



BEAUX ARTS VILLAGE

2025 – 2045 COMPREHENSIVE PLAN UPDATE

**10550 SE 27TH STREET
BEAUX ARTS, WA 98004**

**2024 Comprehensive Plan Update
ADOPTED: 12/30/2024**



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	1
1.3	State and County Planning Policies Applicable to Beaux Arts Village	2
	Washington State Planning Goals.....	2
	Puget Sound Regional Council VISION 2050 and Multicounty Planning Policies	5
	King County Countywide Planning Policies	5
1.4	Tribal Planning and Land Acknowledgement	6
1.5	Critical Areas in Beaux Arts Village.....	6
1.6	Public Engagement Process.....	7
	Outreach and Events	7
	Trees4BeauxArts.....	8
1.7	Summary.....	8
2.	LAND USE.....	9
2.1	State/ Regional/ County Planning Goals	9
	Washington State Planning Goals.....	9
	Puget Sound Regional Council	9
	King County Countywide Planning Policies	9
2.2	Existing Land Use	9
	Residential Land Use.....	10
	Town Rights-of-Way	11
	Beaux Arts Water Department Parcels	11
	WABA (Private Open Space).....	11
2.3	Future Land Use Conditions.....	12
	Buildable Land.....	13
3.	HOUSING.....	17
3.1	Introduction	17
	King County Countywide Planning Policies	17
3.2	Community Breakdown.....	18
	Housing Characteristics	18
	Population Demographics.....	18
	Socioeconomic Characteristics	19
	Educational Attainment	21
	Geographic Mobility.....	21

Industry and Commuting Characteristics.....	22
3.3 Existing Housing Inventory.....	23
Age and Condition of Housing.....	23
Household Size.....	25
Housing Affordability and Income.....	25
3.4 Market Analysis.....	26
Estimated Housing Prices.....	26
Displacement Risk.....	26
3.5 Middle and Affordable Housing.....	27
State and County Requirements.....	27
County Targets.....	28
Addressing H-5 of the Housing Bill.....	29
Room for Growth: Based on Current Land Use.....	29
3.6 Goals and Policies.....	30
4. TRANSPORTATION.....	33
4.1 Introduction.....	33
Washington State Planning Goals.....	33
Puget Sound Regional Council.....	33
King County Countywide Planning Policies.....	33
4.2 Street Grid.....	33
4.3 Level of Service.....	34
4.4 Street Design Standards.....	34
4.5 Landscaping in the Right of Way.....	34
4.6 Sidewalks and Paths.....	35
4.7 Public Transportation.....	35
4.8 Transportation Improvement Plan.....	35
4.9 Goals and Policies.....	35
5. PARKS AND RECREATION.....	38
5.1 Introduction.....	38
Washington State Planning Goals.....	38
5.2 Existing Facilities and Need.....	38
5.3 Tree Canopy.....	39
5.4 Parks and Recreation Goals.....	40
6. CLIMATE CHANGE AND RESILIENCY.....	43
6.1 Greenhouse Gases and Climate Change.....	43
6.2 Effects of Climate Change.....	43

6.3	Resiliency Through Urban Forests	44
6.4	Community Projects and Regulations	45
	Shoreline Restoration Project	45
	Village Forest Strategic Plan	45
	Tree Code (BAVMC 16.25)	46
	Enhancing Climate Resiliency and Equity for all Residents	46
6.5	Goals and Policies	47
7.	UTILITIES.....	50
7.1	Introduction	50
	Washington State Planning Goals.....	50
7.2	Utility Services and Purveyors	50
	Sanitary Sewer (City of Bellevue Utilities Department).....	50
	Electricity and Natural Gas (Puget Sound Energy)	51
	Telecommunications (Qualcomm, Lumen, Comcast, and Various Cellular Providers).....	52
	Solid Waste and Recycle Collection (Republic Services)	52
	Water (Town of Beaux Arts Village).....	52
	Stormwater (Town of Beaux Arts Village).....	53
7.3	Goals and Policies	54
8.	CAPITAL FACILITIES	57
8.1	Introduction	57
	Washington State Planning Goals.....	57
8.2	Existing Capital Facilities and Future Demand	57
	Water System.....	57
	Stormwater System.....	57
	Transportation System	57
8.3	Capital Improvement Plan Elements and Funding	57
	Water System.....	57
	Stormwater System.....	58
	Transportation System	58
8.4	Goals and Policies	58
9.	COMPREHENSIVE PLAN UPDATE POLICIES AND REVIEW CRITERIA.....	60
9.1	Criteria for Reviewing Land Use Issues.....	60
9.2	Criteria for Reviewing Proposed Municipal Annexations, Incorporations, and Special Purpose District Comprehensive Plans and Boundary Changes.....	61
9.3	Criteria for Reviewing Essential Public Facilities and Services Proposed by Other Agencies.....	61

1. INTRODUCTION

Beaux Arts Village, Washington, was founded in 1908 then incorporated as a fourth-class Town in 1954 with 304 residents. Surrounded by the city of Bellevue on the north, south, and east, and Mercer Island on the west, it occupies a distinct position along the shoreline of Lake Washington. The Town utilizes a strong mayor-council form of government and is dependent upon volunteer involvement to maintain a balanced budget with its limited revenues. Beaux Arts Village is a residential bedroom community with no commercial development but does allow for in-home businesses. Land use allows for single-family residences and middle housing types, such as duplexes and accessory dwelling units, consistent with its infrastructure limitations and state law. Provisions for adequate open space, protection of the tree canopy, coordinated development, and community involvement are a few ways in which Beaux Arts Village strives to maintain the Town's character.

1.1 History

Beaux Arts Village can be traced to the Society of Beaux Arts, a group of members dedicated to developing art and its appreciation in the Pacific Northwest. In the early 1900's Frank Calvert purchased a 53-acre tract of forestland along Lake Washington with the intention of selling homesites and set aside ten acres in the center to be used solely by the owners for sketching grounds, workshops, cricket, a tennis court, and other recreational activities. Three members, Frank Calvert, Alfred Renfro, and Finn Frolich incorporated the Western Academy of Beaux Arts (WABA) in 1908. Frank Calvert then deeded 1,167 feet of Lake Washington waterfront, a four and one-half foot strip of land on the south boundary of the Town, and a two and one-half foot strip of land on the north boundary of the Town, along with all the road rights-of-way, to WABA which remains a private entity within the Town of Beaux Arts to this day.¹ After the Town was formed, WABA deeded the village streets to the Town to become public rights-of-way, but retained ownership of the street ends and those that directly access WABA's waterfront property.

At a time when restrictive covenants limiting race and ethnicity were employed by many developers in Seattle, Beaux Arts Village had no such restrictions. Rather, land use covenants were created so that the individual lots bear the costs of community spaces.

1.2 Character of the Community

Beaux Arts Village is a small Town that occupies a unique location in a metropolitan area along the eastern shore of Lake Washington. Located just south of the rapidly expanding Bellevue urban downtown business center and a short distance north from Interstate 90, the Town is entirely residential set in an urban forest. The narrow street network, trails and open spaces encourage walking, interaction among neighbors, and allow direct access to the community owned Lake Washington waterfront, which provides for many other recreational opportunities. For the first

¹ History. Town of Beaux Arts Village. (n.d.). <https://www.beauxarts-wa.gov/history>

hundred years or so Beaux Arts was a more affordable housing choice than other west Bellevue neighborhoods, comprised of a mix of small cabins, older houses and larger (at the time) estate houses, one of the goals of the middle housing legislation. Although the majority of houses in the Town are older than 65 years, housing prices have steadily climbed over the past twenty years with no encouragement by the Town itself.

Beaux Arts Village maintains a tranquil, calm living environment enhanced by mature trees. One of the founding rules for the Town of Beaux Arts Village generally 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 top priority within the Town, Beaux Arts Village adopted a Tree Code in 2008². This legislation aims to promote the beauty and tranquility of the Town and provide for the orderly and limited removal of certain mature vegetation through furtherance of this original regulation.

The growth of the surrounding metropolitan communities of Seattle and Bellevue directly impacts Beaux Arts Village quality of life. Because of this, residents feel it is important that the small community develop and grow via moderately sized homes and accessory dwelling units and uphold the prohibition of commercial activity. 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 State and County Planning Policies Applicable to Beaux Arts Village

The Beaux Arts Village Comprehensive Plan must be consistent with the requirements of the Growth Management Act (GMA – RCW 36.70A). The Town, therefore, recognizes all applicable Washington State Planning Goals, Puget Sound Regional Council VISION 2050 Multicounty Planning Policies, and King County Countywide Planning Policies.

Washington State Planning Goals

Washington State adopted fifteen planning goals³ to guide the development and adoption of comprehensive plans and development regulations for those cities that are required 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 RCW Chapter 47.80. The following statutory goals (not listed in order of priority) shall be used for the purpose of guiding the development of the Town’s comprehensive plan, development regulations, along with regional plans, policies, and strategies:

- 1) Urban growth. Encourage development in urban areas where adequate public facilities and

² <https://www.codepublishing.com/WA/BeauxArts/#!/BeauxArts16/BeauxArts1625.html#16.25>

³ <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.020>

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 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
- Transportation
- Parks and Recreation
- Climate Change and Resiliency
- Capital Facilities
- Utilities
- Rural
- Economic Development

NOTE: The Town is exempt by statute from planning for the rural element and economic development portions of the code.

Puget Sound Regional Council VISION 2050 and Multicounty Planning Policies

Beaux Arts Village is a member of the four-county⁴ Puget Sound Regional Council (PSRC). In accordance with the PSRC's VISION 2050, the Beaux Arts Village Comprehensive Plan advances actions included in VISION 2050, offers a sustainable approach to planning, and is consistent with the region's growth strategy and multicounty planning policies.

King County Countywide Planning Policies

King County's Countywide Planning Policies (CPPs) create a shared framework for growth management planning in King County by implementing the Washington State Growth Management Act and the Puget Sound Regional Council's VISION 2050 Multicounty Planning Policies. The CPPs are developed by the Growth Management Planning Council and then recommended to the King County Council (KCC). Following KCC adoption, the CPPs are sent to all cities and Towns in the county for review and ratification. The comprehensive plan for King County and city and Town comprehensive plans are to be developed within the CPP framework.⁵

The current CPPs (December 2021), promote the effective use of 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 goals⁶ addressed by King County's 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.

⁴ Members of the PSRC include King, Pierce, Snohomish, and Kitsap counties.

⁵ King County Countywide Planning Policies, Background and Purpose <https://kingcounty.gov/en/dept/executive/governance-leadership/performance-strategy-budget/regional-planning/cpps>

⁶ 2021 King County Countywide Planning Policies, Ratified November 30, 2023

- 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.

1.4 Tribal Planning and Land Acknowledgement

Beaux Arts Village acknowledges it is positioned on lands formerly used by federally recognized tribes. The Town respects tribal connections to these lands (including any sacred sites that may reside within the Town’s boundaries) and will strive to support the meaningful, regular, and ongoing exchange of information on all Town policies and actions that have Tribal implications, incorporating tribal values and perspectives when and where appropriate.

1.5 Critical Areas in Beaux Arts Village

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 areas⁷. The Town commissioned a survey in 1992 to identify geologically hazardous areas (WAC 365-190-120) and the aquifer recharge area from which Beaux Arts obtains its water⁸⁹. Similarly in 2011, they engaged the Watershed Company to prepare a Shoreline Analysis Report (SAR)¹⁰. The results of these studies are referenced throughout the 2014 Beaux Arts Village Shoreline Master Program (SMP) and directly led to the Beaux Arts Village Shoreline Restoration Plan¹¹ and critical area regulations in the shoreline jurisdiction (refer to SMP, Appendix E¹²).

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

⁷ RCW 36.70A.030(11)

⁸ Shannon & Wilson, Inc. (November 1992) *Classification and Identification of Critical Areas Within Beaux Arts Village, WA*

⁹ Shannon & Wilson, Inc. (January 1995) *Wellhead Protection Plan Town of Beaux Arts Village, WA*

¹⁰The Watershed Company (January 2011) *Final Shoreline Analysis Report for the Town of Beaux Arts Village’s Lake Washington Shoreline*

¹¹ The Watershed Company (January 2012) *Shoreline Restoration Plan for the Town of Beaux Arts Village Shoreline Master Program*

¹² https://beauxarts-wa.gov/documents/153/Shoreline_Management_Plan_Final-2014.pdf

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

1.6 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 Plan¹³ 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

¹³ Included in Appendix A

connect with residents and provide opportunities for public engagement. 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.

Trees4BeauxArts

The group Trees4BeauxArts (T4BA) formed in autumn 2023 when several neighbors united in the belief that trees are a vital part of Beaux Arts Village’s heritage, community, and daily life. To understand whether that belief was shared by other residents, T4BA developed a short citizen-initiated survey. The survey was announced as part of T4BA’s brief presentation at the annual meeting of the Western Academy of Beaux Arts (WABA) in early February 2024, and then distributed soon after to the community. A summary of the interpreted results was shared with the Beaux Arts Village Town Council.

1.7 Summary

The Beaux Arts Village Comprehensive Plan is a fluid document which is intended to be read in conjunction with the Town’s Comprehensive Land Use Plan¹⁴, its Shoreline Master Program¹⁵, and the Beaux Arts Village Municipal Code, all of which are available online or by contacting the Town’s Deputy Clerk. The document represents a distillation of thoughts from the Town Council, the Planning Commission and residents, and includes professional input from the Washington Department of Commerce, the Puget Sound Regional Council, and the King County Housing Authority. The Town should carry out a detailed review of this plan as necessary or a minimum of every ten years as required by the Washington State Growth Management Act (RCW 36.70A.130(4)).

Beaux Arts Village represents a unique living opportunity in the Pacific Northwest. If the intent of this plan is fulfilled, the quality of life enjoyed by Beaux Arts Village residents today will be preserved for future generations.

¹⁴ Included in Appendix B

¹⁵ https://beauxarts-wa.gov/documents/153/Shoreline_Management_Plan_Final-2014.pdf

2. LAND USE

2.1 State/ Regional/ County Planning Goals

Washington State Planning Goals

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

Puget Sound Regional Council

The Puget Sound Regional Council (PSRC) works to ensure a bright future for King, Pierce, Snohomish, and Kitsap counties. VISION 2050¹⁶ is PSRC's regional plan for managing growth over the coming decades. Their strategy calls for jobs, new housing, 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 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.

2.2 Existing Land Use

The Town of Beaux Arts Village has a land area of 52.85 acres and a water area of roughly 50 acres (Fig. 1). It is a fully developed high-density residential community surrounded by a much larger metropolitan area. The historic small Town (317 community members and 118 individual building lots) comprises less than 0.01% of the population and less than 0.04% of the land area in King County¹⁷. Land use regulations in the Town prior to 1954 consisted of deed restrictions and resolutions adopted by the Western Academy of Beaux Arts. After 1954, property has been regulated by ordinances of the Town which are consistent with those original deed restrictions and the Revised Code of Washington. The Town codified all ordinances and established the Beaux Arts Village Municipal Code in 2012.

¹⁶ [VISION 2050 | Puget Sound Regional Council \(psrc.org\)](https://www.psrc.org/visions2050)

¹⁷ King County Assessor's Data, November 2024

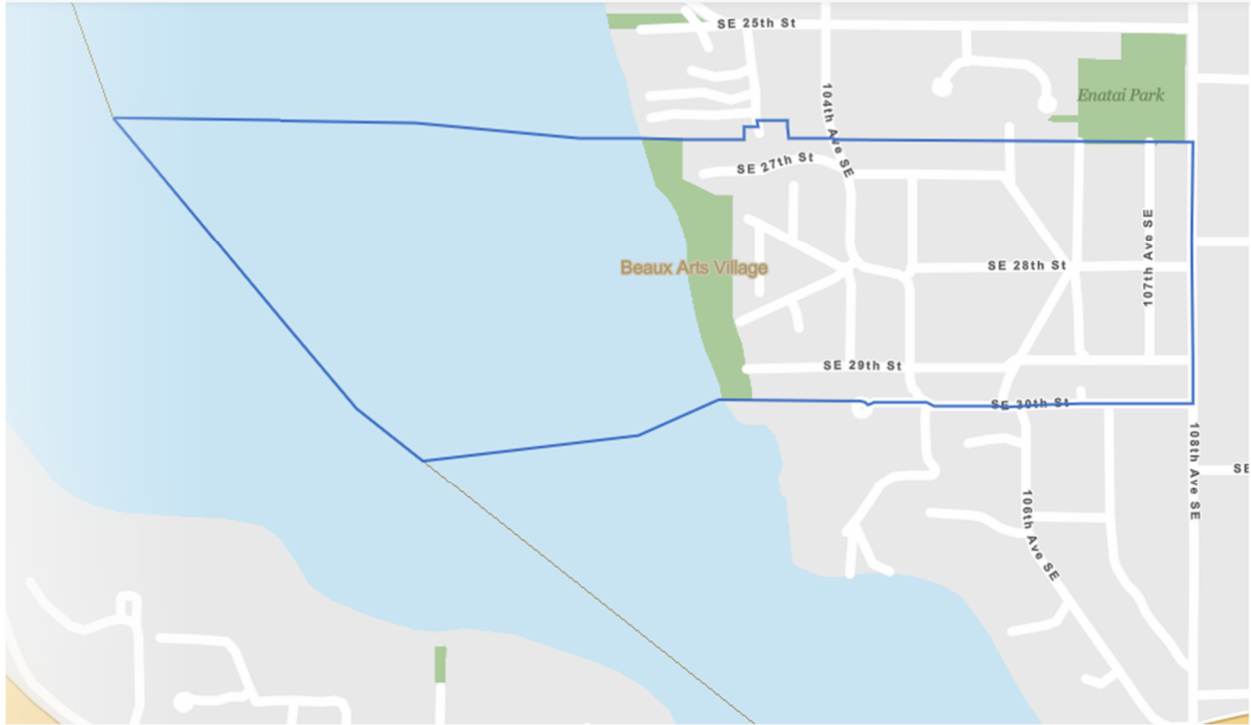


Figure 1: U.S. Census Map

The following table generally summarizes existing land use in Beaux Arts Village:

LAND USE INVENTORY

<u>LAND USE</u>	<u>ACRES</u>
Residential	34.29
Town Rights-of-ways	12.74
Water Department Parcels	0.31
WABA	5.51
(Private Open Space, First Class Shorelands, Rights of Way)	

Residential Land Use

Beaux Arts Village is currently comprised of one residential zone which requires a minimum lot size of 10,000 square feet. Although lots generally range in size from 5,200 to 32,000 square feet, the average lot size is around 12,350 square feet and the median lot size is close to 11,275 square feet. Each lot is allowed to have one attached or detached accessory dwelling unit (ADU) in addition to the primary unit. The allowed building density is 4.4 dwelling units per net acre, whereas the achieved building density is 3.5 dwelling units per net acre, in part due to terrain. (Although a larger metropolitan jurisdiction can even out terrain issues to achieve higher density [units per acre], the Town’s diminutive size is affected by slopes in many locations that restrict

building placement and therefore density).

Town Right-of-Way

The Town’s rights of way serve as the major component of its green infrastructure and green space, mandatory elements under RCW 36.70A.070(1). Beaux Arts Village rights-of-way widths vary from twenty to fifty-eight feet and include paved streets, planting strips, and undeveloped access corridors (“path rights-of-way”). Except for the two major arterials, roads are one lane, which keep speeds down and pedestrian use high. The primary focus when preserving paved streets is on safety, tree preservation, and aesthetics. For this reason, the roadway centerlines often deviate from the actual center of the dedicated rights-of-way. The area between the paved street and adjacent private property is referred to as “the planting strip”. Uses within the planting strip are restricted by the Beaux Arts Village Municipal Code. “Path rights-of-way” on the other hand, includes a network of gravel and wood chip trails typically connected on either end to paved streets (although some remain solely as undeveloped open space). They are used mainly by community cyclists and pedestrians to move through the Town.

Improvements to and maintenance of path rights-of-way increase opportunities for wildlife habitat, birdwatching, connecting with nature, exercise, and access to public transit. Beaux Arts Village community members currently work together to prioritize projects that provide accessible, connected routes which enhance the Town’s quality of life for all users.

Beaux Arts Water Department Parcels

Beaux Arts Village Water Department owns half of a small parcel of land and has an easement across the other half on which the water tower and associated maintenance shed are located (10528 SE 27th Street). The shed was expanded in 2021 to include an employee restroom, but there are no plans to develop this property further. It should also be noted that the easement reverts to the Western Academy of Beaux Arts if it is not used for water department purposes. There are also wellhead easements on two properties near Lake Washington. In addition, there is an intertie with the City of Bellevue in the un-opened SE 28th Street rights-of-way between 107th Ave SE and 108th Ave SE, and all the transmission and distribution lines throughout the community.

WABA (Private Open Space)

The Western Academy of Beaux Arts (WABA) is a private non-profit corporation that owns and maintains 5.51 acres (roughly ten percent) of the Town’s land area and all the first class shorelands (all of which is protected from adverse possession by RCW 36.70A.165) includes:

- Shoreline, Woodlands, and Docks: The 1,167 feet of Lake Washington waterfront, including the beach and adjacent hillside, located on the western boundary of the Town.
- Access Roads to the Beach: SE 27th Street and SE 28th Place west of 103rd Ave SE and beach access rights-of-way paths on SE 28th Street and SE 29th Street.
- Block 7, Lot 1, located close to Lake Washington on SE 27th Street just east of the wellhead

which is located on WABA's waterfront property.

- South half of Block 11, Lot 5 (adjacent to the Town's water tower parcel).
- A four and one-half foot strip of land on the south boundary of the Town.
- A two and one-half foot strip of land on the north boundary of the Town.

The original deed from Frank Calvert to WABA prohibits commercial activity within the shoreline area. The Town, therefore, passed Ordinance No. 81 on September 6, 1972, which classified the "real property of...(WABA)...as Open Space Land", a definition which includes "the western portion (westerly... 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." To be consistent with the intent and requirements of Washington State's Shoreline Management Act of 1971, the Town also passed Ordinance No. 89 on December 18, 1973, which established a Shoreline 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."¹⁸ The continuance of this property under private ownership and its status as a recreational open space is consistent with historic precedent.

WABA membership is open to all Town residents. The private entity is governed by the WABA Board of Trustees and is funded by an assessment on all residential lots in the Town. To this day WABA maintains and administers use of the beach, shorelands, woodlands, play and picnic areas, and various boating and swimming facilities used by members and their accompanied guests. As a private property owner, WABA is held to the same code restrictions as other members of the community.

2.3 Future Land Use Conditions

Beaux Arts Village is a well-established high-density residential Town that operates much like a neighborhood confined within a large city. It has no commercial district, cannot increase its land area, and has very limited opportunity for development. Although the Town's density is expected to slightly increase due to recent state mandates which allow for middle housing, accessory dwelling units, and unit lot subdivisions, no significant growth is anticipated. The Town will likely continue to maintain a mostly stable population over the next twenty years and in doing so is expected to have an inconsequential effect on urban growth, sprawl, or economic development.

Community members feel it is important to continue to restrict commercial uses and instead encourage development of single-family residences, accessory dwelling units, and middle housing types consistent with the Town's infrastructure limitations and state law. The Town will also continue to work with local agencies such as A Regional Coalition for Housing (ARCH) to achieve

¹⁸ Revised Code of Washington 90.58.065 - Application of guidelines and master programs to agricultural activities.

King County’s goal of providing one affordable housing unit¹⁹ in the Town over the next twenty years.

The protections afforded by the Beaux Arts Village Municipal Code become increasingly significant as the Town moves toward its maximum density. For instance, allowing additional structures is likely to result in a significant loss of trees which in turn, will cause negative environmental impacts such as increased stormwater runoff, hillside erosion, and heat islands; all of which will drastically change the Town’s character. Compliance with and enforcement of zoning regulations (i.e. setbacks, gross floor area, and lot and structural coverage) are crucial if the Town is to balance its individual integrity with development and state mandated density requirements.

Buildable Land

As of 2024, 99% of the residential properties within Beaux Arts Village have one dwelling unit with 4% of those having a secondary dwelling unit (two detached, two Townhouse, one stacked flat). With the new regulations going into effect in 2025 (allowing detached dwellings units to be permitted on each lot) the Town will have an opportunity for additional affordable housing units.

Under Beaux Arts Village Municipal Code Section 17 (Subdivisions) there are six lots with subdivision potential (Fig.2). All but one of these requires demolition of the existing home, many of which were constructed in the last twenty-five years. There is one additional lot that meets the minimum subdivision square footage but has access, terrain, private road restrictions, and fire safety issues that would need to be answered prior to approval. The town itself has no available buildable land. Note that there are no unincorporated lands adjacent to the town to annex.

¹⁹ The Office of Financial Management’s (OFM) definition of ‘housing unit’ is used herein (which is consistent with the use of the term in ESSHB 1110 and ESSHB 1220): **Housing Unit:** One or more rooms intended for permanent occupancy as separate living quarters. A separate entrance, direct to the outside or through a common hall, is required.

This definition is consistent with the U.S. Census Bureau’s definition: Housing Unit. A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. If the information cannot be obtained, the criteria are applied to the previous occupants. Tents and boats are excluded if vacant, used for business, or used for extra sleeping space or vacations. Vacant seasonal/migratory mobile homes are included in the count of vacant seasonal/migratory housing units. Living quarters of the following types are excluded from the housing unit inventory: Dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels, motels, and the like, except those occupied by persons who consider the hotel their usual place of residence; quarters in institutions, general hospitals, and military installations except those occupied by staff members or resident employees who have separate living arrangements.

Note that neither the Department of Commerce website nor the “2021 King County Countywide Planning Policies – Amended August 15, 2023 (Ordinance 19660) Ratified November 30, 2023” provide a definition for ‘housing unit.’

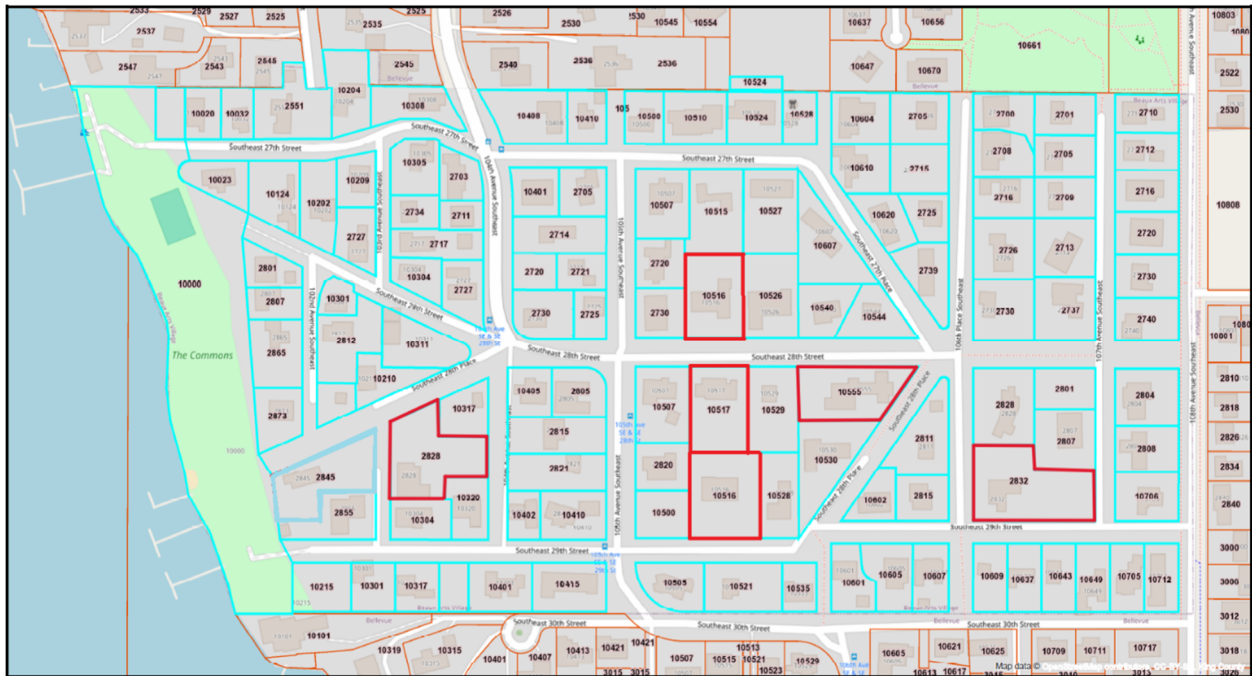


Figure 2: Subdividable Lots

2.4 Goals and Policies

Goal L-1: Employ appropriate land use measures consistent with this comprehensive plan that preserve and enhance the Town's quality of life.

- **Policy L-1.1:** Balance privacy, tree preservation and adequate open space, coordinated development and density, and community cooperation and involvement, all while maintaining Town's artistic character.
- **Policy L-1.2:** Allow for single-family residences and middle housing types, such as duplexes and accessory dwelling units, consistent with the Town's infrastructure limitations and state law.
- **Policy L-1.3:** Ensure zoning and land use goals work in partnership to preserve the Town's character and support current and future residents.
- **Policy L-1.4:** Assess existing and future land use and zoning designations to identify whether they support the Town's ability to meet housing targets and other regional requirements.
- **Policy L-1.5:** Reassess land use measures at regular intervals following implementation to determine their impacts on the Town's quality of life, population growth, and public facilities, and utilize this information as needed to adjust future land use and zoning designations.
- **Policy L-1.6:** Provide opportunities for inclusive community engagement when making land use policy decisions by allowing residents to participate in the growth management process.

Goal L-2: Promote an active and healthy community.

- **Policy L-2.1:** Ensure the preservation of open space and the organized development of parks and public spaces.
- **Policy L-2.2:** Preserve and maintain existing parks for passive and active recreational use when and where possible.
- **Policy L-2.3:** Continue to support the Western Academy of Beaux Arts in its mission to organize volunteer activities, provide for woodland maintenance and shoreline management, and generally improve the Town's quality of life.
- **Policy L-2.4:** Explore creative approaches and partnerships to expand public open spaces for Town residents.
- **Policy L-2.5:** Explore potential improvements to the active transportation network.

Goal L-3: Protect and when possible, enrich the Town's critical areas, natural resources, and the wooded environment.

- **Policy L-3.1:** Review and if necessary, update the Town’s Critical Area Ordinance to recognize the Best Available Science for determining which portions of the Town are Critical Areas and how to best protect them.
- **Policy L-3.2:** Review and if necessary, enhance the existing Critical Areas Regulations for Shoreline Jurisdiction (Beaux Arts Village Shoreline Master Program 2014, Appendix E).
- **Policy L-3.3:** Continue to coordinate with county, state, and federal agencies to support relevant environmental protections of the flora, fauna, land and waters within the Town.
- **Policy L-3.4:** Promote community education of existing species of flora and fauna in the Town and assess any possible protection measures through land use policies and development regulations for the safety and preservation of the local ecology.
- **Policy L-3.5:** Protect and restore native vegetation, wetlands, and other key natural resources and encourage continued stewardship.

Goal L-4: Develop public facilities and infrastructure concurrently with existing and future land use to maintain and improve the Town’s quality of life.

- **Policy L-4.1:** Maintain existing public facilities and evaluate the need for new facilities within the Town while also considering new county, state, and federal mandates and information gathered from regular assessments of land use patterns.
- **Policy L-4.2:** Coordinate land use decisions with capital improvement needs for public facilities, including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, parks and recreational facilities, and cultural facilities.
- **Policy L-4.3:** Support the design and maintenance of a transportation network that reinforces community land use goals and policies.

3. HOUSING

3.1 Introduction

Engrossed Substitute House Bill 2321, Engrossed Second Substitute House Bill 1220, Engrossed House Bill 1337, and Engrossed Second Substitute House Bill 1110 significantly amended the housing related provisions of the Washington State Growth Management Act (GMA) which guided the previous Beaux Arts Village comprehensive plan update. For instance, jurisdictions must now document the need for emergency housing (EH), emergency shelters, permanent supportive housing (PSH), and moderate-, low-, very low- and extremely low-income households using county-level need figures provided by the Washington State Department of Commerce. Additionally, these new mandates require supplementary planning to address moderate density housing, or “middle housing”, which includes duplexes, triplexes and Townhomes to name a few, as well as additional analysis and policies to address racially disparate impacts and exclusion in housing.

Small local governments generally do not build housing, but they do play an important role in shaping the type, location and amount of housing available by establishing zoning, setting density limits, and when possible, providing funding and incentives for affordability.

King County Countywide Planning Policies

King County Countywide Planning Policies (CPPs) primary housing element goal envisions a full range of affordable, accessible, healthy, and safe housing choices made available to every resident in King County through the collaboration of all jurisdictions working together. CPP strategies reflect the County’s commitment to address their Regional Affordable Housing Task Force results, and they include goals and policies to ensure all jurisdictions in King County plan for and accommodate their allocated share of existing and projected housing needs.

Under the Growth Management Act, King County, in coordination with the cities in King County, adopt growth targets for the ensuing 20-year planning period. According to CPPs Table DP-1²⁰, Beaux Arts is required to add one new housing unit between 2019-2044, and is encouraged to meet the need of extremely-low income households (0-30%) of Area Median Income (AMI)²¹. In short, Beaux Arts Village must provide at least one affordable housing unit by 2044 to accommodate its projected share of the region’s housing need.

²⁰ 2021 King County Countywide Planning Policies, Appendix 4: Housing Technical Appendix

²¹ Ibid. Policy H-2

3.2 Community Breakdown

Housing Characteristics

Beaux Arts Village is a mature residential neighborhood composed of moderately sized single-family dwellings (some of which have additional dwelling units) on lots that together have high land and improvement values. Housing availability is generally a function of the same market forces that affect the entire region. The Town's size and its lack of developable land prevent it from becoming an urban center, siting a major public facility, or generating any substantial economic development.

Community members value the unique history and characteristics afforded by the Beaux Arts Village community. To that end, the Town encourages historic preservation and recognizes the opportunities it provides for generational growth. The Town also allows modest improvements of non-conforming structures to promote redevelopment, limit displacement, and ensure there are reasonable housing opportunities.

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.

Population Demographics

For nearly a half century, Beaux Arts Village has maintained a population of 315 residents (plus or minus fifteen). When considering the large number of children under 18 years old in the 1960 and especially 1970 census, and the steady decline in children per family since, the forecast number of residents is not expected to change from the present numbers.

Beaux Arts Village has a median age around 40 years old and an average age near 45 years old, based on U.S. Census Tract data. However, this data set is much larger than the Town itself and based on empirical evidence, the average age for the Town may be closer to the mid-50's, especially after considering the number of residents in their 70s, 80s and 90s.

With a population estimate of 315 people and around 0.083 square miles of land, the Town has a population density of 3,815 people per square mile, according to the State Office of Financial Management (OFM). This puts Beaux Arts Village in the top ten percent for population density when compared to the other cities, Towns, and Census Designated Places in Washington State. Likewise, of the 14 municipalities in King County with a population under 10,000, Beaux Arts Village is the densest.

City/Town Name	1960	1970	1980	1990	2000	2010	2020
Beaux Arts Village²²	351	475	328	303	307	299	317

Table 1 – Decennial Census Counts of Population for Cities and Towns. Source – Washington State Office of Financial Management, Forecasting Division

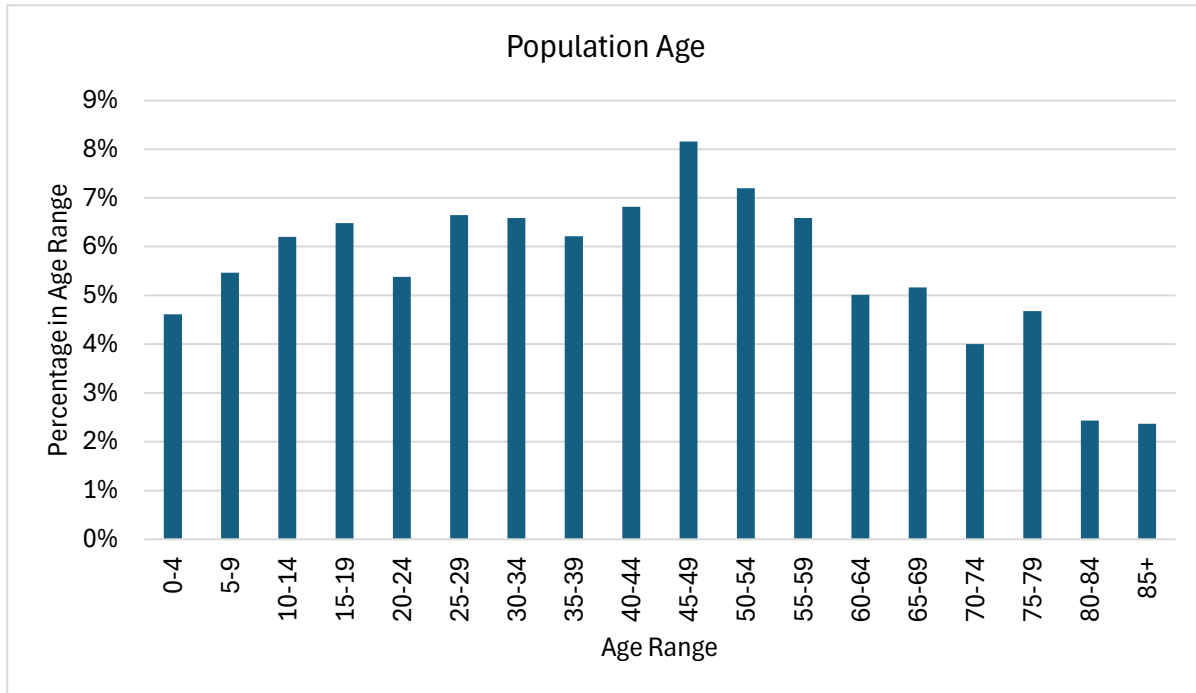


Figure 3: 2023 U.S. Census for Tract 239.01

Socioeconomic Characteristics

The demographic composition of Beaux Arts Village in terms of race and ethnicity shows slight distinction from King County. Overall, the Town mirrors the broader regional population with minimal differences.

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%).

²² Although founded in 1908, the Town was not incorporated until 1954, so was not part of the 1950 or earlier census.

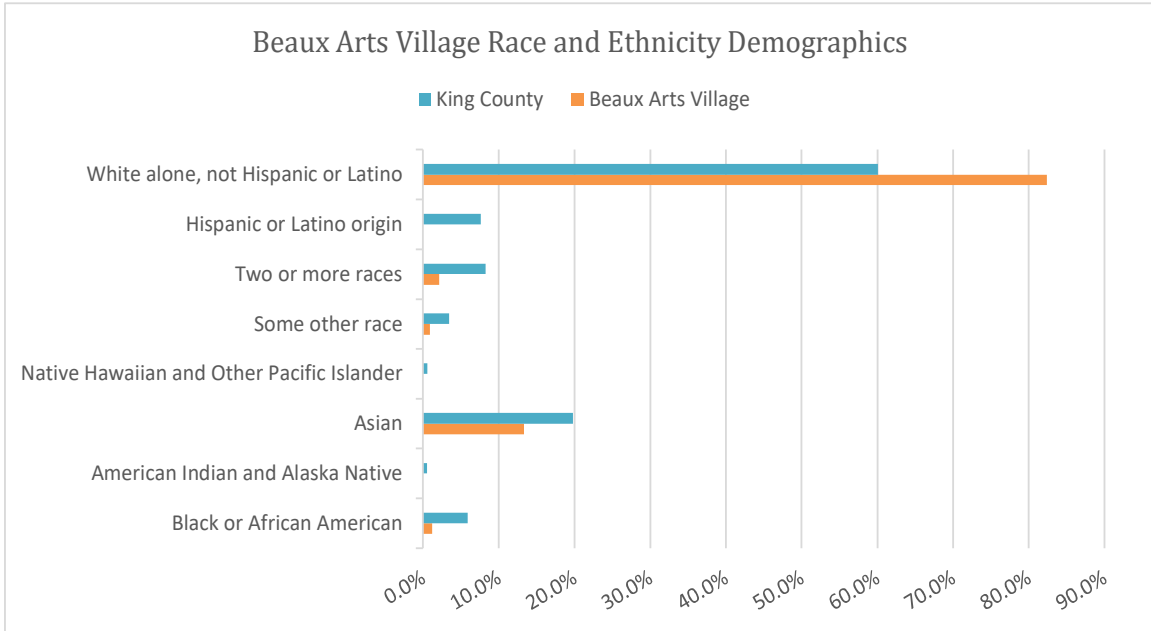


Figure 4: Race and Ethnicity – Beaux Arts Village Comparison with King County from American Community Survey 5-year Estimates (2022)

The median household income in Beaux Arts Village is greater than that of the Seattle-Tacoma-Bellevue, Metro Area at roughly \$250,000, compared to \$107,206. It is important to recognize that these values hold a margin of error of at least 10% of total value. Beaux Arts Village has 11% -of its residents below the 80% Area Median Income (AMI) moderate or lower household income, with 4% qualifying for senior property tax exemptions.

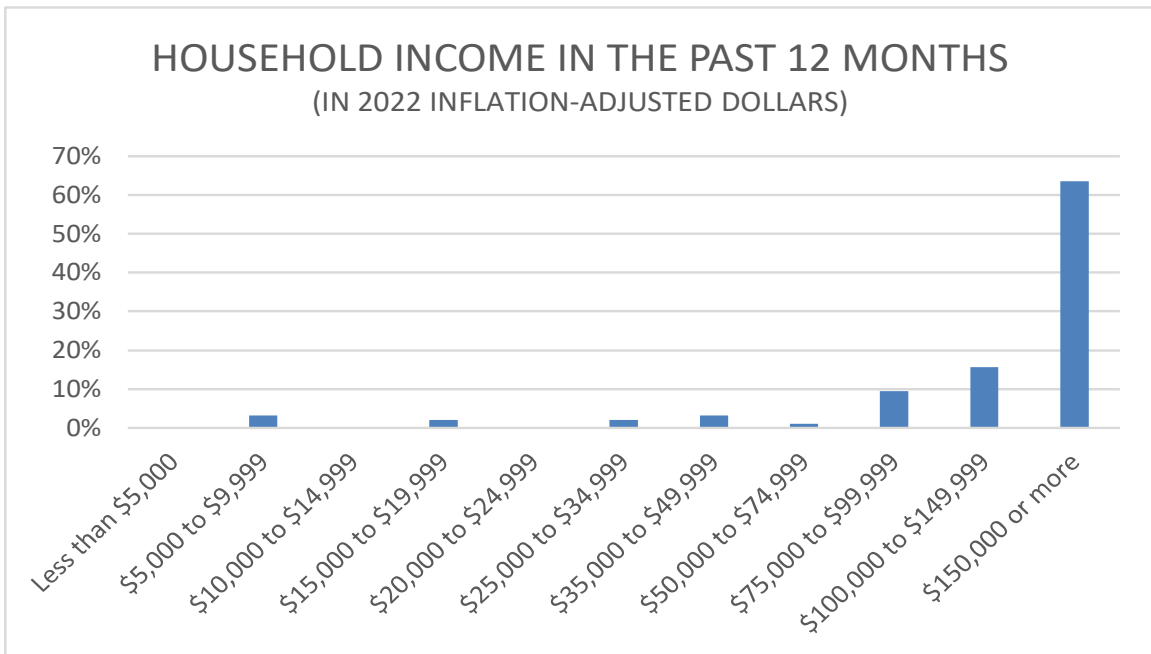


Figure 5: Household Income Comparison – Source: American Community Survey 5-year Estimates (2022)

Educational Attainment

The education level of BAV residents is above the standard of the region. Nearly 85% of the population has obtained a bachelor's degree or higher educational level.

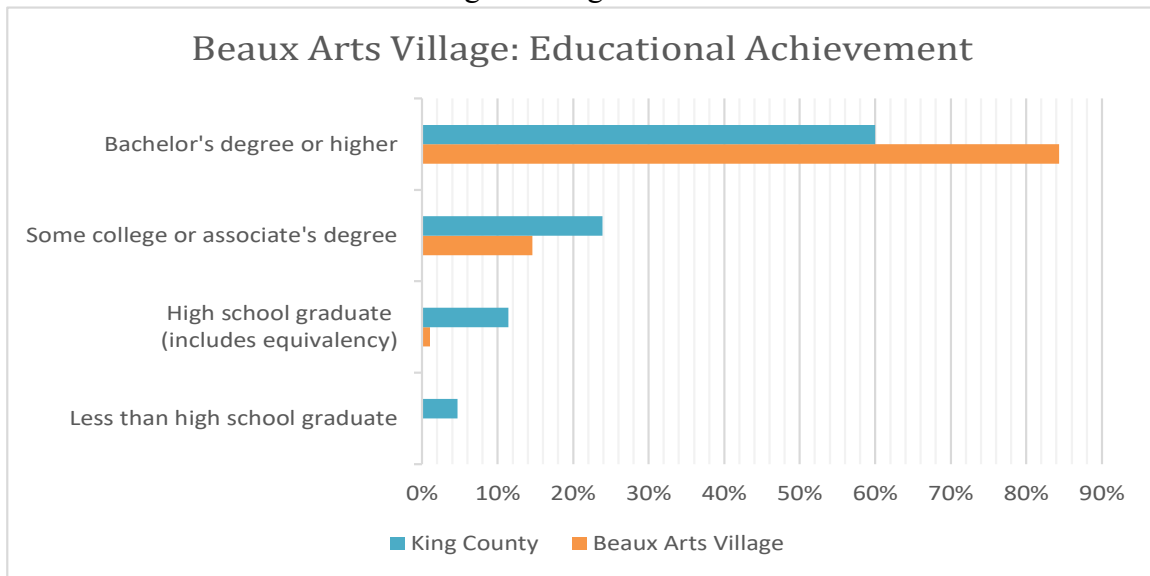


Figure 6: Source: American Community Survey 5-year Estimates (2022) – Beaux Arts Village

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.

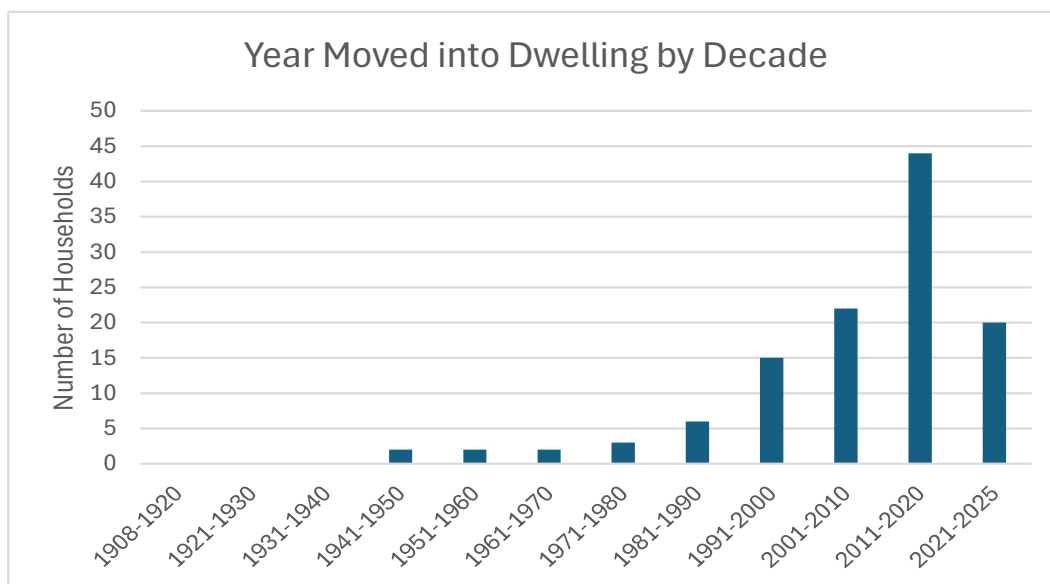


Figure 7: 2024 King County Assessor's Data and Local Survey

Industry and Commuting Characteristics

Nearly 55% of the residents in Beaux Arts Village who are not retired are employed by private companies. The remaining residents are evenly distributed as follows: 14.5% are incorporated business owners; 13.8% work for private non-profits; 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. Although nearly 10% of the residents are retired, less than that amount are actively retired (meaning they have active business interests that are not retirement pensions).

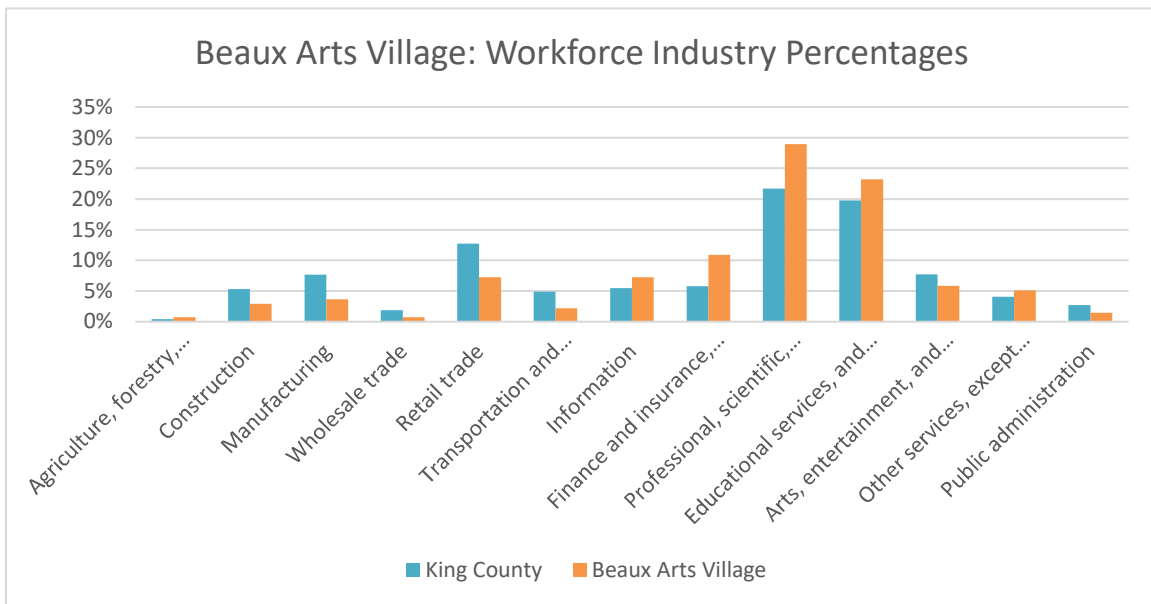


Figure 8: Class of Worker in Beaux Arts Village Town, WA comparison with King County – Source: American Community Survey 5-year Estimate (2022)

Beaux Arts residents spend an average of 20.1 minutes commuting to work, which is three quarters the average time spent commuting for all employees in King County at 26.7 minutes. While the majority of those employed outside a home office choose to drive, there is the option of public transportation via the King County Metro System. Route 249 runs directly through the Town. The South Bellevue Transit Center is more than one-half mile walk from the nearest point in the Town (although this is not necessarily an ADA compliant ‘walking’ route).

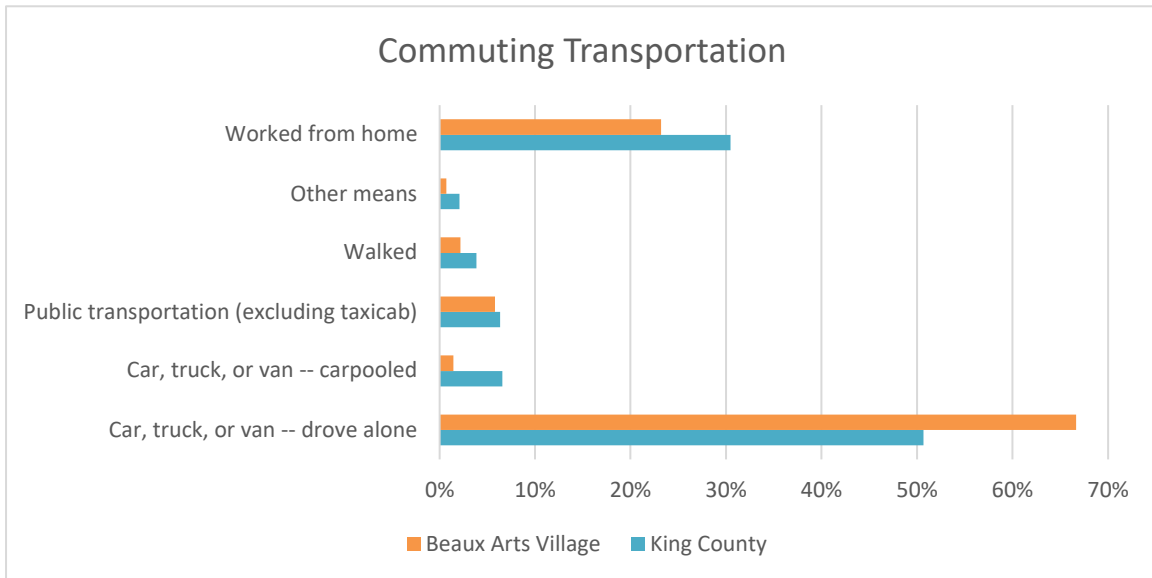


Figure 9: Commuting Transportation Comparison Beaux Arts Village vs. King County – Source: American Community Survey 5-year Estimates (2022)

3.3 Existing Housing Inventory

According to the U.S. Census Data, Beaux Arts Village currently serves an estimated 315 residents (2024 OFM); 92% of the 118 existing housing units in Beaux Arts Village are owner-occupied compared to 56% owner-occupied in King County. This difference is a reflection of how many housing units are non-owner occupied in King County, meaning the owner has no presence in the housing or local community. The most recent data shows vacant units in the Town were around 3% in the year 2024.

Age and Condition of Housing

The data illustrates a Town with much older structures than King County as a whole. In Beaux Arts Village nearly 55% of the dwellings are 65 years or older. The community has consistently chosen to renovate and remodel existing dwellings, in some cases multiple times, throughout their life. This statistic shows the community elects to preserve existing housing and by extension the wooded and natural environment, over undertaking new construction.

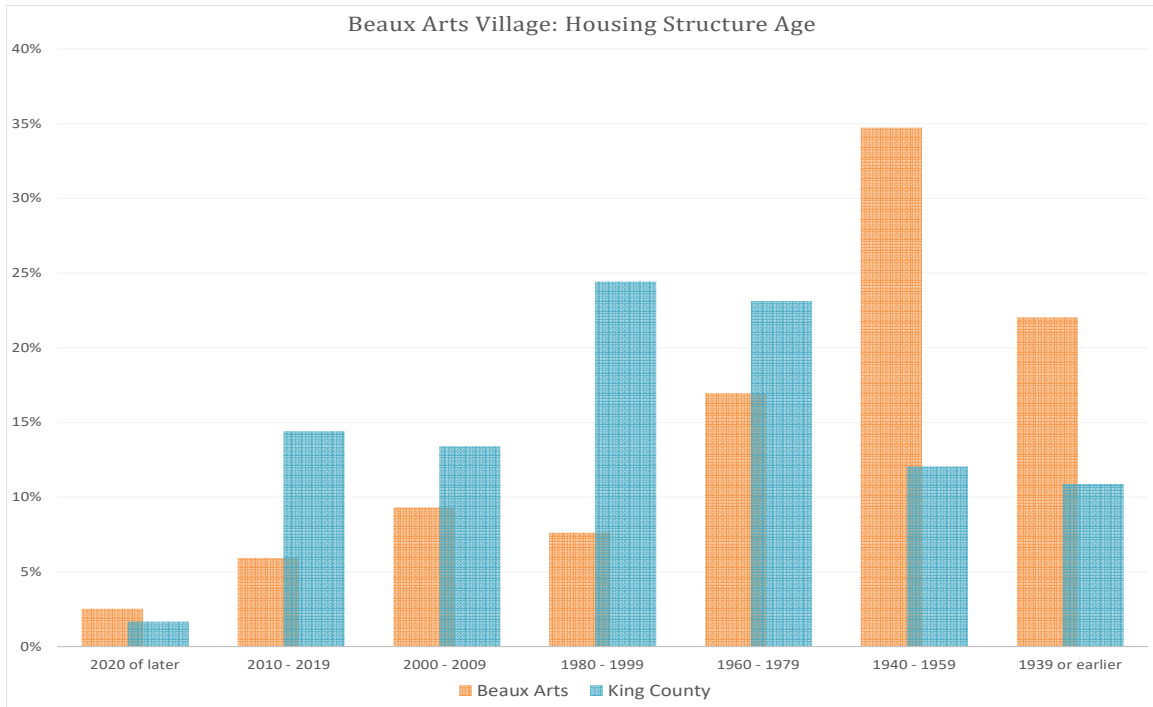


Figure 10: Age of Housing Structures Comparison. (Source: American Community Survey 5-year Estimates – 2022)

Household Size

Beaux Arts Village has an average Household Size²³ of 2.69 persons per Housing Unit. As can be seen in the following chart, Beaux Arts Village has considerably higher density per housing unit than King County, Bellevue, and even Seattle, in part due to the Town having larger housing units which allow larger family sizes.

	Population	Dwelling Units	Household Size
Beaux Arts	315	117	2.69
King County	2,378,100	1,040,144	2.29
Bellevue	155,000	66,394	2.33
Mercer Island	25,830	10,620	2.43
Newcastle	13,750	5,884	2.34
Seattle	797,700	413,723	1.93

Table 2. Source: OFM - April 1, 2024 Population of Cities, Towns and Counties; and Postcensal Estimates of April 1 Housing Units, 2024

Housing Affordability and Income

King County determines affordable housing needs based on AMI – Area Median Income. The table below represents the existing housing inventory in Beaux Arts Village in terms of AMI [Reference Fig. 5].

AMI Bracket	Minimum Income	Maximum Income	Max Monthly Rent (30% of Max Income)	Number of Rental Units	Max House Price	Properties in this Bracket
0-30% (Very-Low Income)	\$ 0	\$ 40,980	\$ 1,025	0	\$150,000	0
30-50% (Low Income)	\$ 40,980	\$ 68,300	\$ 1,708	2	\$250,000	0
50-80%	\$ 68,300	\$109,280	\$ 2,732	0	\$400,000	0
80-100% (Middle Income)	\$109,280	\$136,600	\$ 3,415	0	\$500,000	0
100-120%	\$136,600	\$163,920	\$ 4,098	3	\$600,000	0
120%+ (High-Income)	\$163,920		\$ 4,098+	2	\$600,000+	116

Table 3. Source: American Community Survey 5-year Estimates 2022 Data – Changes have occurred between 2022-2024. Note that this data carries a significant margin of error. Max Monthly Rent based on Gross Rent

²³ U.S. Census Definition: The term "size of household" includes all the people occupying a housing unit.

3.4 Market Analysis

Estimated Housing Prices

The property values in Beaux Arts Village have steadily increased since the great recession with the median property value gaining over half a million dollars from 2022 to 2023 (\$1.817M - \$2.46M). Beaux Arts Village, property values are on par with the surrounding Bellevue neighborhood of Enatai and the city of Mercer Island, but are notably elevated compared to other nearby municipalities. King County Assessor’s data puts Beaux Arts Village at the lower end of the range of those cities with the highest land values in the county.



Figure 11: Median Property Value Across Adjacent Towns Comparison (Source: ACS 2023)

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 Puget Sound Regional Council (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.

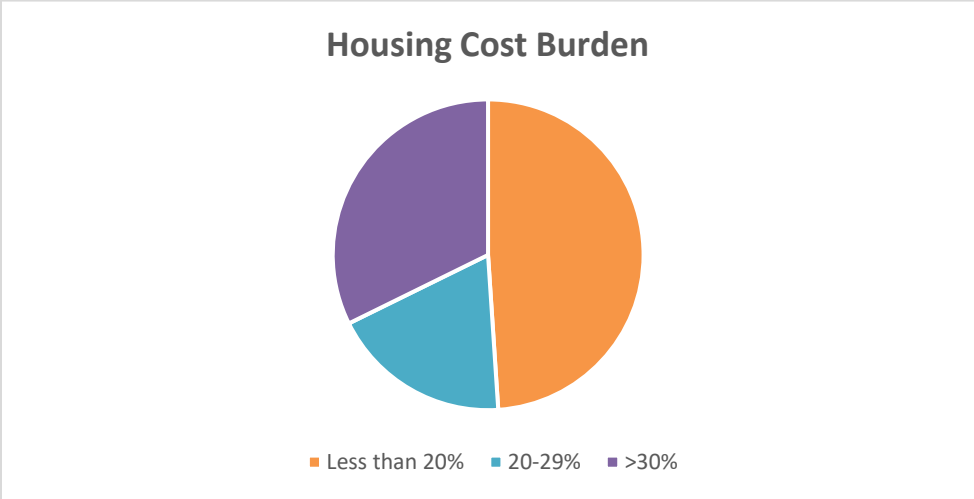


Figure 12: : Percentage of Income allocated to Housing Costs (Source: American Community Survey 5-year Estimates 2022)

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, Townhomes, and cottage housing 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 the HB-1110 mandate.

Despite these legislative allowances, Beaux Arts Village upholds its municipal code governing setbacks, gross floor area, and lot and structural coverage.

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 Subtotal	656,295	292,569	488,698
King County Total	660,837	296,780	490,854

Figure 13: King County 2024 Comp Plan, Appendix D1, Growth Targets and the Urban Growth Area; Figure 4, Pg. D1-7

Jurisdiction	Net New Units and Jobs	
	2019-2044 Housing Target	2019-2044 Jobs Target
Algona	170	325
Beaux Arts	1	0
Black Diamond	2,900	680

Figure 14: King County 2024 Comp Plan, Appendix D1, Growth Targets and the Urban Growth Area; Figure 5, Pg. D1-9

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 Town 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 solely residential. Zoning regulations have stipulated a zoning regulation of R-10, requiring minimum lot size of 10,000 square feet. This deliberate zoning strategy has ensured greenspace preservation throughout the Town. Consequently, discriminatory policies or practices within our housing code have not been observed. This approach has been consistent over the years and 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 4% of those have an attached or detached dwelling unit. With the new regulations going into effect in 2025 (allowing detached dwellings units to be permitted on each lot) the Town will have an opportunity for additional affordable housing units.

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.

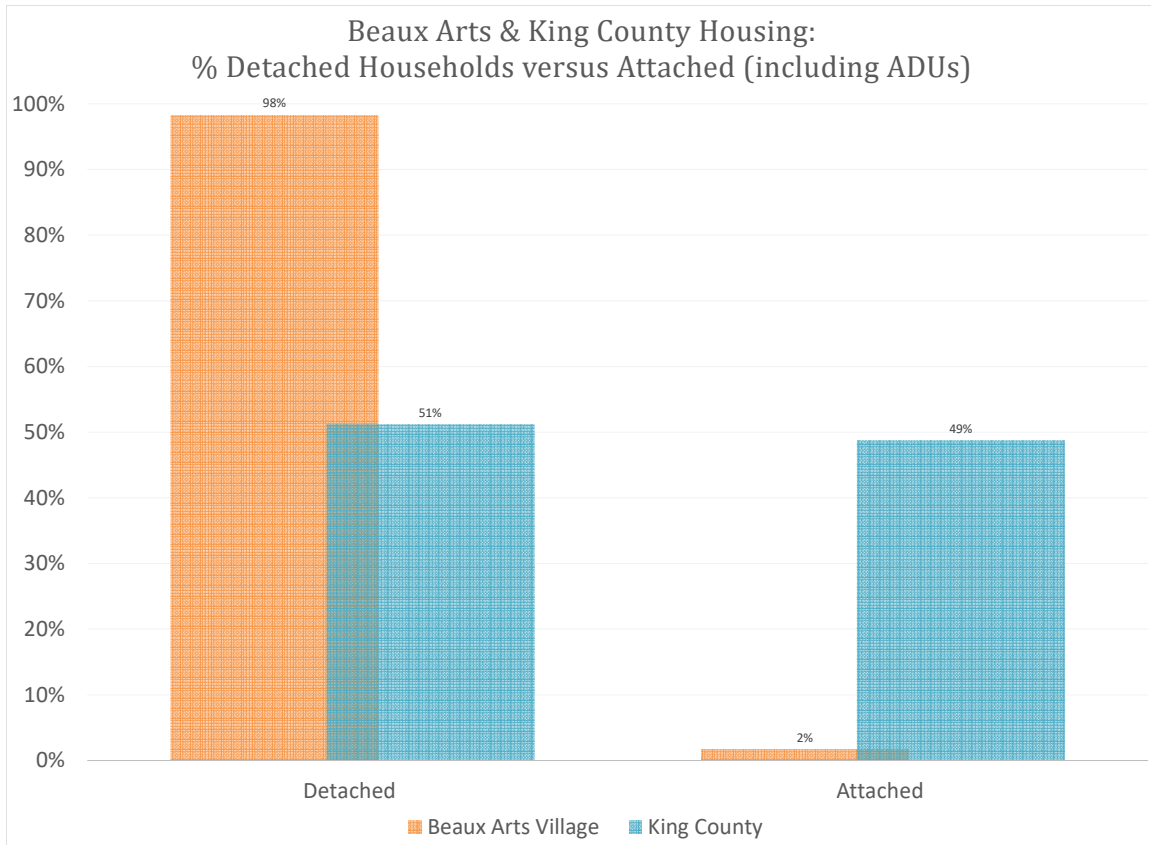


Figure 15: Percent of households with attached, and detached units in comparison with the rest of the county. (Source: American Community Survey 5-year Estimates – 2022)

3.6 Goals and Policies

Goal H-1: Expand housing choices which align with state policies on middle housing alternatives and accessory dwelling units (ADUs) by consistently reviewing and when necessary, updating Town regulations.

- **Policy H-1.1:** Promote development and redevelopment of properties which reflect approved housing typologies and consistency with Beaux Arts Village’s history and community values.
- **Policy H-1.2:** Support approaches to housing affordability that maintain the Town’s character and approach to housing.
- **Policy H-1.3:** Develop regulations as needed to provide for additional housing types within the context of the Town’s existing character and state law.

Goal H-2: Expand housing choices in accordance with state regulations.

- **Policy H-2.1:** Solicit involvement from Town residents when determining the needs of the community and considering policy changes that will make it easier to introduce affordable housing initiatives.

- **Policy H-2.2:** Develop middle housing regulations in line with public feedback and state requirements.
- **Policy H-2.3:** Periodically assess the success of new and expanded housing options to address affordability gaps and consider other potential housing options in the Town.

Goal H-3: Achieve a mix of housing types that are attractive and affordable to a diversity of ages and abilities.

- **Policy H-3.1:** Encourage and support accessible design and housing strategies that allow seniors to remain in their homes.
- **Policy H-3.2:** Encourage a range of housing types that provide an affordable alternative to single-family ownership and options for aging-in-place.
- **Policy H-3.3:** Periodically assess zoning regulations to ensure they do not unfairly limit group homes or housing options for individuals with special needs.

Goal H-4: Continue to support affordable housing efforts in the Town and region.

- **Policy H-4.1:** Maintain active involvement in inter-jurisdictional organizations and actively contribute to agencies that advocate and support affordable housing initiatives on the Eastside, such as A Regional Coalition for Housing (ARCH).
- **Policy H-4.2:** Encourage the construction of housing types that are available to extremely low, low, and moderate-income households.
- **Policy H-4.3:** Promote affordable housing options that complement the Town's unique residential environment, including the preservation and renovation of older housing stock.
- **Policy H-4.4:** Periodically review public policies for updates which will provide incentives for the construction of housing types accessible to households with very-low, low, and moderate incomes.
- **Policy H-4.5:** Support housing development that complements the existing character of the neighborhood by incorporating historic home preservation into the building code.

Goal H-5: Protect and enrich the Town's critical areas, natural resources, and the wooded environment.

- **Policy H-5.1:** Review and if necessary, update the Town’s Tree Code to recognize the Best Available Science for maintenance and preservation of the urban tree canopy.
- **Policy H-5.2:** Review and if necessary, incorporate tree and vegetation retention and Low Impact Development (LID) techniques for all development within the Town.

4. TRANSPORTATION

4.1 Introduction

Beaux Arts Village is a mature residential community with no public facilities or commercial areas. Although its density is expected to slightly increase due to recent state mandates which allow for middle housing, accessory dwelling units, and unit lot subdivisions, no significant growth is anticipated. The Town will likely continue to maintain a mostly stable population over the next twenty years and in doing so is expected to have an inconsequential effect on urban growth, sprawl, or economic development. Transportation issues in Beaux Arts Village, therefore, are primarily centered around road maintenance. It is important to note that all public rights of way within the Town are owned in fee simple with no easements.

Washington State Planning Goals

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

Puget Sound Regional Council

The 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 and the Regional Economic Strategy which implements a long-range regional transportation plan.

King County Countywide Planning Policies

The 2021 King County Countywide Planning Policies (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.

4.2 Street Grid

Beaux Arts Village is a 53-acre tract of land surrounded on three sides (north, south, and east) by the city of Bellevue. The Town comprises three street blocks (27th – 30th) by eight street blocks (100th – 108th). The more heavily traveled north/ south roadways (104th/105th Ave SE and the west half of 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 405 are located east of Town, while Interstate 90 is located to the south.

The north/south collector arterials carry the majority of traffic through the Town. These roadways also provide sidewalks, limited parking opportunities, and METRO Transit service.

The local access streets, shared by vehicles, cyclists, and pedestrians, operate more like narrow multi-use pathways. 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 or are divided by 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, ‘LOS A’, traffic flows unimpeded with almost no congestion or significant waiting times at intersections. At the other end of the scale ‘LOS F’, motorists experience long waits, slow flows, and gridlock.

Collector arterials and other streets within the near vicinity of the Town 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, Beaux Arts Village has established the following LOS standards for its collector arterials for the next twenty years.

- 108th Avenue SE (west half) - 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. Most access streets have a paved width of 12-feet, while the collectors have a width 24-feet. Beaux Arts Village may, as a supplement to this Comprehensive Plan, establish additional standards for streets within the Town indicating maximum/minimum widths for access roads, drainage, quality of roadbed, etc.

4.5 Landscaping in the Right of Way

The Town’s rights of way serve as the major component of its green infrastructure and green space, mandatory elements under RCW 36.70A.070(1). The rights-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 rights-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. 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 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 Beaux Arts Village on unimproved but dedicated street rights-of-way. These paths are maintained by the Town for the convenience and safety of pedestrians, but by consensus, are the joint responsibility of adjacent property owners and the Town. The rights-of-way are the joint responsibility, but not the paths.

4.7 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. The South Bellevue Transit Center is more than a half mile walk from the nearest point in the Town (although this is not necessarily an ADA compliant ‘walking’ route).

4.8 Transportation Improvement Plan

The most recent six-year Transportation Improvement Program (TIP) adopted in 2024 as a component of the Capital Investment Plan (CIP), 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 maintenance and improvements are generated through general Town revenues and a heavy truck fee tied to building permit and site development activity.

4.9 Goals and Policies

Goal T-1: Support the development of an improved regional transportation system focused on safety, accessibility, and collaborative planning.

- **Policy T-1.1:** Design public transportation facilities to be accessible and usable by all segments of the community, including those with disabilities.
- **Policy T-1.2:** Coordinate with Bellevue School District to develop and implement safe transportation routes.

- **Policy T-1.3:** Prioritize safety in all transportation designs and maintenance activities, including those tailored to pedestrians, bicycles, and golf carts.
- **Policy T-1.4:** Regularly assess and address safety hazards in the transportation system, implementing traffic calming measures if necessary.

Goal T-2: Foster strategic partnerships for transportation planning and infrastructure development.

- **Policy T-2.1:** Collaborate with neighboring cities, counties, and state agencies to develop integrated transportation plans and projects.
- **Policy T-2.2:** Align transportation initiatives with regional and state land use and environmental policies.
- **Policy T-2.3:** Engage in joint efforts with public and private entities for the development of transportation infrastructure and services.
- **Policy T-2.4:** Coordinate with emergency service providers to allow for adequate access by emergency vehicles, including the Bellevue Fire Department.
- **Policy T-2.5:** Collaborate with regional and local agencies on strategies for disaster prevention, response, and recovery to safeguard the transportation system.

Goal T-3: Prioritize efficient, safe, and cost-effective upgrades in transportation infrastructure.

- **Policy T-3.1:** Regularly update and maintain transportation infrastructure to meet current and future demands.
- **Policy T-3.2:** Ensure roadway and intersection designs prioritize safety and efficiency for all modes of travel.
- **Policy T-3.3:** Align transportation improvements with the Town's Capital Improvement Program and the Transportation Improvement Program.
- **Policy T-3.4:** Coordinate transportation policies, projects, and programs with all other elements of the Town's comprehensive plan.
- **Policy T-3.5:** Focus on essential maintenance, preservation, and safety within the existing transportation network.

Goal T-4: Promote diversified and efficient transportation options through enhanced public transit, pedestrian and cycling infrastructure, and the encouragement of shared mobility solutions.

- **Policy T-4.1:** Encourage the use of public transportation through partnerships with regional transit authorities and promotion of transit facilities, including Sound Transit East Link Light Rail and South Bellevue Park and Ride.
- **Policy T-4.2:** Explore improvements to pedestrian and bicycle facilities and their connectivity to important regional destinations.

Goal T-5: Enhance environmental sustainability and public health in transportation by promoting environmentally friendly transit options.

- **Policy T-5.1:** Promote public transportation, carpools, and vanpools to enhance air quality and reduce greenhouse gas emissions.
- **Policy T-5.2:** Support environmentally responsible transportation designs, particularly in sensitive areas, to minimize adverse impacts on land and water environments.
- **Policy T-5.3:** Consider supporting golf carts, E-bikes, and alternative fuel vehicles through infrastructure or regulatory avenues.
- **Policy T-5.4:** Maintain transportation systems which reduce environmental pollutants such as toxic runoff, air pollution, and noise.
- **Policy T-5.5:** Encourage modes of transportation which foster public health like walking and biking.
- **Policy T-5.6:** Require transportation redevelopment projects to use Low Impact Development techniques to effectively filter chemicals from runoff, thereby safeguarding both public health and the environment, especially the Town's critical salmon habitat along its shorelines.

Goal T-6: Ensure optimal traffic flow and functionality in the transportation network by consistently monitoring and updating Level of Service standards.

- **Policy T-6.1:** Collaborate with the City of Bellevue to maintain a level of service which reflects the interests of the public, the effectiveness of the road network, and the Town's commitment to high quality infrastructure.

5. PARKS AND RECREATION

5.1 Introduction

Beaux Arts Village is known for its distinctive charm, lush tree canopy, and tranquil ambiance, providing a serene retreat amidst the dynamic urban landscapes of Bellevue and Seattle. Our community's existing network of walking paths, beaches, and recreational opportunities effectively supports the needs and well-being of our residents. As we look to the future, our goal is to preserve and enhance the beauty and functionality of these recreational spaces. By focusing on sustainable practices and thoughtful planning, we aim to ensure that these amenities continue to enrich the lives of all Beaux Arts residents for generations to come.

To maintain the Town's desirability and its unique residential character, an emphasis upon community spirit and quality of life should be perpetuated. Noteworthy features of the community include: the small size and walking scale of the Town; interconnected walking paths; a limited street grid and narrow multi-purpose streets; an emphasis on tree preservation; and respectful individualism in building and landscaping.

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 (RCW 36A.70.070(8)).

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 open to the public, during hours of operation, to travel through the Town and include the following locations:

- Asphalt Paved Walking Path (N/S): 2700 – 3000 108th Ave SE
- Glen Path (N/S): 2800 – 2900 104th Avenue SE
- Angle Path (NE/SE): 10602 SE 29th Street (northeast to SE 28th Street)
- Academy Path (E/W): 10600 – 10700 SE 28th Street
- Walking Trail (N/S): 2800 – 2900 SE 103rd Ave SE
- Stairway Trail (N/S): 10535 SE 29th Street (south to boundary)
- Enatai Park Access Paths at 106th and 107th Ave SE

- Open Space/ Unopened Rights-of-way
 - 10412 SE 27th Street (north to Town boundary)
 - 10607 SE 29th Street (south to Town boundary)
 - 2804 107th Ave NE (east to Town boundary)

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

In addition to the public green byways through the Town is the Commons, a private waterfront area owned and operated by the Western Academy of Beaux Arts.

The Western Academy of Beaux Arts (WABA) is a non-profit that owns and administers the entire Lake Washington shoreline in the town of Beaux Arts Village. This roughly five-acre waterfront area includes a beach, shorelands, boat moorage, picnic areas, a tennis court, and surrounding woodlands. This private property was established for the enjoyment of and use by all resident WABA members and accompanied guests. Beaux Arts Village has had a stable population of 315 residents for nearly fifty years, which is expected to remain stable for the foreseeable future. The lots in Beaux Arts Village have a deeded obligation to support the properties overseen by the Western Academy of Beaux Arts and the area is expected to continue to operate as it has for the past 115 years.

5.3 Tree Canopy

The Town’s forest provides a wide range of benefits to its residents and nearby neighbors such as “wildlife habitat/ nature viewing opportunities, recreation and hiking, clean air, and cooler summer temperatures.”²⁴ This urban forest stretches across the entire Town and the tree canopy covers an estimated 41% of the Town²⁵. The average age of trees is approximately 100 years old, with most in healthy condition. Invasive species such as English Laurel, Himalayan Blackberry, and English Ivy exist in isolated areas. The Town will continue its removal efforts and take the appropriate steps to limit the spread of such invasive species.

Community members value the Town’s tree canopy and its contribution to climate resiliency and the environment. A citizen-initiated survey in 2024 found that the community places a high value on trees. Some residents noted trees were considered part of the Town’s identity and the majority felt that Beaux Arts Village trees provide important benefits to them personally.

To ensure tree protection remains a priority, the Town adopted a Tree Code in 2008. This ensured that private property joined the Town’s right of ways to serve its green infrastructure and green

²⁴ KCD [King Conservation District] Beaux Arts Village Tree Study 2019

²⁵ *ibid*

space, mandatory elements under RCW 36.70A.070(1).

5.4 Parks and Recreation Goals

Goal P-1: Foster a vibrant and inclusive community through thoughtfully designed public spaces and programs.

- **Policy P-1.1:** Provide a park system that allows residents to be active year-round and supports public health in the community.
- **Policy P-1.2:** Make parks and restrooms ADA accessible and inclusive when possible.

Goal P-2: Sustainably fund the parks and recreation system through the effective use of all available revenue sources.

- **Policy P-2.1:** Develop strategies for increasing park funds through fundraising, estate gifting, interlocal agreements, organizational partnerships, and community sponsors.
- **Policy P-2.2:** Prioritize capital facility investments that support the preservation, stewardship, and maintenance of existing parks and recreation facilities.
- **Policy P-2.3:** Explore, create, and implement new funding sources and opportunities to meet the on-going needs of the parks and recreation system and to maintain the park and recreation system in a sustainable manner.
- **Policy P-2.4:** Seek committed partners and volunteers to support park operations.

Goal P-3: Enhance and sustain a high-quality, accessible, and environmentally responsible parks and recreation system in accordance with community needs and projected growth.

- **Policy P-3.1:** Maintain and develop recreation facilities that support the existing land and respond to any changes in land use when they arise.
- **Policy P-3.2:** Prioritize investments that improve accessibility and promote an active lifestyle for the community.
- **Policy P-3.3:** Evaluate each park site annually to update long-term maintenance needs and include capital improvements for each site that will enhance its use and value to the community.

Goal P-4: Conserve open space and protect critical areas in the parks and recreation system.

- **Policy P-4.1:** Promote environmental stewardship and sustainability by prioritizing designs and maintenance strategies that conserve resources including water.
- **Policy P-4.2:** Manage parklands to maintain compatibility with adjacent land uses and protect the functions and values of ecosystems and wildlife corridors.
- **Policy P-4.3:** Support water enjoyment opportunities that provide for recreational use or visual access to the shoreline.
- **Policy P-4.4:** Review and update as necessary, the existing Critical Areas Ordinance to preserve and maintain critical areas in the Town, including any applicable best available science practices.
- **Policy P-4.5:** Ensure that shoreline-adjacent open spaces protect the ecosystem health while also providing recreational opportunities.

Goal P-5: Recognizing their clean air, shade, and habitat benefits, strive to establish, maintain, or replace trees in parklands and rights of way.

- **Policy P-5.1:** Review and update if necessary, the Town’s tree code to reflect changing community needs and implement best available science techniques.
- **Policy P-5.2:** Endeavor to develop a plan for the maintenance of public trees.
- **Policy P-5.3:** Prioritize canopy enhancement projects in areas that have the lowest cover and similarly, equitably implement tree canopy in areas with higher heat island effects.
- **Policy P-5.4:** On public property treat or remove diseased trees, trees posing safety hazards, and/or trees that are at the end of their life span consistent with professional standards and environmental regulations.

Goal P-6: Improve access to recreational amenities throughout the community by adding more amenities when possible and creating better connections through trails, sidewalks and bike lanes.

- **Policy P-6.1:** Develop trails and open spaces in the Town to safely connect community to parks, trails, woodlands and the shoreline.
- **Policy P-6.2:** Encourage greater use and access to parks and recreational facilities by improving signage for parks and trails in the Town.

Goal P-7: Encourage public participation and communication in the development of programs, parks, facilities, and trails.

- **Policy P-7.1:** Inform the community and news media of events, and opportunities to participate in planning for parks.
- **Policy P-7.2:** Promote volunteerism to enhance community ownership and stewardship of the Town parks and recreation system.

6. CLIMATE CHANGE AND RESILIENCY

6.1 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.

Societies have made significant social, technological, and economic advances over the years which, despite resulting in elevated living standards, surreptitiously added large amounts of GHGs to the earth’s atmosphere. A direct result of these increased GHG emissions, climate change refers to significant departures from typical local, regional, and global temperature and weather patterns that lead directly to irreversible changes in the Earth’s environment.

The Washington State Growth Management Act requires jurisdictions to include a climate change and resiliency element in their comprehensive plan that is designed to reduce overall greenhouse gas emissions and enhance resiliency, thereby lessening the adverse impacts of climate change (RCW 36.70A.070(9)(a)).

6.2 Effects of Climate Change

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 rising temperatures due to elevated greenhouse gas emissions can contribute to undesirable changes in water patterns, wildfires, and coastal ecosystems. Unrecognized and unchallenged, risks may include outcomes such as:

- 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 spread farther, faster, 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; and

- Oceans becoming more acidic and holding less oxygen, threatening sea life.

6.3 Resiliency Through Urban Forests

Trees are a vital part of Beaux Art Village’s heritage, community, and daily life. The mature urban forest creates a livable environment by providing shade, ambiance, and shelter to all who live here. The Town’s tree canopy covers roughly 21.3 acres, or 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. Although most trees found in the Town are approximately 100 years old, the oldest trees are considered true old growth at more than 500 years of age²⁶.

The tiny urban forest, especially the mature trees, provide resiliency from climate change in many ways including:

- Shelter and temperature moderation during climate extremes.
- Interception of rain, thereby lessening likelihood of erosion and flooding.
- Habitat for birds and animals.
- Absorption of stormwater runoff and reducing erosion.
- Filtration of air and water pollution.
- Carbon sequestration and storage.
- Oxygen production.

Beaux Arts Village is fortunate to sustain a mature urban forest canopy that mitigates the summer heat, provides shelter from weather, aids in managing stormwater runoff, and provides a healthy environment while enhancing air quality for residents and wildlife. It is critical that the Town adopts policies and practices which preserve its urban forest. Trees and other mature vegetation in the Town must continue to be maintained, enhanced and regenerated to provide resiliency to climate change.

The Town recognizes that mature trees have a significant effect on the environment; many times that of younger trees. While younger 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 a technique best suited to replenish the forest. When needed, replenishment of the urban forest for future generations should be done with young, native trees that are appropriate for the location and climate.

²⁶ https://www.beauxarts-wa.gov/documents/153/1.0_KCD_Forest_Study_2019-intro-AppA-AppB.pdf

6.4 Community Projects and Regulations

Shoreline Restoration Project

Beaux Arts Village and the Western Academy of Beaux Arts (WABA) undertook a project to restore the WABA-owned shoreline in 2008. Funded largely by King County grants over a period of nine years, the project removed sections of the rock bulkhead and built gravel coves to mitigate wave action and provide rest areas for migrating salmon. Referred to as “soft shoreline stabilization,” improvements like these support natural shoreline processes, minimize erosion, and improve fish and wildlife habitat. These nature-based solutions align with state guidelines and best management practices, promoting sustainable shoreline protection in the face of changing climate conditions. The Beaux Arts Village Shoreline Restoration Project demonstrates how public and private groups can work together to benefit the community and the environment.

Village Forest Strategic Plan

The Village Forest Strategic Plan²⁷, was completed by American Forest Management (AFM) with assistance from the King Conservation District.

In 2019, AFM conducted a forest canopy mapping and health assessment of the entire Town, producing several maps and a data-driven report resulting in recommended management strategies and priorities that aimed to assist the Town in 1.) educating the residents of the Village about current forest conditions; 2.) identifying priority tasks; and 3.) implementing the best strategies to achieve the goal of the project:

“To grow and maintain a resilient, structurally complex, and biodiverse native forest as the Village founders envisioned for now and the future of Beaux Arts Village.”²⁸”

The results indicated that most of the forested areas were in good health and no significant areas of disease or tree decline were observed. However, the following conservation strategies were identified for Beaux Arts Village:

- 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.

²⁷ ibid

²⁸ ibid

- Consider covenants, policies, and community outreach around growing and preserving the forest.

The following projects were completed as a direct result of this plan:

- GIS survey, mapping, and tagging of Town trees.
- Academy Path and woodland restoration (ie. remove invasives and installing native plants).
- Glen Path restoration.

Tree Code (BAVMC 16.25)

The Town's urban forest faces multiple threats including development, redevelopment, pressure to increase housing density, and drastic changes to weather patterns that threaten the health of trees and vegetation. Regulations for maintaining tree health, therefore, have been detailed in the Beaux Arts Village Municipal Code (BAVMC), Chapter 16.25 – Tree Code, the purpose and intent of which 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 limited removal of certain mature vegetation if conditions for a tree removal permit are met."

The Town is open to updating the Tree Code regulations where appropriate in order to maintain, enhance, and regenerate the urban forest of Beaux Arts Village. New policies shall be guided by best practices in urban forestry and urban development as well as recommendations in the aforementioned Village Forest Strategic Plan which includes incentivizing mature tree preservation.

Enhancing Climate Resiliency and Equity for all Residents

The tree code and zoning regulations of Beaux Arts Village are intended to reduce summer-time energy demands by providing cooling shade and preventing new heat islands from forming. Additionally, trees naturally reduce stormwater runoff and protect Lake Washington from pollutants. These features yield benefits to the community and those beyond Town borders.

The Town will also look to recent individualized information available from:

- PlanItGeo Tree Canopy Assessment (2024).
- Neighboring city regulations to inform and guide regulations around heat islands

6.5 Goals and Policies

Goal C-1: Develop a Climate Resiliency Plan aligned and compliant with the State’s updated Climate Change planning framework.

- **Policy C-1.1:** Assess the current and future impacts of climate change on the Town and identify opportunities to mitigate or adapt to these impacts through Town programs, partnerships, and regulations.
- **Policy C-1.2:** Outline Town goals and policies with clear targets to establish a path towards climate resilience.
- **Policy C-1.3:** Encourage resident input and participation in climate planning during the process of developing a Climate Resiliency Plan.
- **Policy C-1.4:** Ensure alignment between the Climate Resiliency Plan, the Comprehensive Plan, and all other Town plans.

Goal C-2: Promote methods to reduce greenhouse gas emissions within Town development to mitigate climate change and align with regional goals.

- **Policy C-2.1:** Support reductions of energy use in existing buildings and limit emissions growth in new buildings through energy efficiency and the use of low-carbon energy sources at all stages of development.
- **Policy C-2.2:** Encourage the use of sustainable building methods and materials, such as adaptive reuse and remodeling, retrofitting existing buildings for energy conservation, alternative energy sources, and green roofs.
- **Policy C-2.3:** Evaluate the removal of existing barriers in the municipal code that limit the expansion of sustainable building practices and alternative energy sources on private and public property.
- **Policy C-2.4:** When structures on public or private property are demolished, encourage the reuse of salvageable material.
- **Policy C-2.5:** Consider incentives for and encourage use of public transit, commute trip reduction, vanpooling, ridesharing, biking, and walking as low-carbon transportation choices.

Goal C-3: Assess and implement climate change mitigation and adaptation strategies in Town infrastructure, facilities, and services when feasible.

- **Policy C-3.1:** Promote soft shore stabilization methods such as native

vegetation plantings, beach nourishment, and large woody debris which supports natural shoreline processes, improves fish and wildlife habitat, and enhances resilience to climate change by allowing shorelines to adapt to rising sea levels, increased storm surges, and erosion.

- **Policy C-3.2** Evaluate possible methods for Town services and facilities to improve energy efficiency of its buildings and services.
- **Policy C-3.3:** Preserve, restore, and promote native vegetation and natural resources on Town properties which provide habitat for native species and/or sequester carbon.
- **Policy C-3.4:** Support higher rates of recycling and zero waste of materials that have economic value for reuse, resale, and recycling.
- **Policy C-3.5:** Partner with utilities on community-wide energy efficiency projects.
- **Policy C-3.6:** Review and update stormwater regulations to ensure they meet applicable state standards or best practices on habitat protection, drainage, runoff, and resiliency in the face of major weather events.
- **Policy C-3.7:** Consider regulations for outdoor lighting that reduce electrical use through techniques such as adjustments for direction or intensity and encourage energy efficient or smart lighting technologies.
- **Policy C-3.8:** Evaluate the locations and associated natural hazard risk on housing, infrastructure, and essential public facilities and assess avenues for mitigation or relocation, if necessary.

Goal C-4: Ensure goals, policies and their implementations are prioritized according to net benefits and alignment with regional requirements and planning goals. Where relevant, coordinate and collaborate with regional partners and stakeholders to support these efforts.

- **Policy C-4.1:** Align Town policies with the Land Use and Housing Elements of this comprehensive plan to protect mature trees, habitat, and green spaces.
- **Policy C4-2:** Prioritize the implementation of policies that have multiple co-benefits such as reducing emissions, sequestering carbon, enhancing reliance, improving salmon recovery, promoting economic development, promoting equity and justice, providing cost savings, providing ecosystem services, protecting tribal treaty rights, improving public health and well-being, improving air quality, or building community knowledge.

- **Policy C-4.3:** When relevant, collaborate with other government agencies such as the Puget Sound Regional Council, the Puget Sound Clean Air Agency, the State Department of Ecology, and the private sector to develop meaningful strategies for addressing climate change resilience, GHG reductions and other goals in this plan.
- **Policy C-4.4:** Consider a holistic approach to assessing the cost and benefits of implementation in the short- and long-term.
- **Policy C-4.5:** Participate and partner with stakeholders at all levels, especially vulnerable communities, to develop and support policies and implementation which will promote and improve climate change resiliency in the Town's community.

7. UTILITIES

The Town is expected to maintain a mostly stable population over the next twenty years and in doing so, is very unlikely to significantly influence urban growth, sprawl, or economic development. Sewer, water, and storm drainage facilities and other urban services already exist and will serve to meet the Town's foreseeable needs.

Sanitary sewer, electricity, natural gas, telecommunications, solid waste and recycle collection in the Town of Beaux Arts Village are provided by State-regulated public and private enterprises. The Town of Beaux Arts Village provides potable drinking water and stormwater services.

Public and private utility providers maintain both distribution and transmission 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.

7.1 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.

7.2 Utility Services and Purveyors

Sanitary Sewer (City of Bellevue Utilities Department)

Sanitary sewer service is provided by the Bellevue Utilities Department under a franchise agreement with the Town of Beaux Arts Village (Ordinance 41, dated 1965). Per the 2014 City of Bellevue Wastewater System Plan, the City's wastewater collection system includes approximately 525 miles of mainline pipes, 130 miles of service stubs (within public rights of way), 36 pump stations, 10 flush stations, and 14,360 manholes. It serves 35,800 customer accounts across 37 square miles, including Bellevue, Medina, Clyde Hill, Hunts Point, Yarrow Point, Beaux Arts, unincorporated King County. The City contracts with the King County Wastewater Treatment Division (KCWTD) for treatment and disposal of all sewage flows generated within the City's wastewater service area.

Bellevue owns and operates approximately 14 miles of lake lines along the Lake Washington shoreline, including 15 pump stations and 8 flush stations, that were constructed in the 1950s and 1960s. These lake lines rely on lake freshwater intakes that combine with wastewater flows at

flush stations and boosted pressure at pump stations to convey wastewater to the City's upland gravity system or the KCWTD's regional conveyance system. Wastewater flows are ultimately treated at KCWTD's Brightwater Treatment Plant in Woodinville, or their South Treatment Plant in Renton

The Town of Beaux Arts Village is in the Killarney service area which consists of two reaches comprising 2.1 miles of lake line, 1 pump station, and 1 flush station.²⁹ In addition to several upland gravity lines, a regional sewer trunk line is located underneath the WABA beach property, a few feet upland of the shoreline. Lake line flow combines with upland gravity flow at Killarney pump station and from here it is pumped to a King County Metro sewer discharge structure at Enatai Beach Park just south of I-90, where it leaves the City of Bellevue system.

Bellevue operates, maintains, and extends the sewage collection system to respond to the needs of residents. 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 2014 Wastewater System Plan. All residences in the Town are believed to be connected to the system.

Sewer service will continue to be provided by the Bellevue Utilities Department for the foreseeable future and current rates will likely increase substantially due to necessary infrastructure improvements, on-going operation and maintenance costs, and increased demand as referenced in their Wastewater Lake Line Management Plan.³⁰

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 forecast 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. However, annual weather events that cause downed power lines both inside and outside the Town emphasize the need for a more reliable power supply.

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, landfills, or similar systems to obtain renewable, recoverable natural gas in existing systems. Beaux Arts Village customers

²⁹ Carollo Engineers, Inc. (July 2024) City of Bellevue Lake Washington Wastewater Lake Line Management Plan

³⁰ *ibid*

represent a small demand on 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 (Qualcomm, Lumen, Comcast, and Various Cellular Providers)

Telephone/ Internet (Lumen)

Telephone and internet service is provided to Beaux Arts Village customers by Comcast and recently by Lumen. State law (WAC 480-120-086) requires these providers to maintain adequate equipment and personnel to handle any reasonable demand. Telephone service will continue to be provided to Town residents on an individual basis. Recognizing that communications technology is rapidly changing, the Town will monitor improvements in these overall systems to ensure upgrades are made available to residents in a timely manner. As residents switched from land line phone service to cellular services, telephone wires hanging from utility poles were abandoned in place. These loose hanging wires are a safety issue and need to be removed by the service providers.

Cable/ Internet (Comcast)

Cable television is provided by Comcast under a franchise agreement with the Town. Cable service will continue to be provided by Comcast and other providers such as Lumen. Satellite service is available on an individual basis. Residents may also subscribe to dish satellite systems that are installed directly on their property (however, the service provided by these systems are limited by the tree coverage in the Town).

Cellular/ Internet (Verizon, T-Mobile, AT&T, 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. Residents may also use the Factoria Recycling and Transfer Station.

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 between 1908 and 1911 by the Beaux Arts Society, the working water system was sold to the Western Academy of Beaux Arts in 1926, who then sold it to King County Water District No. 22 in 1929. The Town of Beaux Arts Village assumed jurisdiction of King County Water District No. 22 in 1973 and acquired the water facility assets. The Water Department draws water from a deep artesian well located near the shore of Lake Washington, stores it in a 30,000-gallon water tank, and moves it on demand by gravity pressure feed from the tank sitting 67.5 feet high to serve each residence in Beaux Arts.

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 dated but has been continuously improved as needed. The Town has very limited funding for future improvements and upgrades.

A Certificate of Water Rights was issued to 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 15.7 million gallons per year (48.3 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. The Town currently has an intertie with the City of Bellevue's water supply distribution system. The public supply connection is used only during periods of maintenance to the Town's water distribution system, power outages, or in periods of peak demand. Should a pressure drop occur on the Town side of the valving connection, such as would occur when the well was shut off and water use in the Town continued, the pressure relief valve will open, and water will be supplied to the Town. The City of Bellevue has committed to working with the Town to create a franchise agreement which memorializes this use and as well as the existence of other Bellevue water mains that run through the Town.

Stormwater (Town of Beaux Arts Village)

The stormwater system in Beaux Arts Village is owned, operated, and maintained by the Town. It is composed of interconnected culverts, open ditches, pipes, and catch basins which outfall to Lake Washington, either across a shoreline tract owned by the Western Academy of Beaux Arts or into the Bellevue stormwater system. Beaux Arts and Bellevue have an agreement to share facilities for mutual benefit (Beaux Arts takes storm water at 104th Ave SE and SE 30th Street, while Bellevue takes storm water at 106th, 107th and 108th Avenues). There are no pumps or storage facilities in the system and pieces of the system are over 75 years old. The Town does not have a stormwater utility and 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. Maintaining regular street sweeping has improved the performance of the storm system.

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.

7.3 Goals and Policies

Goal U-1: Work with Puget Sound Energy (PSE) to implement regional goals and policies.

- **Policy U-1.1:** 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.
- **Policy U-1.2:** Support electrical vehicle charging infrastructure throughout the community in order to promote the decarbonization of our transportation sector.
- **Policy U-1.3:** Partner with PSE to promote energy programs and initiatives. Expedite permitting process related to energy efficiency upgrades.
- **Policy U-1.4:** Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.
- **Policy U-1.5:** Partner with PSE to effectively meet rapidly increasing electrical demand as the city and region work to achieve Clean Energy Transition by adopting codes that support new technologies.
- **Policy U-1.6:** 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.
- **Policy U-1.7:** Partner with PSE to upgrade the electrical system in the Town. Much of the Town is on a Radial Distribution System which needs to be upgraded to a Loop System, and as demand increases, a Network System which provides nearly uninterrupted power when one source is severed, except in the most extreme events.

Goal U-2: Provide for water distribution system maintenance including protection of water resources and state registration.

- **Policy U-2.1:** Work with the City of Bellevue to negotiate an updated franchise agreement for the intertie, and City of Bellevue water lines that cross through the Town without serving the Town.
- **Policy U-2.2:** Record a Well Head Protection Covenant as outlined by the Washington State Department of Health.
- **Policy U-2.3:** Register the Town aquifer with the Department of Ecology (and the Department of Commerce by this reference), as required by RCW 36.70A.070(1).
- **Policy U-2.4:** Research and apply for grant opportunities to maintain and if necessary, replace the dated water system infrastructure.

Goal U-3: Provide for stormwater distribution system maintenance including system replacements when necessary.

- **Policy U-3.1:** Work with the City of Bellevue to negotiate an updated franchise agreement.
- **Policy U-3.2:** Implement recommendations in the Town’s Stormwater Management Plan and align this policy with the Capital Improvement Plan.

Goal U-4: Coordinate utility growth in line with community needs and environmental standards.

- **Policy U-4.1:** Synchronize utility planning with land use policies.
- **Policy U-4.2:** Implement and periodically review Level of Service for each utility, facilitating proactive performance assessment and planning.
- **Policy U-4.3:** Mandate adherence to water standards in new development for environmental integrity and public health.
- **Policy U-4.4:** Maintain strong partnerships with regional, state, and local entities for collaborative utility planning.

Goal U-5: Maintain high-quality utility services that support residents and integrate within the Town’s character.

- **Policy U-5.1:** Consider the design of utility facilities that reduce environmental, visual, and auditory impacts and integrate into the Town’s aesthetic and ecological landscape.
- **Policy U-5.2:** Continue transitioning to underground utilities for new and existing infrastructures, when possible.
- **Policy U-5.3:** Support utility providers’ public engagement and education on existing services, upcoming disruptions, and early notices for construction projects.
- **Policy U-5.4:** Encourage strategic utility co-location to minimize disruptions.
- **Policy U-5.5:** Consider and encourage existing and additional connectivity providers to improve resident experiences with the internet and emerging technologies.

Goal U-6: Pursue environmentally conscious and resilient utility solutions aligned and integrated with community goals.

- **Policy U-6.1:** Promote resource conservation initiatives to prolong existing utility infrastructures.
- **Policy U-6.2** Promote waste reduction, composting, and recycling initiatives, aligning with broader county and regional environmental goals.
- **Policy U-6.3:** Periodically update and implement a comprehensive Stormwater Management Plan that aligns with Town growth and the Comprehensive Plan.
- **Policy U-6.4:** Support environmental best practices in utility siting and operations, prioritizing sustainability and minimal ecological disruption.

8. CAPITAL FACILITIES

8.1 Introduction

Washington State Planning Goals

The comprehensive plan must contain a capital facilities element consisting of an inventory of existing and foreseeable capital facilities owned by public entities (RCW 36.70A.070(3)).

8.2 Existing Capital Facilities and Future Demand

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. Beaux Arts Village has no plans to create any new capital facilities.

Water System

Please refer to Section 7 – Utilities for a description of the Town’s water system.

Stormwater System

Please refer to Section 7 – 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.

8.3 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 kept 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 fund. Stormwater projects are funded 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 paved rights of ways in Beaux Arts Village is to provide public access between properties within the Town and to commerce, employment, recreation and the greater Puget Sound outside the Town. Road repairs and maintenance will be performed in accordance with the current roadway standards adopted by the Town.

Beaux Arts Village has allocated funds towards both transportation and rights-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, Real Estate Excise Tax (REET) fund, King County Parks Levy, and grant funding.

8.4 Goals and Policies

Goal CF-1: Align decisions made on capital facilities plans with other elements of the comprehensive plan

- **Policy CF -1.1:** Maintain a six-year Capital Improvement Plan supported by secure funding sources and community needs.
- **Policy CF -1.2:** Coordinate the Capital Improvement Plan with the Town's projected land use, housing, and transportation needs.
- **Policy CF -1.3:** Adopt level of service (LOS) standards for relevant infrastructure that align with community goals and use them to prioritize projects based on community impact.
- **Policy CF -1.4:** Ensure new development is supported by the necessary public facilities and/or utilities.
- **Policy CF -1.5:** Pursue undergrounding utility distribution lines and encourage using shared access corridors and joint trenches when possible, for reduced

environmental impacts and cost efficiency.

Goal CF -3: Maintain sustainable funding sources and explore new sources.

- **Policy CF -3.1:** Continue funding the six-year Capital Improvement Plan with consistent sources.
- **Policy CF -3.2** Research grants and maintain good standing with county and state agencies to pursue funding when community needs and grant scopes align.
- **Policy CF -3.3:** Identify partners for interlocal agreements or other collaborations which might increase cost efficiency.
- **Policy CF -3.4:** Explore the feasibility of private citizen funding or gifting for targeted neighborhood projects.
- **Policy CF -3.5:** Assess opportunities for conservation or efficiencies in existing infrastructure to reduce the current cost burden of to the Town.

9. COMPREHENSIVE PLAN UPDATE POLICIES AND REVIEW CRITERIA

Beaux Arts Village Comprehensive Plan updates should be considered when there are impacts to the document due to changes in state law and/or there is a change in Town goals as expressed by a consensus of the citizens through the planning commission and Town council review processes.

9.1 Criteria for Reviewing Land Use Issues

Land use issues and other project proposals shall be reviewed using the following criteria:

- Conformance with the Beaux Arts Village Municipal Code.
- Conformance with the Beaux Arts Village Comprehensive Plan.
- Conformance with the Beaux Arts Village Shoreline Master Program.
- Positive and negative impacts in the following areas:
 - Traffic
 - Density
 - Preservation of the aquifer and well-head protection area
 - 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, including ground water contamination
 - Costs and benefits to the community
 - Availability of non-impact alternatives
 - Individual property values
 - Community property values

9.2 Criteria 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 shall 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.

9.3 Criteria for Reviewing Essential Public Facilities and Services Proposed by Other Agencies

Beaux Arts Village is a small, entirely residential community bounded by Lake Washington and the city of Bellevue. The Town has no undeveloped or commercial land, and there are no abutting unincorporated annexation areas. Essential public facilities (EPFs) are limited to the water department properties, rights of ways, and the storm water system. While essential public services are provided by contracted agencies.

Town-owned land is limited to the following:

- Water Tower on Block 11, Lot 5
 - Ownership reverts to the Western Academy of Beaux Arts if the site is no longer used to allocate water to Town residents.
- Well Head Reserve on Block 7, Lot 1
- Rights-of-way on both developed and undeveloped streets east of 103rd Ave NE.

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 intends to work collaboratively with these agencies. Public facilities and services proposed by King County and other agencies shall be reviewed using the following criteria:

- Security
- Adverse effect on property values
- Aquifer and well head protection
- 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 and the environmental impact to the Town's urban forest

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

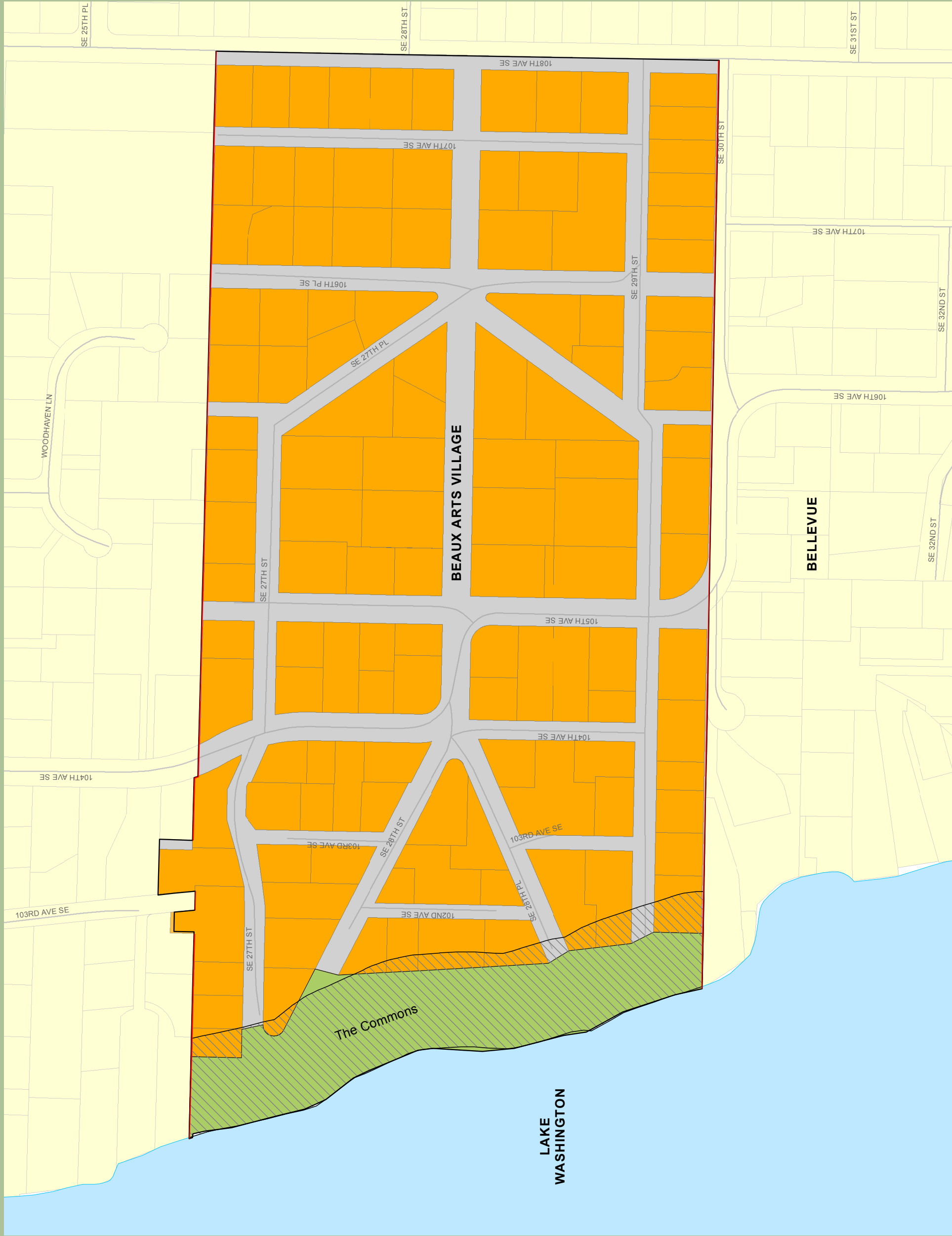
** The Comprehensive Plan Update is a multi-year project culminating in December 2024. This schedule may be updated as conditions change or additional resources to support outreach activities become available.*

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>.