.
- Effects on biodiversity and changes of seasonal patterns within Lake Washington such as:

- Exacerbated pollution issues and nutrient loading, potentially leading to harmful algal blooms and degraded water quality.
 - Changes in seasonal behaviors, including precipitation and temperature, which disrupt the lake’s ecosystem affecting both plants and animals.
- Rising sea levels, flooding larger cities, and increases in hurricane strength; and
 - Oceans growing more acidic and holding less oxygen, threatening sea life.

The tree canopy of the Beaux Arts Village covers roughly 21.3 acres (41%) of the town. It is primarily composed of Douglas-fir, western red cedar, and western hemlock, but has a minor component of bigleaf maple. The oldest trees exceed 500 years of age and all trees are affected by climate change.¹³ Researchers have found that due to climate change the density of wood has decreased by 8-12% over the last century. Trees are starting to grow faster which makes them weaker.¹⁴

6.3 Community Projects and Regulations

Shoreline Restoration Project

The Town and the Western Academy of Beaux Arts (WABA) undertook a project to restore the WABA-owned shoreline from 2008-2018. Funded largely by King County grants over nine years, the project removed sections of the rock bulkhead and built gravel coves to provide spawning and rest areas for salmon and to mitigate wave action and propagation at the shoreline. The project has aged well over the years and demonstrates how public and private groups can work together to benefit the community and the environment.

Tree Code (BAVMC 16.25)

The Beaux Arts Village Municipal Code (BAVMC), Chapter 16.25 – Tree Code outlines regulations for maintaining tree health in the Town. Section 16.25.010(2) states, “the general purpose and intent of this chapter is to protect and preserve certain mature vegetation (“protected trees”) within the town, in order to promote the beauty and tranquility of the residential characteristics of the town through furtherance of the original concept as established in 1908 and in the existing comprehensive plan, and to provide for the orderly and limited removal of certain mature vegetation if conditions for a tree removal permit are met.” The code establishes the office of town arborist for the purpose of assisting the town in supervising and administering its provisions.

¹³ Town of Beaux Arts Village, Appendix E – American Forest Management Report (September 18, 2019)

¹⁴ World Economic Forum: Climate Change is Changing the Way Trees Grow (June 16th, 2023)

Village Forest Strategic Plan

The Village Forest Strategic Plan¹⁵ was completed in December 2019 in an effort to maintain the character of the town. This plan assessed the town's forest canopy and although the results indicated that most of the forested areas were in good health, it recommended establishing the following conservation strategies:

- Reduce/eliminate invasive non-native plants in and around the forest stands as they threaten the health and diversity of the forest.
- Restore the forest floor conditions to reduce the threat of pests, disease, and drought.
- Plant appropriate plants that beneficially contribute to the forest's diversity and structure.
- Identify and designate landmark trees and significant groves with protection and proper management.
- Consider covenants, policies, and community outreach around growing and preserving the forest.

6.4 Climate Change and Resiliency

Beaux Arts Village is fortunate to have sustained a mature urban forest and canopy cover that mitigates the summer heat, provides shelter from weather, aids in managing stormwater runoff, and provides a healthy ambiance while enhancing air quality for residents and wildlife.

The village's urban forest however, faces multiple threats:

- Development and redevelopment of larger homes.
- Pressure to increase housing density through reducing setbacks and smaller lot sizes, which in turn, increase impervious area, structure area, and lawn and landscaping options.
- Hotter dryer summers that stress trees and vegetation, making them more vulnerable to pests and diseases, which leads to tree decline and canopy loss.

It is critical that the town adopts policies and practices which preserve the urban forest. Trees and other mature vegetation in the village, on both public and private land, must continue to be maintained, enhanced and regenerated to provide resiliency to climate change. Along those same lines, development and redevelopment regulations should be considered which incentivize tree preservation, perhaps through the variance process.

It must be noted that mature trees have a significant effect on the environment; many times that of

¹⁵ https://www.beauxarts-wa.gov/documents/153/1.0_KCD_Forest_Study_2019-intro-AppA-AppB.pdf

young trees. While young trees grow faster relative to their size, mature trees add more mass and take up more carbon each year. Preserving the older trees should be a priority, while planting new trees is reserved to replenish the forest for future generations.

Resiliency Through Urban Forest and Trees

Trees are a vital part of Beaux Art Village’s heritage, community, and daily life. The tree canopy creates a livable environment by providing shade, ambiance, and shelter to all who live here. The tiny urban forest, especially the mature trees, provide resiliency from climate change in many ways including:

- Shelter from climate extremes.
- Moderating temperatures.
- Habitat for birds and animals.
- Absorbing stormwater runoff and reducing erosion.
- Cleaning the air and water.
- Carbon sequestration and storage.

Enhancing Climate Resiliency and Equity for all Residents

Beaux Arts Village’s zoning regulations and tree canopy goals serve to keep the village cooler than the surrounding area in the summer, reduce stormwater runoff, and prevent heat islands from developing. This, and the opportunity for every resident to join the Western Academy of Beaux Arts, benefit all who live in the village equally.

7. TRIBAL PLANNING

7.1 Introduction

The tribal planning chapter for the Town of Beaux Arts Village acknowledges and respects the full sovereignty of Indigenous lands. The goal of this chapter is to support the meaningful, regular, and ongoing exchange of information between the Tribes and members of the Town of Beaux Arts Village on all policies and actions that have Tribal implications. In respect for and acknowledgment of their legacy, we seek to integrate Tribal values and perspectives when and where appropriate.

Washington State Planning Goals

The Growth Management Act (GMA) and RCW 36.70A, requires cities and counties within Puget Sound to produce a comprehensive plan that aligns with the multicounty planning policies (MPPs) outlined in the Puget Sound Regional Council's (PSRC's) VISION 2050. MPP-RC-4 recognizes the importance of coordinating with tribes throughout the planning process and the mutual benefits that arise from implementation of tribal perspectives and values while MPP-T-32 emphasizes the significance of integrating environmental improvements in an effort to restore Puget Sound and its watersheds.

In accordance with RCW 36.70A.040, municipalities within King County are required to collaborate with any federally recognized Indian tribes with ceded lands within their boundaries when discussing changes to ancestral lands. In compliance with this requirement, the Town of Beaux Arts Village intends to work together with the Muckleshoot Tribe should they choose to participate in any future planning efforts.

PSRC's VISION 2050 includes several policies related to Tribes, Puget Sound recovery, and the environment. The Town of Beaux Arts Village will make every effort to input sustainable practices and use updated design standards that protect land and natural resources when upgrading existing infrastructure.

7.2 Tribal Land Acknowledgement

The Town of Beaux Arts Village recognizes that it is situated on prior lands of federally recognized tribes, promoting respect for the original inhabitants' land, water, and cultural heritage. This chapter is a formal acknowledgement of their connection and history with these lands, as well as sacred sites that reside within the town's boundaries.

We, the Town of Beaux Arts Village, acknowledge those who resided on the land before us and vow to maintain a respectful and inclusive partnership with those of the Muckleshoot Indian Tribe. We will consider their perspectives and values within our planning processes, and foster cultural preservation, sustainability management, and an inclusive community for all.

8. ESSENTIAL PUBLIC FACILITIES

8.1 Introduction

The purpose of this chapter is to establish policies and procedures for identifying and siting “essential public facilities” (EPFs) as defined in RCW 36.70A.200.

Washington State Planning Goals

RCW 36.70A.200(a)

The comprehensive plan of each county and city that is planning under RCW 36.70A.040 **shall** include a process for identifying and siting essential public facilities (EPFs). EPFs include those facilities that are typically difficult to site, such as:

- Airports;
- State education facilities;
- State or regional transportation facilities as defined in RCW 470.06.140;
- Regional transit authority facilities as defined in RCW 81.112.020;
- State and local correctional facilities;
- Solid waste handling facilities;
- Secure community transition facilities as defined in RCW 71.09.020;
- Group homes;
- Community facilities as defined in RCW 72.05.020; as well as.
- Opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including substance use disorder treatment facilities and mental health facilities.

Each county and city planning under RCW 36.70A.040 **shall**, not later than September 1, 2002, establish a process, or amend its existing process, for identifying and siting essential public facilities and adopt or amend its development regulations as necessary to provide for the siting of secure community transition facilities consistent with statutory requirements applicable to these facilities.

Puget Sound Regional Council

The public service (PS) goals presented in the Puget Sound Regional Council’s (PSRC’s) VISION 2050 Multicounty Planning Policies (MPPs) envisions a region that supports development with adequate public facilities and services in a timely, coordinated, efficient, and cost-effective manner while supporting local and regional growth planning objectives. To guide this effort PSRC has

published thirty separate public facilities policies, several of which recognize the importance of siting essential public facilities in a coordinated manner that is consistent with the Regional Growth Strategy. A few of these policies are included below:

- MPP-PS-17: Coordinate, design, and plan for public safety services and programs, including emergency management. These efforts may be interjurisdictional.
- MPP-PS-18: Locate community facilities and health and human services in centers and near transit facilities for all to access services conveniently.
- MPP-PS-26: Work cooperatively with school districts to plan for school facilities to meet the existing and future community needs consistent with adopted comprehensive plans and growth forecasts, including siting and designing schools to support safe, walkable access and best serve their communities.
- MPP-PS-27: Site schools, institutions, and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans, except as provided for by RCW 36.70A.211.
- MPP-PS-28: Locate schools, institutions, and other community facilities serving rural residents in neighboring cities and towns and design these facilities in keeping with the size and scale of the local community, except as provided for by RCW 36.70A.211.
- MPP-PS-29: Site or expand regional capital facilities in a manner that (1) reduces adverse social, environmental, and economic impacts on the host community, especially on historically marginalized communities, (2) equitably balances the location of new facilities away from disproportionately burdened communities, and (3) addresses regional planning objectives.

King County Countywide Planning Policies

The public facilities and services overarching goal presented in the 2021 King County Countywide Planning Policies (CPPs) envisions a county in which residents in both urban and rural areas have timely and equitable access to the public services needed to advance public health and safety, protect the environment, and carry out the Regional Growth Strategy. King County's CPPs strive to carry out their vision through recognition of the full range of community services and interjurisdictional collaboration that is needed. Applicable CPPs relevant to siting essential public facilities include, but may not be limited to:

- PF-18: Provide human and community services to meet the needs of current and future residents in King County communities through coordinated, equitable planning, funding, and delivery of services by the county, cities, and other agencies.

- PF-24: Site or expand essential public facilities or facilities of regional importance within the county using a process that incorporates broad public involvement, especially from historically marginalized and disproportionately burdened communities, and that equitably disperses impacts and benefits while supporting the Countywide Planning Policies.
- PF-25: Consider climate change, economic, equity, and health impacts when siting and building essential public services and facilities.
- PF-26: Support coordinated planning for public safety services and programs, including emergency management, in partnership with frontline communities.
- PF-27: Establish new or expanded sites for public facilities, utilities, and infrastructure in a manner that ensures disaster resiliency and public service recovery.

8.2 Inventory of Public Facilities

The Town of Beaux Arts Village is an entirely residential community bounded by Lake Washington to the west and the city of Bellevue to the north, east, and south. The town has no undeveloped or commercial land, and no potential to grow beyond its current size.

Beaux Arts Village consists of all residential and town-owned properties and has no essential public facilities. Town owned land includes the following:

- Water Tower on eastern end of SE 27th Street, Block 11, Lot 5; and
- Right-of-way on both developed and undeveloped streets.

NOTE: In the case where the existing water tower is no longer used to allocate water to residents of Beaux Arts Village it reverts back to the Western Academy of Beaux Arts, a member-owned non-profit corporation.

8.3 Essential Public Facilities Goals

The Town of Beaux Arts Village recognizes the importance of the Puget Sound Regional Council's VISION 2050 Multicounty Planning Policies and King County's Countywide Planning Policies and it intends to work collaboratively with these agencies to implement their policies for siting new public facilities included in RCW 36.70A.200(a).

9. UTILITIES

Sanitary sewer, electricity, natural gas, telecommunications, and solid waste and recycle collection in the Town of Beaux Arts Village are provided by private enterprises. The Town of Beaux Arts Village is only responsible for providing water and stormwater services.

None of the private utility providers maintain significant facilities within the Town limits. Most of their distribution lines are located within public rights of way, and the majority of electrical, telephone, cable, broadband, and DSL lines are installed above ground.

9.1 Introduction

Washington State Planning Goals

The utilities element, codified in the Revised Code of Washington (RCW), Section 36.70A.070(4), shall consist of the general location, proposed location, and capacity of all existing and proposed utilities including, but not limited to, electrical, telecommunications, and natural gas systems.

The county or city shall identify all public entities that own utility systems and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within its utilities element the information required above.

9.2 Utility Services and Purveyors

Sanitary Sewer (City of Bellevue Utility Department)

Sanitary Sewer

Sanitary sewer service is provided by the Bellevue Utilities Department under a franchise agreement with the Town of Beaux Arts Village. Bellevue operates, maintains, and extends the sewage collection system to respond to the needs of residents and commercial establishments. The collection system ultimately discharges into larger pipes owned and operated by the King County Wastewater Treatment Division who then transports the sewage for treatment and eventual discharge into Puget Sound.

Bellevue's wastewater collection system includes approximately 524 miles of mainline pipes, 130 miles of service stubs, and 46 pump and lift stations. The wastewater utility serves 35,800 customer accounts across 37 square miles, including Medina, Clyde Hill, Hunts Point, Yarrow Point, and Beaux Arts.

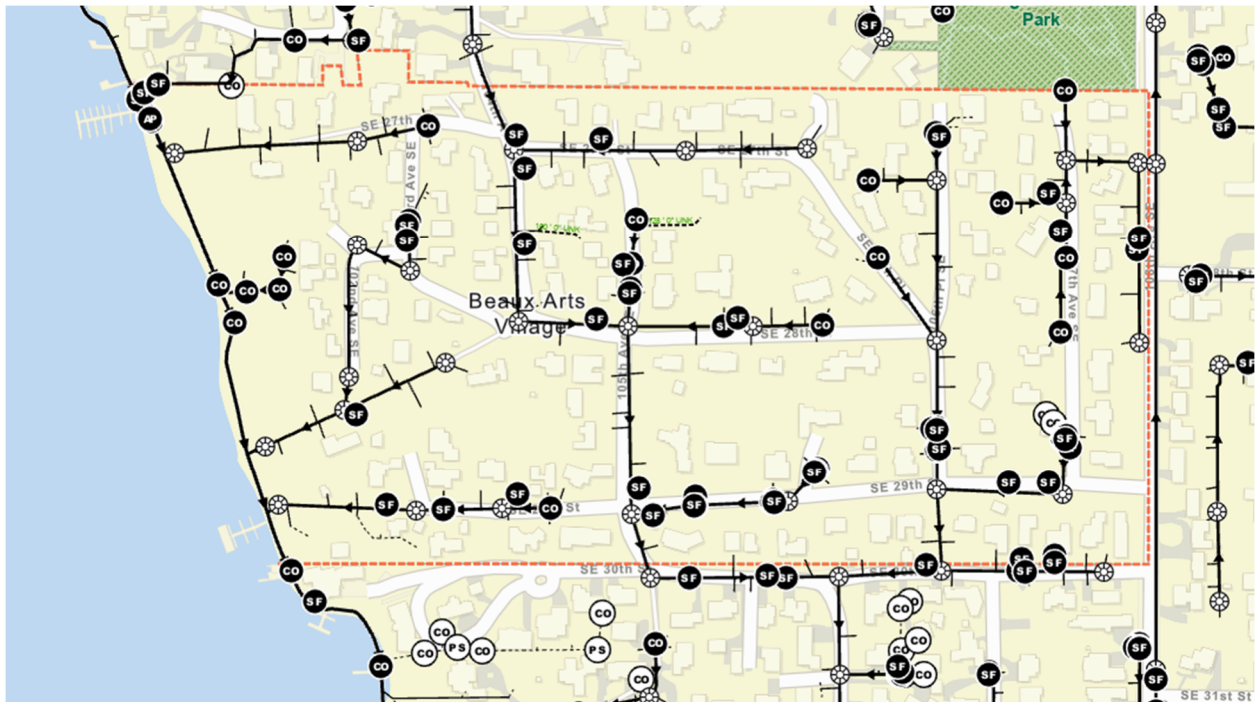
Bellevue owns 15 miles of submerged wastewater pipeline in Lake Washington and 4 miles of submerged wastewater pipeline in Lake Sammamish. These "lake lines" were constructed in the late 1950s and 1960s and may be nearing the end of their useful life. The city maintains them and is evaluating their condition to determine when rehabilitation and/or replacement will be necessary. The cost for this work will be substantial, but management of the lake lines is critical

to maintaining and protecting water quality in Lake Washington and Lake Sammamish.

Bellevue does not keep separate use records for the Town of Beaux Arts Village, but the Bellevue Utilities Department estimates residential sewage flow based on per capita use data compiled in their 2013 Wastewater System Plan. All residences in the town are connected to the system.

A regional sewer trunk line is located underneath the WABA beach property, to the east of the shoreline. This facility is a portion of the “lake line” that hugs the shore of Lake Washington, both in the water and beneath the land.

Sewer service will continue to be provided by the Bellevue Utilities Department and future rates will likely increase due to necessary infrastructure improvement, on-going operation and maintenance costs, an increased demand elsewhere in the Bellevue Sewer District.



Sanitary Sewer (placeholder for PACE figure to be provided later)

Electricity and Natural Gas (Puget Sound Energy)

Electricity

Electricity for Beaux Arts Village residents is provided by Puget Sound Energy (PSE) and will continue to be provided by PSE for the foreseeable future. Current use and the forecasted minimal fluctuations in the Town’s population represent a small demand on PSE’s overall system. PSE has enough capacity to meet the Town’s foreseeable needs, but this could be affected by a future

increase in regional demand.

The town will work collaboratively with PSE to incorporate the following electricity goals:

- **E-1 Energy Equity:** Partner with PSE to promote financial assistance and discounted billing programs for income qualified residents to ensure that the most vulnerable are not disproportionately impacted by the State’s clean energy transition.
- **E-2 Electric Vehicles:** Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.
- **E-3 Efficiency & Green Options:** Partner with PSE to promote energy programs and initiatives. Expedite permitting process related to energy efficiency upgrades.
- **E-4 Demand Response:** Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.
- **E-5 Grid Infrastructure:** Partner with PSE to effectively meet rapidly increasing electrical demand as the city and region work to achieve a Clean Energy Transition by adopting codes that support site existing and new technologies.
- **E-6 Wildfire Mitigation:** Support PSE’s wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.

Natural Gas

Natural gas service is provided to town residents by Puget Sound Energy (PSE) and will continue to be provided by PSE for the foreseeable future. PSE has maintained a reliable reputation, operating under the oversight of the Washington State Utilities and Transportation Commission (WUTC). Additional updates to natural gas services may come through PSE’s Renewable Natural Gas Production Program which intends to utilize wastewater facilities, landfill, or similar systems to obtain renewable, recoverable natural gas in existing systems. The Town of Beaux Arts Village customers represent a small demand for the overall system. PSE has enough capacity to meet the Town’s foreseeable needs, but this could be affected by a future increase in regional demand.

Telecommunications (Lumen, Comcast, and Various Cell Providers)

Telephone/ Internet (Lumen)

Telephone and internet service is provided to the Town of Beaux Arts Village customers by Lumen. State law (WAC 480-120-086) requires Lumen to maintain adequate equipment and personnel to handle any reasonable demand. Telephone service will continue to be provided by Lumen to town residents on an individual basis. Recognizing that communications technology is

rapidly changing, the town will monitor improvements in Lumen’s overall system to ensure system upgrades are made available to residents in a timely manner.

Cable/ Internet (Comcast)

Cable television is provided by Comcast under a franchise agreement with the Town. Cable service and will continue to be provided by Comcast. Satellite service is available on an individual basis. Residents may also subscribe to cable systems that are installed directly on their property.

Cellular/ Internet (Verizon, T-Mobile, etc)

Cellular phone service is available to Town residents from a variety of service providers. The town will stay informed as to the locational requirements of cellular communications facilities to serve residents and other technologies as they become available to the consumer. A variety of service providers offer residents cellular services and the ability to connect to the internet.

Solid Waste and Recycle Collection (Republic Services)

Solid waste, yard waste, and recycle collection is provided to town residents through a franchise agreement with Republic Services. This is not expected to change.

The Town of Beaux Arts Village collaborates with other small communities, the City of Bellevue, and King County to identify opportunities which allow residents to dispose of hazardous materials in a convenient and safe manner and to promote recycling.

Water (Town of Beaux Arts Village)

The Beaux Arts Water Department supplies water to residents of the Town and is the only utility owned and operated by the Town. Originally developed in 1908 by the Western Academy of Beaux Arts, the water system was acquired and operated as King County Water District No. 22 from 1925 through 1973, when the Town took over operation of the system. The Water Department draws water from a deep artesian well located near the north end of the beach, stores it in a 30,000-gallon water tank, and moves it on demand by gravity feed from the tank sitting 67.5 feet high to each residence in Beaux Arts.

The Town of Beaux Arts Village maintains the pump equipment and water delivery system on an as needed basis. Each resident is charged a usage fee and a fee which directly relates to their consumption. The system is very old and the town has very limited funding for improvements and upgrades.

A Certificate of Water Rights was issued to the Town of Beaux Arts Village (#GI- 23795C) on March 13, 1981, for municipal supply at a rate of 150 gallons per minute not to exceed 100 acre-feet per year. The average annual water consumption from the production well is about 8.9 million gallons per year (33 acre-feet per year). The town periodically tests the well to assure an adequate water supply is available to the residents. The 2024 Water Quality Report for the town shows that the water supply remains safe, with all measurable levels of contaminants below threshold levels. The report is attached in Appendix D.

The Beaux Arts Village water system meets the town's water needs for the foreseeable future. If necessary, however, the Town's water system does have the ability to inter-tie with the City of Bellevue's water system. The City of Bellevue Utilities Department is currently working with the Town of Beaux Arts Village to negotiate an updated franchise agreement.

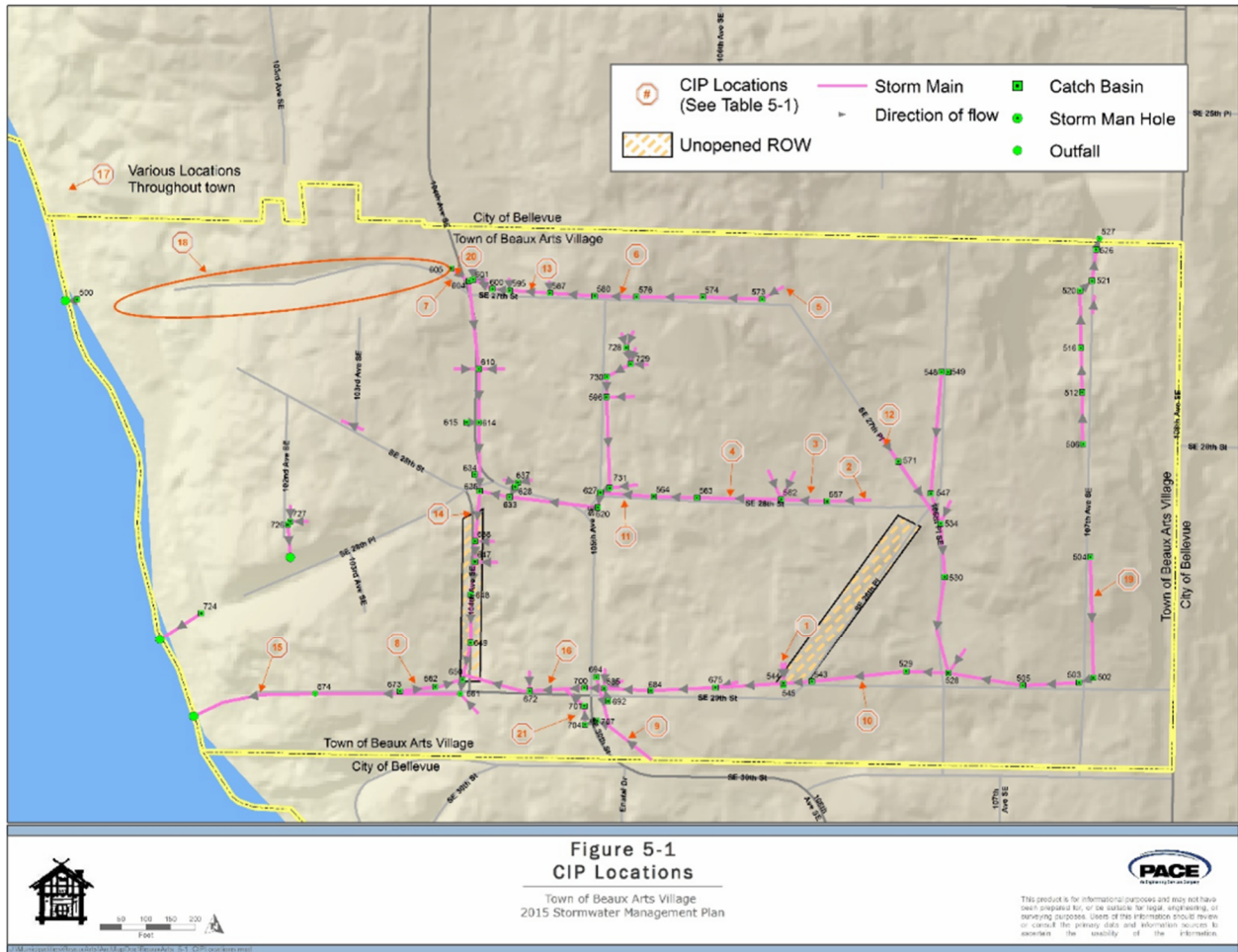
Stormwater (Town of Beaux Arts Village)

The stormwater system in Beaux Arts Village is owned, operated, and maintained by the town. It is comprised of interconnected culverts, open ditches, pipes, and catch basins which all eventually outfall to Lake Washington across a shoreline tract owned by the Western Academy of Beaux Arts. There are no pumps or storage facilities in the system and parts of the system are over 75 years old. The town has no stormwater utility and as such, has very limited funding for improvements and upgrades. Beaux Arts Village relies on the King County Flood Control District grant funding, the King County Sub-Regional Opportunity Fund grant funding, as well as other state and federal funding to complete maintenance and repairs.

Maintenance activities consist of routine cleaning, video inspection, and when necessary, system repair and replacement. Cleaning activities and video inspection on various sections of the system are done at least once every six years. Repairs and updates recommended for the existing stormwater system are outlined in the 2016 Beaux Arts Village Stormwater Management Plan. The capital improvement projects on SE 27th Street (104th Ave SE to Lake Washington) were completed in the last 10 years.

Stormwater runoff in the town is expected to increase over the next 20 years as a result of increased density and the reduction in tree canopy. This increased runoff will likely cause direct impacts to the system's capacity as well as to the town's ongoing erosion control efforts.

The Beaux Arts Village stormwater system meets the town's current stormwater needs and those of the foreseeable future. It is our goal to update the Stormwater Management Plan every 10 years (or as funding allows) and to reference standard plans that are based on the best available science.



Stormwater System (placeholder for PACE figure to be provided later)

10. CAPITAL FACILITIES

10.1 Introduction

Washington State Planning Goals

RCW 36A.70.070(3)

The comprehensive plan must contain a capital facilities element consisting of an inventory of existing and foreseeable capital facilities owned by public entities. Including a plan to finance all new and existing facilities, proposed locations, capacities, and identifying the source of public money directed towards such purpose.

10.2 Existing Capital Facilities and Future Demand

The Town of Beaux Arts Village owns and operates a water system, a stormwater system, and a transportation system which includes the road network, associated trails and unopened rights-of-way. Each capital facility currently meets the demands of town residents.

There are no schools or public buildings in the town and police and fire services are provided under contract with outside agencies. The Town of Beaux Arts Village has no plans to create any new capital facilities.

Water System

Please refer to Section 9 – Utilities for a description of the town’s water system.

Stormwater System

Please refer to Section 9 – Utilities for a description of the town’s stormwater system.

Transportation System

Please refer to Section 4 – Transportation and Section 5 – Parks and Recreation for a description of the town’s transportation system.

10.3 Capital Improvement Plan Elements and Funding

Water System

The 2025 – 2030 Beaux Arts Village Capital Investment Plan outlines all planned water system improvements (see Appendix C). Pump upgrades and pipe replacements are planned for the most vulnerable areas and are estimated over the next six years to cost the water district \$740,000.

The water district is a 100% self-funded entity. Fees collected from individual consumers are stored in a fund used solely to operate, maintain, and when necessary, extend the water distribution system. In the past the water district has received a loan from the town’s general fund to complete construction projects. In the future they will likely use this funding mechanism in addition to any available local, state, and/or federal grants.

Stormwater System

The Town of Beaux Arts Village 2016 Stormwater Management Plan inventoried and analyzed the town’s stormwater system and prioritized recommended improvements. The town is working on those projects and the 2025 – 2030 Beaux Arts Village Capital Investment Plan shows the stormwater system improvements prioritized for the next six years (see Appendix C) will cost the town an estimated \$122,000.

The town has no stormwater utility and funds stormwater projects using grants and the general fund. In the future the town should consider establishing a stormwater fund to cover the operation, maintenance, and any necessary extensions of the stormwater system.

Transportation System

The primary purpose of the road network in Beaux Arts Village is to provide access to individual properties. Road repairs and maintenance will be performed in accordance with the current roadway standards adopted by the Town.

The Town of Beaux Arts Village has allocated funds towards both transportation and right-of-way improvements which are outlined in the Capital Investment Plan for 2025 – 2030 (see Appendix C). Upcoming projects will be funded through the Heavy Truck Fee, REET fund, KC Parks Levy, and grant funding.

APPENDIX A

BAV PUBLIC PARTICIPATION PLAN



2024 Comprehensive Plan Update

Public Participation Plan

INTRODUCTION

The Town of Beaux Arts Village is undertaking a periodic review and update of its Comprehensive Plan, as required by the Washington State Growth Management Act (GMA), RCW 36.70A.130(5). The GMA requires state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans, and implementing them through capital investments and development regulations. The GMA sets forth that many counties and cities in Washington should review and revise, if needed, their comprehensive plans to ensure the plan complies with GMA requirements. The periodic review shall continue for every ten years thereafter.

What is the Comprehensive Plan?

The Comprehensive Plan sets the community's 20-year vision for future growth and development. It serves as a collective vision and provides a roadmap for future decision-making to ensure the Town of Beaux Arts Village remains an attractive and safe environment for the enjoyment of all its citizens. The Plan guides Town decisions by setting goals and objectives across several essential growth topics, ensuring that new development aligns with the community's values and identity, while meeting requirements of state and federal laws.

Why is the Comprehensive Plan Being Updated?

The GMA requires that cities and counties update their comprehensive plans on a periodic schedule. This is an opportunity to review existing guidelines, write new policies that reflect the priorities of the community, and confirm that all federal, state, and local requirements are met. The next update of the Comprehensive Plan is due December 30, 2024. The 2024 Update will plan for the next 20 years through the year 2044.

WHAT IS THE PUBLIC PARTICIPATION PLAN?

The Revised Code of Washington (RCW) 36.70A.130(2) requires that local governments establish a public participation plan for the evaluation and update of its comprehensive plans. Public participation is an integral part of the planning process and enables the Town to make more informed decisions. This Plan describes the steps and methods the Town of Beaux Arts Village will take to involve the public in the 2024 Comprehensive Plan Update. The goal of this Plan is to:

- Connect with and inform the public of the purpose of the Comprehensive Plan Update.
- Identify the methods and means by which the public can be involved in the update.
- Create and encourage community feedback opportunities to advise and comment throughout the update process.
- Share updates with the community throughout the process.
- Continually ensure that Town staff and officials fully understand the community concerns and perspectives.

This document may be updated over time to reflect the needs of the Comprehensive Plan Update.

COMMUNICATION TOOLS

The following methods may be used as part of the public outreach program:

- *Website:* The Town’s website will house the 2024 Comprehensive Plan Update webpage where interested residents and others of the public may visit for status updates, draft documents, notices, and other relevant information. This webpage will be the primary source for all information related to the update process.
- *Town Mailbox Stands:* The Town will post public notices discussing the update and public participation opportunities on the Town mailbox stands.
- *Email Mailing List:* The Town has an established email list which will be used to distribute relevant information including plan updates, notices for public participation opportunities and surveys.

OUTREACH METHODS

- *Survey(s):* Throughout the update process various web-based surveys will be created and sent out to solicit public input and perspective. Results will be published on the 2024 Comprehensive Plan Update webpage.
- *Planning Commission:* The Planning Commission is designated as the responsible advisory board for advising the Town Council on comprehensive plan and land use issues and therefore will be the primary source of public involvement in guiding the 2024 update. All Planning Commission meetings are open to the public and interested parties are welcome to attend. Meeting agendas and past minutes can be found on the Town’s website. Meetings agendas are also posted on the mailbox stands.
- *Public Hearings:* Public hearings will be conducted by the Planning Commission and the Town Council. There will be opportunities for both verbal and written comments.
- *Written Comment:* Interested citizens are encouraged to provide comments to the Town by letter or email. All comments will be forwarded to the Planning Commission and Town Council. Written comments can be submitted by the following methods:

Town of Beaux Arts Village

10550 SE 27th Street

Beaux Arts, WA 98004

or bldgdept@beauxarts-wa.gov

2022-2024 Public Participation Schedule*

PHASE	PERIOD	TASK
Research, Information Gathering, and Goal Setting	Sept. 2022 - Feb. 2023	<ul style="list-style-type: none"> • Staff review THP Zoning Code and 2015 Comp Plan • Planning Commission introduction to Comp Plan
Community Kickoff and Visioning	Apr. 2023 - Aug. 2023	<ul style="list-style-type: none"> • Develop/ adopt Public Participation Plan • Comp Plan webpage launch • Launch 1st community survey • Comment opportunity at Planning Commission meetings • Writeup in newsletter
Feedback, Review, and Planning	Aug. 2023 - Oct. 2023	<ul style="list-style-type: none"> • Comment opportunity at Planning Commission/ Council meetings • Close survey, publish results • Writeup in newsletter • Post updates on Plan webpage/ Town hall noticeboard
Chapter Drafting	Sept. 2023 - Mar. 2024	<ul style="list-style-type: none"> • Hold Public Hearings as needed • Comment opportunity at Planning Commission/ Council meetings • Post updates on Plan webpage • Email notices sent as needed
Reviews & Approvals	Apr. 2024 - Dec. 2024	<ul style="list-style-type: none"> • Draft Plan released for public comment • Hold Public Hearings as needed • Comment opportunity at Planning Commission/ Council meetings • Final Plan released for public comment

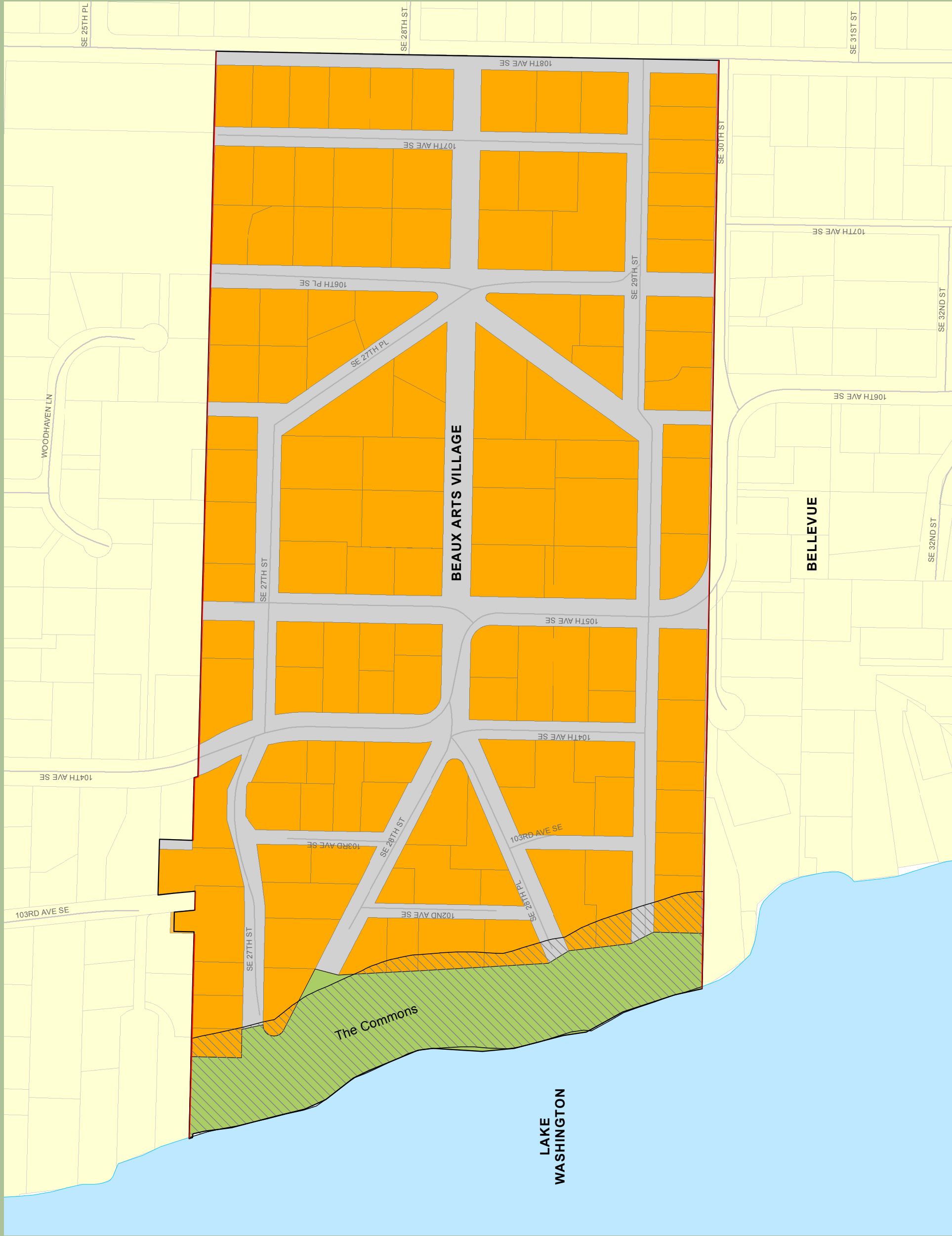
** The Comprehensive Plan Update is a multi-year project culminating in December 2024. This schedule may be updated as conditions change or additional resources to support outreach activities become available.*

APPENDIX B
BAV ZONING MAP



COMPREHENSIVE LAND USE PLAN

BEAUX ARTS VILLAGE



MAP LEGEND

- Buffer Strip
- Open Space
- Single Family Residential
- Town Boundary
- Shoreline Jurisdiction



Data: King County, City
of Bellevue, Town of
Beaux Arts, TWC,
March, 2015

All features depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown on this map.

APPENDIX C
BAV CAPITAL INVESTMENT PLAN



Beaux Arts Capital Investment Plan [2025 - 2030] - Exhibit A

Last Update: 7/6/2024
Updated By: James McCarthy / Sue Ann Spens

Ref	Project Name	Project Description	Priority	Planned Year	Estimated Investment	Funding Strategy	Notes
I. Transportation					\$ 665,000		
1.1	Repair pavement on 104th between SE 28th and town limit	Pavement is badly broken/aligated in a number of large areas - remove and replace		2024	\$ 190,000	Cum Res fund (REET)	
1.2	Overlay SE 104th/28th/105th	Grind and overlay arterial - replace/repair broken curbs and sidewalk		2026	\$ 250,000	Cum Res fund (REET)	
1.3	Overlay 107th AVE SE from SE 28th to SE 29th	Grind and overlay		2027	\$ 50,000	Cum Res fund (REET), Heavy Truck fee	
1.4	SE 29th Overlay - Phase 3	SE 29th Street - from 105th Ave SE to street end		2027	\$ 60,000	Cum Res fund (REET)	
1.5	Replace Retention wall on 103 & SE 27th	Replace existing railroad ties that stabilize slope		2028	\$ 90,000	Cum Res fund (REET)	
1.6	Signage replacement	replacement of surface and street signage, and striping		2025	\$ 15,000	Cum Res fund (REET)	
1.7a	107th Ave SE southern speedhump repair	grind & resurface speedhump correcting steepness & winter ponding		2025	\$ 5,000	Cum Res fund (REET)	
1.7b	107th & 29th surface repair	grind & resurface low spot at NE corner of intersection for ponding		2025	\$ 5,000	Cum Res fund (REET)	
II. Stormwater					\$ 122,000		
2.1	Storm Water System Improvements (SCMP CIP-14)	Slurry Deposited 10 ft downstream of CB #637 and Hole in the Pipe 31 ft Downstream of CB #637		2023-2026	\$ 14,000	Cum Res fund (REET)	
2.2	Storm Water System Improvements (SCMP CIP-15 and CIP-8)	Pipe is Cracked 49 ft downstream of CB #674 and Debris 236 ft downstream of CB #674; Debris 46 ft downstream of #662		2025	\$ 13,000	Cum Res fund (REET)	
2.3	Storm Water System Improvements (SCMP CIP-16)	Pipe is Broken 76-feet Upstream of CB #672		2023-2026	\$ 18,000	Cum Res fund (REET)	
2.4	Storm Water System Improvements (SCMP CIP-10)	Pipe is Broken between CBs #529 and 543		2023-2026	\$ 22,000	Cum Res fund (REET)	
2.5	Storm Water System Improvements (SCMP CIP-19)	107th Ave SE-South of SE 28th Street. Localized Flooding in the Roadway Shoulder		2024	\$ 14,000	Cum Res fund (REET)	
2.6	Storm Water System Improvements (SCMP CIP-13)	Pipe is Broken Between CBs #587 and #595. Pipe is Reverse-Sloped		2023-2026	\$ 17,000	Cum Res fund (REET)	
2.7	Storm Water System Improvements (SCMP CIP-21)	Pipe Between CBs #701 and #704. Pipe is Reverse-Sloped		2023-2026	\$ 24,000	Cum Res fund (REET)	
III. Water Department					\$ 740,000		
3.1	104th Water Supply Pipe Replacement (section)	Replace 104th supply line pipe from SE 27th to SE 28th (4" A/C line)		2026	\$ 350,000	Water fund	
3.2	107th Water Supply Pipe Replacement (section)	Replace 107th supply line pipe from SE 29th to SE 28th (4" A/c line)		2024	\$ 270,000	Water fund	
3.3	SE 29th Water Supply Line	Install new supply line along SE 29th from 103rd Ave SE to South Beach (for water quality improvement)		2025	\$ 75,000	Water fund	
3.4	Well Pump Replacement	Planned pump replacement		2027	\$ 25,000	Water fund	
3.5	Touch up' Exterior Water Tower	Ongoing maintenance		2029	\$ 15,000	Water fund	
3.6	Water Tank Inspection	Interior Water Tower Inspection		2027	\$ 5,000	Water fund	
3.7	Water Tower overflow pipe installation	Install new overflow pipe from top of tower to surface overflow sump		2025	\$ 5,000	Water fund	
IV. ROW Improvements					\$ 239,000		
4.1	108th Ave SE Right of Way	Landscape design and implementation of landscaping, including extension of retaining wall		2024-2026	\$ 125,000	Cum Res fund (REET)	
4.2	102nd Ave SE path extension	Move 102nd path leading to SE 28th Pl (South Beach Road) from private property to Town right-of-way		2030	\$ 10,000	KC Parks Levy	
4.3	Glen Path	Path improvements with irrigation		2023-2025	\$ 84,000	KC Parks Levy	
4.4	Pathway Irrigation System	Design and implementation of automated irrigation system for town pathways		2024-2026	\$ 10,000	KC Parks Levy	
4.5	29th Ave and 106th Corner	Landscape design and implementation of landscaping		2024-2026	\$ 10,000	BAV Parks Dept	
4.6	Improvement of path/stairs between 29th & 30th	Possible path/stair improvements		2025	\$ 30,000	KC Parks Levy	
V. Parks and Land Management					\$ 25,000		



Beaux Arts Capital Investment Plan [2025 - 2030] - Exhibit A

Last Update: 7/6/2024

Updated By: James McCarthy / Sue Ann Spens

Ref	Project Name	Project Description	Priority	Planned Year	Estimated Investment	Funding Strategy	Notes
5.1	Canopy Study	Canopy Study		2024-2026	\$ 25,000	BAV Parks Dept	
Investments Pending Evaluation							
	<i>Pathway Lighting</i>	<i>Design and implementation of landscaping lighting for town paths</i>		<i>conceptual</i>	<i>conceptual</i>	<i>KC Parks Levy</i>	
	<i>Security System</i>	<i>Design and implementation of security camera system for entrances to town, possibly other key locations</i>		<i>conceptual</i>	<i>\$ 15,000</i>	<i>Criminal Justice fund</i>	
	<i>Wellhead Generator</i>	<i>Design generator hookup for wellhead pump and/or permanent backup generator design/installation</i>		<i>conceptual</i>	<i>conceptual</i>	<i>Water fund</i>	
	<i>Hazard Mitigation</i>	<i>Develop plan for protecting urban forest</i>		<i>conceptual</i>	<i>conceptual</i>	<i>Hazard Mitigation grants?</i>	


APPENDIX D
BAV WATER QUALITY REPORT

Town of Beaux Arts Village 2024 Water Quality Report

This Consumer Confidence Report (CCR) has been prepared for your information to comply with a Federal law, which requires that water utilities provide water quality information to customers each year. The information is based on water samples taken before 2024.

This report is a snapshot of the quality of the water that we have provided. Included are details about where your water comes from, what it contains, and how it compares to Environmental Protection Agency (EPA) and state standards.

Some of the people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

 Your water comes from one groundwater source located near the community.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791).

The sources of drinking water (both tap and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves through naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- *Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.*
- *Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming.*
- *Pesticides and herbicides, which may come from a variety of sources such as agriculture and residential uses.*
- *Radioactive contaminants, which are naturally occurring.*
- *Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.*



For more information about your water and water system, call Sue Ann Spens at 425-454-8580.

In order to ensure that tap water is safe to drink, the Department of Health and EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide the same protection for public health. These regulations require that water systems sample for lead and copper, Inorganic (iron, manganese, etc.), Volatile Organic (gasoline derivatives), radionuclides and Synthetic Organic Chemicals (pesticides) on a regular basis. In addition, we sample for coliform bacteria monthly.

Este informe contiene informacion muy importante sobre su agua beber. Traduzcalo o hable con alguien que lo entienda bien.

The information attached to this report lists all the drinking water elements that were last detected. The presence of these elements in the water does not necessarily indicate that the water poses a health risk.

Beaux Arts Village Water Quality Data Table

The table below lists all of the drinking water contaminants that we detected during the calendar year of this report. The presence of contaminants in the water does not necessarily indicate that the water poses a health risk. Unless otherwise noted, the data presented in this table is from testing done in the calendar year of the report. The EPA or the State requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants do not change frequently.

Important Drinking Water Definitions:

MCLG: Maximum Contaminant Level Goal: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

MCL: Maximum Contaminant Level: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

AL: Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Contaminant(s) (units)	MCLG	AL	Your Water	# of Samples > AL	Sample Date	Exceeds AL	Typical Source
Inorganic Contaminants							
Arsenic (ppb)	NA	10	3.6	NA	2018	No	Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production wastes
Lead (ppb)	0	15	ND-1.8	0	2023	No	Corrosion of household plumbing systems; Erosion of natural deposits
Copper (ppm)	1.3	1.3	ND-.055	0	2023	No	Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems

Units Description:

NA: Not applicable

NR: Not reported

MNR: Monitoring not required, but recommended.

ppm: parts per million, or milligrams per liter (mg/l)

ppb: parts per billion, or micrograms per liter (µg/l)

Additional testing has been submitted with no detections to report. Infants and children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure. If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Your water system is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.