



CITY OF BELLEVUE

# 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation Draft Environmental Impact Statement

April 2023







## Americans with Disabilities Act (ADA) Language and Title VI Language

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### ENGLISH

#### ADA Language



For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425.452.6930 (voice) or email [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov). For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425.452.6168 (voice). If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

If you have any questions regarding the ADA statement above or need help, please reach out to ADA Coordinator Blayne Amson, [bamson@bellevuewa.gov](mailto:bamson@bellevuewa.gov) or 425.452.6168.

#### Title VI Language

The City of Bellevue assures that no person shall on the grounds of race, color, national origin, or sex as provided by Title VI of the Civil Rights Act of 1964, and related statutes, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any City of Bellevue program or activity. Any person who believes his/her Title VI protection has been violated may file a complaint with the ADA/Title VI Administrator. For Title VI complaint forms and advice, please contact the ADA/Title VI Administrator at 425.452.6168.

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## SPANISH

### ADA Language

Para obtener formatos alternativos, intérpretes o solicitudes de acomodación razonable, por favor llame por lo menos 48 horas antes al 425.452.2064 (voz) o envíe un correo electrónico a [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov) Para quejas relacionadas con las acomodaciones, comuníquese con el administrador de la ADA/ Título VI de la ciudad de Bellevue al 425.452.6168 (voz) o envíe un correo electrónico a [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov). Si usted es una persona sorda o tiene problemas de audición marque al 711.

### Title VI Language

La Ciudad de Bellevue garantiza que ninguna persona será excluida de participar, no se le denegarán beneficios, ni estará de otra manera sujeta a discriminación en cualquier programa o actividad de la Ciudad de Bellevue, por motivos de raza, color, origen nacional o sexo, según lo previsto en el Artículo VI de la Ley de Derechos Civiles de 1964 y los estatutos relacionados. Para más información, por favor comuníquese con Service First llamando al 425.452.6800.

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## VIETNAMESE

### ADA Language

Để yêu cầu định dạng thay thế, thông dịch viên, hoặc hỗ trợ hợp lý cho người có nhu cầu đặc biệt, vui lòng gọi trước ít nhất 48 giờ theo số 425.452.2064 (cuộc gọi thoại) hoặc gửi email về [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov). Để khiếu nại về hình thức hỗ trợ cho người có nhu cầu đặc biệt, xin liên hệ với City of Bellevue ADA/Title VI Administrator theo số 425.452.6168 (cuộc gọi thoại) hoặc gửi email về [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov). Nếu quý vị bị điếc hoặc khó nghe, xin bấm số 711. Có thể sử dụng xe lăn trong tất cả các cuộc họp.

### Title VI Language

Thành Phố Bellevue cam đoan không một người nào bị loại không được tham gia, bị từ chối các phúc lợi, hay nói cách khác là bị kỳ thị trong bất cứ chương trình hoặc hoạt động nào của Thành Phố Bellevue vì lý do chủng tộc, màu da, nguồn gốc quốc gia hoặc giới tính như đã quy định trong Tiêu Đề VI Đạo Luật Dân Quyền năm 1964 và các luật lệ liên quan.

Để biết thêm tin tức, xin liên lạc Service First ở số 425.452.6800.

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## RUSSIAN

### ADA Language

Чтобы подать запрос на изменение формата, предоставление переводчика или разумное приспособление, не менее чем за 48 часов позвоните по телефону 425.452.2064 либо напишите по адресу электронной почты [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov). С жалобами по поводу приспособлений обратитесь к администратору города Bellevue по вопросам статьи VI и правам граждан с ограниченными возможностями по телефону 425.452.6168 или адресу электронной почты [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov). Если вы страдаете от глухоты или испытываете трудности, связанные со слухом, позвоните по телефону 711.

### Title VI Language

Администрация города Беллевью гарантирует, что в рамках ее любой программы или деятельности никому не будет отказано в участии, никто не будет лишен доступа ко льготам или подвергнут какой-либо дискриминации по признаку расы, цвета кожи, страны происхождения или пола, как предусмотрено в разделе VI Закона о гражданских правах 1964 года и сопутствующих законодательных актах. Для получения дополнительной информации обращайтесь в Service First по телефону 425.452.6800.

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## KOREAN

### ADA Language

기타 양식, 통역 또는 편의 제공 요청이 있으면 최소 48시간 전에 425.452.2064 번으로 전화(음성)하거나 [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov) 로 이메일을 보내주세요. 편의 관련 불만 사항의 경우, Bellevue 시 미국 장애인법(Americans with Disabilities Act, ADA)/Title VI 관리자에게 425.452.6168번으로 전화(음성)하시기 바랍니다. 청각 장애가 있는 분은 711번으로 연락해 주시기 바랍니다. 모든 방문 시 휠체어 이용이 가능합니다.

### Title VI Language

벨뷰 시는 1964년 시민권법 타이틀 VI 또는 관련 법규에서 정하는 바와 같이 어떠한 사람도 인종, 피부색, 출신국 또는 성별을 근거로 벨뷰 시의 프로그램이나 활동에서 참여할 수 없도록 제외되거나, 관련 혜택을 받지 못하거나 차별받는 일이 없도록 하고 있습니다. 보다 자세한 정보는 Service First에 425.452.6800번으로 문의해 주십시오.

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## JAPANESE

### ADA Language

代替形式、通訳者、または合理的な宿泊施設のリクエストについては、425.452.2064 (音声)または電子メール [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov) 48時間前までに電話してください。宿泊施設に関する苦情については、425.452.6168(音声)または電子メール [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov) のベルビューADA/タイトルVI管理者にお問い合わせください。あなたが聴覚障害や難聴ダイヤル711の場合。すべての会議は車椅子でアクセス可能です。

### Title VI Language

ベルビュー市は、1964年の公民権法第VI編、ならびにこれに関連する法律規則に定める通り、何人に対しても人種、皮膚の色、出身国、または性別を理由にベルビュー市の施策または活動への参加を排斥したり、それによりもたらされる恩恵を否定したり、あるいは他の差別行為を行うことを禁じています。

詳細については、サービス・ファースト部門に電話 (425.452.6800)にてお問い合わせください。

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## CHINESE – SIMPLIFIED

### ADA Language

如需要其他形式、口译人员或合理的住宿环境，请至少提前 48 小时致电 425.452.2064（语音）或发送电子邮件至 [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov)。

关于住宿方面的投诉，请联系 Bellevue 市的 ADA/第六章管理员，电话：425.452.6168（语音）或发送电子邮件至 [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov)。

如果您为失聪或听力障碍人士，请拨打 711。

### Title VI Language

Bellevue 市政府根据《1964 年民权法案》第六章及相关法令的规定，确保任何人不会因为种族、肤色、国籍或性别而被排除参加或被拒绝享受 Bellevue 市政府任何计划或活动中的各种福利，或因其他原因而在这些计划或活动中受到歧视。欲了解更多信息，请联系 Service First 部门，电话 425.452.6800。

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## CHINESE – TRADITIONAL

### ADA Language

如需其他格式表單、口譯員或合理便利措施，請至少提前 48 小時致電 425.452.2064（語音）或發送電郵至 [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov)

便利措施相關投訴，請致電 425.452.6168（語音）或發送電郵至 [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov)，聯絡 Bellevue 市

ADA/第六章管理員。如果您是聽障人士，請撥打 711。

### Title VI Language

Bellevue 市政府根據《1964 年民權法案》第六章及相關法令的規定，確保任何人不會因為種族、膚色、國籍或性別而被排除參加或被拒絕享受 Bellevue 市政府任何計劃或活動中的各種福利，或因其他原因而在這些計劃或活動中受到歧視。

欲瞭解更多資訊，請聯繫 Service First 部門，電話 425.452.6800。



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City of Bellevue  
Community Development Department  
450 110th Avenue NE  
Bellevue, WA 98004

April 27, 2023

**Subject:** City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation Environmental Impact Statement

Dear Community Members:

The City of Bellevue is updating its Comprehensive Plan and planning for growth to the year 2044.

The Comprehensive Plan captures the city's vision for the future of Bellevue, sets policy that directs city actions and decisions, and guides capital investments. The objective of the update to this plan is to continue Bellevue's legacy of well-managed growth that prioritizes a high quality of life and community building. The update will integrate state, regional, and county requirements with the City Council's updated vision for the city, community feedback, and guidance from city studies and plans.

The update plans for growth of at least an additional 35,000 housing units and 70,000 jobs by the year 2044. The update includes an Environmental Impact Statement (EIS) consistent with the requirements of the State Environmental Policy Act (SEPA) in Washington State.

The EIS considers a range of approaches to distributing the growth that aligns with regional requirements for equity, climate change, and housing, as well as recently adopted vision and priorities by the City Council. The EIS also includes a subarea-specific analysis for future land use and associated environmental impacts for the Wilburton study area (which consists of portions of the Wilburton/NE 8th Street and BelRed Subareas).

The SEPA process identifies and analyzes environmental impacts to help agency decision-makers, applicants, and the public understand how the proposal will affect the environment. The EIS process is a tool for identifying and analyzing probable adverse environmental impacts, reasonable alternatives, and potential mitigation. An EIS must inform decision-makers and the public of reasonable alternatives, including mitigation measures that would avoid or minimize adverse impacts or enhance environmental quality.

The SEPA EIS process provides an opportunity for the public to comment on the potential environmental impacts of the alternatives.

Alternatives are different ways of achieving the proposal's purpose and need and serve as the basis for environmental analysis relative to elements of the environment. Alternatives under consideration in the Draft EIS provide a range of capacities to accommodate housing and job growth, housing types, and investments in infrastructure citywide and in the Wilburton study area.

The following three Action Alternatives are analyzed in the Draft EIS as well as a No Action Alternative:

1. **Alternative 0 (No Action):** Continues the current plan with growth focused in Downtown, East Main, and BelRed and includes capacity for 41,000 housing units and 124,000 jobs.



April 27, 2023

City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision  
Implementation Environmental Impact Statement

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2. **Alternative 1 – Providing options for families of all kinds:** Focuses growth in Mixed Use Centers (Downtown, East Main, BelRed, Wilburton, Crossroads, Factoria, and Eastgate). Gentle density added across the city and analyzes capacity for 59,000 housing units and 179,000 jobs.
3. **Alternative 2 – Unlocking access for all residents:** Focuses growth in Mixed Use Centers and Neighborhood Centers and analyzes capacity for 77,000 housing units and 177,000 jobs.
4. **Alternative 3 – Providing options throughout the city:** Focuses growth in Mixed Use Centers, in areas of high opportunity (good access to transit/jobs or near Neighborhood Centers) and analyzes capacity for 95,000 housing units and 200,000 jobs.

The EIS analyzes the impacts of the alternatives on elements of the environment such as Land Use and Urban Form, Aesthetics, Air Quality & Greenhouse Gas Emissions, Noise, and Transportation. A separate analysis is prepared for each alternative. The purpose of the analysis is to estimate the nature, severity, and duration of impacts that might occur and to compare the impacts of the alternatives. The Draft EIS is made available to the public for review and comment. Comments will be received on the analysis of the affected environment, the impact analysis for each of the alternatives included in the Draft EIS, and potential mitigation measures for each of the alternatives.

Please see the Draft EIS Fact Sheet for the comment period and ways to provide your comments. The release of this Draft EIS is an opportunity for the public to review work undertaken so far and suggest improvements to the analysis or things that may have been missed.

Analyzing different alternatives, and especially the differences between them, allows decision-makers and the public to compare the effects of different options and ultimately to select a Preferred Alternative.

If you have questions, please contact:

- Reilly Pittman, Environmental Planning Manager, 425.452.4350 or [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

For more information, please see the project website:

- <https://bellevuewa.gov/2044-environmental-review>

Thank you for your interest in the future of Bellevue.

Sincerely,

Elizabeth Stead  
Land Use Director and SEPA Responsible Official  
[estead@bellevuewa.gov](mailto:estead@bellevuewa.gov)



## FACT SHEET

# Draft Environmental Impact Statement

### PROJECT NAME

City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation Environmental Impact Statement (EIS)  
– File Number: 22-116423 LE

### DATE OF ISSUE OF DRAFT EIS

April 27, 2023

### PROPOSED ACTION

The City of Bellevue is updating its Comprehensive Plan in accordance with the requirements of the state Growth Management Act (GMA).

### PERMITS, LICENSES, AND APPROVALS LIKELY REQUIRED FOR PROPOSAL

Comprehensive Plans must be considered and approved by the City Council after Planning Commission recommendations are made. The Washington Department of Commerce coordinates state agency review during a required 60-day review period. The Puget Sound Regional Council certifies Transportation Elements of Comprehensive Plans.

### Project Proponent and State Environmental Policy Act (SEPA) Lead Agency

City of Bellevue Community Development Department

### SEPA Responsible Official

Elizabeth Stead, Land Use Director

### Authors and Contributors

A list of authors and contributors is provided in this Fact Sheet.

### Location of Background Materials

Background materials used in the preparation of this Draft EIS are listed in Chapter 14, *References*.

## PUBLIC COMMENTS ON THE DRAFT EIS

INFORMATION ON PROVIDING COMMENTS ON THE DRAFT EIS		INFORMATION ON ATTENDING ONE OF THE THREE DRAFT EIS PUBLIC MEETINGS	
Public Comment	<p>Comments may be submitted in writing or verbally at the Draft EIS public meetings. A valid physical mailing address is required to establish status as an official party of record.</p> <p>This Draft Environmental Impact Statement (Draft EIS) will be available for a 45-day public comment period.</p>	Public Meetings	<p><b>Three public meetings</b>, including one virtual meeting and two in-person meetings, will include information about the proposed Comprehensive Plan Periodic Update, the State Environmental Policy Act (SEPA) process, and provide community members a verbal comment opportunity on the Draft EIS.</p> <p>A court reporter will be available to receive oral testimony.</p>
Date Written Comments Are Due	<p><b>Comment Deadline:</b> The extended Draft EIS public comment period begins 8 a.m. Pacific Standard Time (PST) on Thursday April 27, 2023, and ends at 4:30 p.m. PST on Monday June 12, 2023. All comments related to the Draft EIS must be submitted by this date.</p>	Virtual Public Meeting Date and Time	<p><b>A Virtual Draft EIS Public Meeting</b> is scheduled from 6 to 8 p.m. PST on Thursday May 18, 2023. Attendees are requested to register in advance and may sign up to provide an official comment using the following meeting link: <a href="https://bit.ly/bellevuedeis">bit.ly/bellevuedeis</a>. Attendees may sign up in advance or at the meeting to provide verbal comments during the meeting. A court reporter will be in attendance to transcribe the comments.</p>
Written Comment Submittal and Contact Information	<p><b>Written comments</b> may be submitted online at <a href="https://comment-tracker.esassoc.com/bellevue/index.html">https://comment-tracker.esassoc.com/bellevue/index.html</a> or via email to <a href="mailto:CompPlan2044EIS@bellevuewa.gov">CompPlan2044EIS@bellevuewa.gov</a>.</p> <p>Mailed comments can be sent to:</p> <p>City of Bellevue Development Services Department Attn: Reilly Pittman 450 110th Avenue NE Bellevue, WA 98004</p>	In-Person Public Meeting Times and Locations	<p><b>Two In-Person Draft EIS Public Meetings</b> are scheduled from 6 to 8 p.m. PST on Tuesday May 23, 2023, at the Crossroads Community Center 16000 NE 10th Street, Bellevue, WA, and from 6 to 8 p.m. PST on Thursday June 1, 2023, at Bellevue City Hall at 450 110th Avenue NE, Bellevue, WA 98004. There will be an opportunity to provide public comment and a court reporter will be in attendance to transcribe comments.</p>

## DOCUMENT AVAILABILITY

Project-related information can be reviewed on the project website at [Bellevue 2044 Environmental Review](#). For more information on this process, and to submit comments directly to the Comprehensive Plan Periodic Update team, please consider attending upcoming public meetings listed in this notice.

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## LIST OF PREPARERS

**Environmental Science Associates**

2801 Alaskan Way, Suite 200, Seattle, WA 98121

Telephone: 206.789.9658

(Prime Consultant, Air Quality and GHG, Noise, Plants and Animals, Water, Public Services and Utilities, Historic Resources, Climate Vulnerability Assessment, Economic Analysis, Public Outreach)

**BERK Consulting**

2200 6th Avenue, Suite 1000, Seattle, WA 98121

Telephone: 206.324.8760

(Land Use and Urban Form, Plans and Policies, Population and Employment, Aesthetics, Housing, Climate Vulnerability Assessment, Economic Analysis)

**Fehr & Peers**

601 Union Street, Suite 3525, Seattle, WA 98101

Telephone: 206.576.4220

(Transportation)

**Stepherson & Associates**

2815 2nd Avenue, Suite 555, Seattle, WA 98121

Telephone: 206.508.1461

(Public Outreach)

**The Vida Agency**

1411 3rd Avenue N, Suite 101, Edmonds, WA 98020

(Equity, Translation)

**Seva Workshop**

3204 NE 86th Street, Seattle, WA 98115

(Housing, Equity, Displacement)

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## PRIOR ENVIRONMENTAL REVIEW

Prior SEPA documents considered in this EIS and incorporated by reference are listed below:

- Wilburton Commercial Area Land Use and Transportation Project Draft EIS (February 2018), incorporated for background information and data; and
- VISION 2050 Draft and Final Supplemental EIS (February 2019 and March 2020).

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## TIMING OF ADDITIONAL ENVIRONMENTAL REVIEW

After the Draft EIS comment period concludes, the city's Environmental Coordinator and Environmental Planning Staff in the City of Bellevue Development Services Department will review and respond to comments. A Final EIS will be prepared that contains the responses to the comments and potential updates to the environmental document. The Department anticipates releasing the Final EIS in late summer 2023.

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CITY OF BELLEVUE

# 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation Draft Environmental Impact Statement



**City of Bellevue**  
Community Development Department  
450 110th Avenue NE  
Bellevue, WA 98004

April 2023







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# Abbreviations and Acronyms

Abbreviation/Acronym	Definition
µg/m <sup>3</sup>	micrograms per cubic meter
AADT	average annual daily traffic
ACS	American Community Survey
ADU	accessory dwelling unit
AHS	Affordable Housing Strategy
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
ASIL	acceptable source impact level
BCC	Bellevue City Code
BIPOC	black, indigenous, people of color
BR-CR	BelRed Commercial Residential
BR-GC	BelRed General Commercial
BR-MO-1	BelRed Medical Office
BRT	bus rapid transit
BTC	Bellevue Technology Center
CAC	Citizen Advisory Committee
CAPCOA	California Air Pollution Control Officers Association
CB	Community Business
CBA	community benefit agreement
CEQ	Council on Environmental Quality
CETA	Clean Energy Transformation Act
CHAS	Consolidated Housing Affordability Strategy
CIP	Capital Investment Plan/Program
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CPPs	King County Countywide Planning Policies
CTR	Commute Trip Reduction
CVI	Climate Vulnerability Index
dB	decibel(s)
dBA	A-weighted decibel(s)

Abbreviation/Acronym	Definition
DNL	day-night average noise level
DS	Determination of Significance
EDNA	Environmental Designation for Noise Abatement
EIS	Environmental Impact Statement
EMFAC	Emission Factor (model)
EMS	emergency medical services
EMT	emergency medical technician
EPA	U.S. Environmental Protection Agency
EV	electric vehicle
FAR	floor area ratio
FHWA	Federal Highway Administration
FIRE	finance, insurance, and real estate
FMR	Fair Market Rent
FTE	full-time equivalent
FTN	Frequent Transit Network
GC	General Commercial
GHG	greenhouse gas
GMA	Growth Management Act
GMPC	Growth Management Planning Council
HB	House Bill
HIN	High Injury Network
HOV	high-occupant vehicle
HUD	U.S. Housing and Urban Development
HVAC	heating, ventilation, and air conditioning
I-405	Interstate 405
I-90	Interstate 90
IOC	interim official control
ITS	intelligent transportation systems
KCHA	King County Housing Authority
KSI	killed or seriously injured
LEED	Leadership in Energy & Environmental Design
L <sub>eq</sub>	equivalent sound level

Abbreviation/Acronym	Definition
L <sub>max</sub>	maximum, instantaneous noise level
LOS	level of service
LTS	level of traffic stress
LUC	Land Use Code
LWSD	Lake Washington School District
MF	Multi Family
MFTE	Multi-family Tax Exemption
MI	Medical Institution
MIP	Mobility Implementation Plan
MPH	miles per hour
MPPs	Multi-County Planning Policies
MTCO <sub>2e</sub>	metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NAC	Noise Abatement Criteria
NB	Neighborhood Business
NEPA	National Environmental Policy Act
NMU	Neighborhood Mixed Use
NO <sub>2</sub>	nitrogen dioxide
NOAH	naturally occurring affordable housing
NO <sub>x</sub>	oxides of nitrogen
NTSS	Neighborhood Traffic Safety Services
O	Office
OFM	Washington State Office of Financial Management
OLB	Office Limited Business
OSS	on-site sewage
P&R	Park & Ride
PM	particulate matter
PM <sub>10</sub>	particulate matter less than 10 microns in diameter
PM <sub>2.5</sub>	particulate matter less than 2.5 microns in diameter
PMA	Performance Management Area
PO	Professional Office
ppm	parts per million

Abbreviation/Acronym	Definition
PSCAA	Puget Sound Clean Air Agency
PSE	Puget Sound Energy
PSRC	Puget Sound Regional Council
Q1	first quarter
R-20 and R-30	Multifamily Residential
RCW	Revised Code of Washington
RGC	Regional Growth Center
RMP	Risk Management Plan
ROW	right-of-way
RRFB	rectangular rapid flashing beacon
RSA	Road Safety Assessment
SAIDI	System Average Interruption Duration Index
SAIFI	System Average Interruption Frequency Index
SCADA	Supervisory Control and Data Acquisition
SCAP	Strategic Climate Action Plan
SEPA	State Environmental Policy Act
SF	Single Family
SMP	Shoreline Master Program
SO2	sulfur dioxide
SOV	single-occupant vehicle
SPU	Seattle Public Utilities
SQER	Small Quantity Emission Rate
SR 520	State Route 520
SRC	Shoreline Residential Canal
STC	Sound Transmission Class
TDM	transportation demand management
TFP	Transportation Facilities Plan
TMA	Transportation Management Association
TMP	Transportation Management Program
TNM	Traffic Noise Model
TOD	transit-oriented development
TRAP	traffic-related air pollution



Abbreviation/Acronym	Definition
TSMO	transportation systems management and operations
TSP	transit signal priority
UGA	urban growth area
UGC	King County Urban Growth Capacity
V/C	volume-to-capacity
VMT	vehicle miles traveled
VOC	volatile organic compound
WAC	Washington Administrative Code
WSDOT	Washington State Department of Transportation
YTD	year to date

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