

## ZONING AND LAND USE

### Project Impacts on Public Right of Ways

#### *Abstract*

The corridor for the proposed PSE Energize Eastside crosses 62 public streets and roads, totaling 5,617 feet of public right-of-ways. An illustrated map was created by intersecting the digitized line depicting the powerline with an underlying ROW layer, as they are represented in the King County parcel layer.

The right-of-ways have been granted to PSE as part of Franchise Agreements with the City of Bellevue and other affected cities. In these agreements, PSE is obligated to comply with the stated land use codes and ordinances of the cities affected. Cities must use the decision-making authority granted to them by their residents to determine the appropriateness of the proposed extensive use of the public right-of-ways by PSE. Such decisions should be supported by the Land Use Codes and Franchise Agreements with PSE.

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#### *1. Data on Powerline Feet in Sections along the Eastside Transmission Corridor*

Table 1 illustrates that the proposed Energize Eastside project would cover 78,794 linear feet along the Eastside transmission corridor.

- Bellevue south: 15,595 linear feet
- Newcastle: 7,171 linear feet
- Renton: 18,658 linear feet
- Bellevue north: 25,590 linear feet
- Redmond: 10,481 linear feet<sup>1</sup>

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<sup>1</sup> [https://www5.kingcounty.gov/sdc/FGDCDocs/KCA102\\_PRESENTUSE\\_PARCEL\\_faq.htm](https://www5.kingcounty.gov/sdc/FGDCDocs/KCA102_PRESENTUSE_PARCEL_faq.htm)

**Table 1 Number of Proposed Powerline Feet by Present Land Use of Parcel**

Present Use	Count Parcels	EE Length	North of 520	Between 520 and 190	South of 190	Bellevue North	Bellevue South	Bellevue	Newcastle	Renton	Redmond	King County
Single family (residential use / zone)	256	36,773	11,236	5,150	20,387	14,223	8,679	22,902	4,300	6,110	2,163	1,298
School (Public)	5	4,869	1,311		3,559		899	899		2,660	1,311	
Utility, Public	7	4,575	3,062	626	888		1,332	1,332	181		3,062	
Golf Course	1	3,922		3,922		3,922		3,922				
Condominium (Residential)	8	3,791	2,622		1,169					1,169	2,622	
Park, Public (Zoo \ Abroretum)	4	3,726		1,332	2,394	1,332	1,982	3,314		412		
Open Space (Curr Use-RCW84.34)	6	3,232	1,302		1,931	1,302		1,302		1,931		
Unknown	8	3,191	1,322		272	272			1,517	80	1,322	
Mortuary / Cemetary / Crematory	2	2,943		2,001	943	2,001		2,001	943			
Right of Way / Utility, Road	3	2,153			2,153					2,153		
Apartment	5	1,937		663	1,274		791	791	61	1,084		
Industrial Park	4	1,778		322	1,456		322	322		1,456		
Warehouse	2	1,551		1,551		628	924	1,551				
Office building	4	1,264		931	333	931	333	1,264				
Sport Facility	2	723		388	335	388	335	723				
Single family (C/I Zone)	2	496			496				169	327		
Retail store	4	472		127	345	127		127		345		
Auto Showroom and Lot	1	454		454		454		454				
Shopping Center (Neighborhood)	1	309			309					309		
Church / Welfare / Religious Service	2	247			247					247		
Open Space Timber Land / Greenbel	1	241			241					241		
Club	1	134			134					134		
Easement	1	12	12			12		12				
Total	330	78,794	20,867	17,738	40,190	25,590	15,595	41,186	7,171	18,658	10,481	1,298
Miles		14.9	4.0	3.4	7.6	4.8	3.0	7.8	1.4	3.5	2.0	0.2

Data provided by Deron Ferguson

Note that three categories of use indicate vacant parcels (vacant single-family, vacant multi-family, and vacant industrial) and were grouped with other categories for simplified presentation (single-family, apartment, and industrial park, respectively).<sup>3</sup>

## 2. Data on Public Right of Ways

Sixty-two public streets are crossed by the current PSE 115kV transmission line.<sup>4</sup>

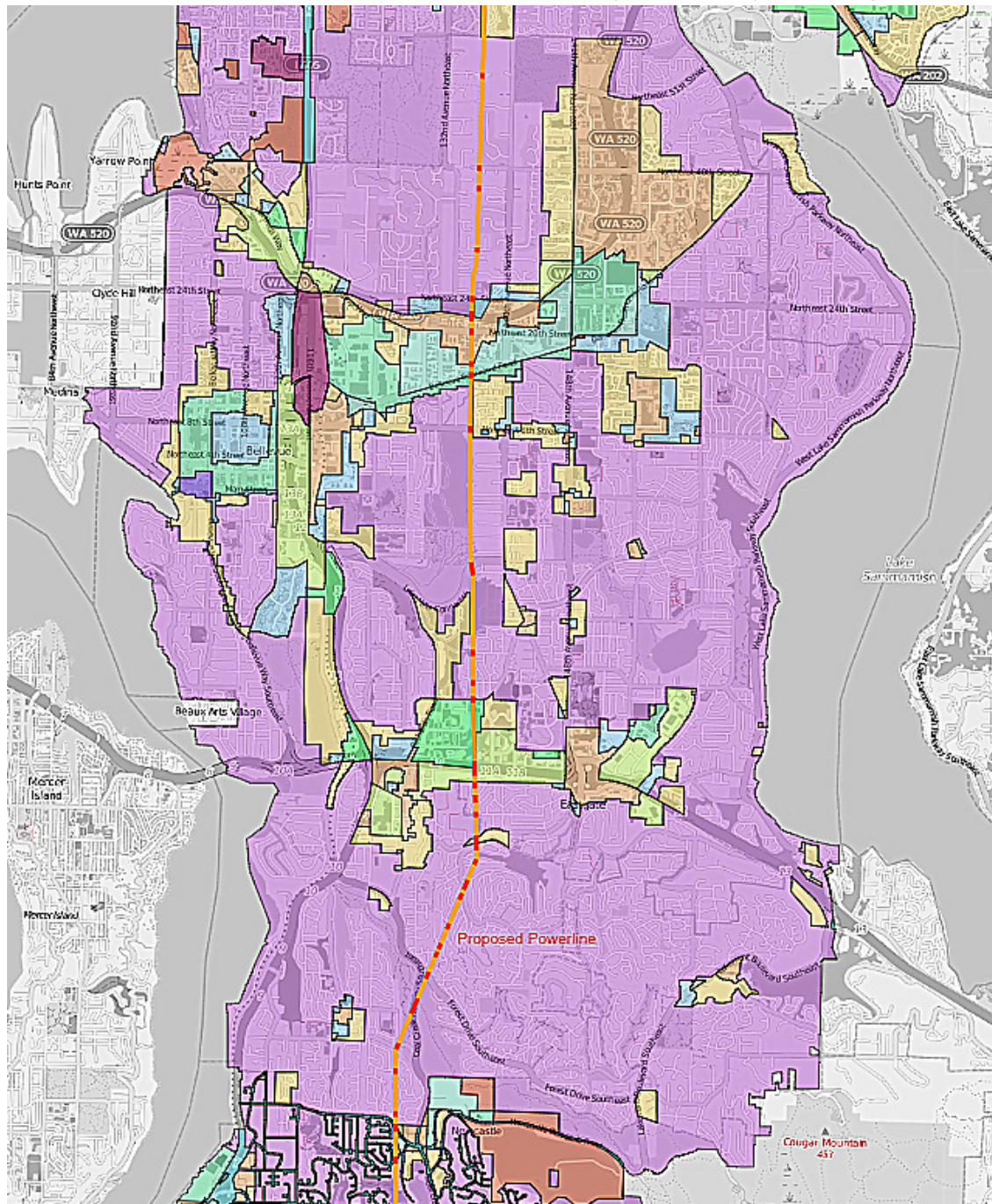
- 19 public streets crossed in Bellevue south (98006)
- 11 public streets crossed in Newcastle (98056)
- 11 public streets crossed in Renton (98058)
- 15 public streets crossed in Bellevue north (98005)
- 6 public streets crossed in Redmond (98033, 98052)

<sup>3</sup> [https://www5.kingcounty.gov/sdc/FGDCDocs/KCA102\\_PRESENTUSE\\_PARCEL\\_faq.htm](https://www5.kingcounty.gov/sdc/FGDCDocs/KCA102_PRESENTUSE_PARCEL_faq.htm)

<sup>4</sup> : <http://powerline-row-intersections.s3-website-us-west-2.amazonaws.com/>

Figure 1 is an interactive map<sup>5</sup> showing the points (red dashes) where the proposed powerline crosses City right-of-ways (streets) and provides the length of the crossing in feet.

### Locations (indicated by red dashes) of Powerline Crossing Cities' Right of Ways



**Figure 1**

*Land use map depicting right of ways along the entire proposed transmission line project.*

<sup>5</sup> <http://powerline-row-intersections.s3-website-us-west-2.amazonaws.com/>

The right-of-way (ROW) distance for the public streets crossed along the eastside transmission line corridor totals 5,617 feet.

- Bellevue south public ROW: 2,128 feet
- Newcastle public ROW: 817 feet
- Renton public ROW: 903 feet
- Bellevue north public ROW: 1,227 feet
- Redmond public ROW: 378 feet

### Screenshot Illustrating Length of Transmission Line Crossing ROW (red line)



**Figure 2**

*The length of crossed ROW is indicated by a red line. In this example, the ROW distance is 110.20396 feet.*

## 3. Franchise Agreements and Land Use Codes

The City of Bellevue, as part of the Franchise Agreement<sup>6</sup> with PSE, has granted use of certain public roads and streets to enable the Utility to provide electrical energy to its customers. The Franchise is renewed at the discretion of the City of Bellevue. The terms of this Franchise obligate PSE to comply with the provisions of an applicable City code or ordinance. It does not allow PSE to install facilities on any non-franchise area of City property, nor to expand, enlarge or improve any facility without the review and approval of the City "pursuant to the provisions of any applicable City codes, ordinances, regulations, standards, procedures and/or permits, as now exist or as may be hereafter amended or superseded."

<sup>6</sup> <http://mrsc.org/getmedia/621451B4-F2DC-4B78-B46A-56BB113AEFE3/B44o5443.aspx>

The Franchise Agreement further stipulates that PSE acknowledges that the City desires to promote a policy of undergrounding of facilities within the Franchise Area.<sup>7</sup>

**LUC 20.30B.140** stipulates that "the City may approve, or approve with modifications, an application for a Conditional Use Permit." This includes 5,617 feet of public right of way under the jurisdiction of Franchise agreements.

## 4. Conclusion

The corridor proposed by PSE for Energize Eastside is not owned solely by PSE. The corridor crosses public right of ways within predominantly residential land use districts. The PSE proposal does not comply with land use codes designed to minimize impacts associated with new or expanding electrical utility facilities. The cities impacted by the project should *not* allow public streets and other right of ways to be used for Energize Eastside unless consistent with the land use codes of LUC 20.20.255.

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<sup>7</sup> <http://mrsc.org/getmedia/621451B4-F2DC-4B78-B46A-56BB113AEFE3/B44o5443.aspx> page 2-4



## 5. Appendix: Data Methodology and Maps

### The Interactive Powerline / Right of Way Crossing Map

The Interactive Powerline / Right of Way Crossing Map shows points where the proposed powerline would cross city right of way (streets) and provides the length of the crossing in feet.

The map was created by intersecting the digitized line depicting the powerline with an underlying ROW layer. The ROW layer shows Right of Way polygons as they are represented in the King County parcel layer. This layer does not provide an exact location for ROWs, but provides a reasonable approximation

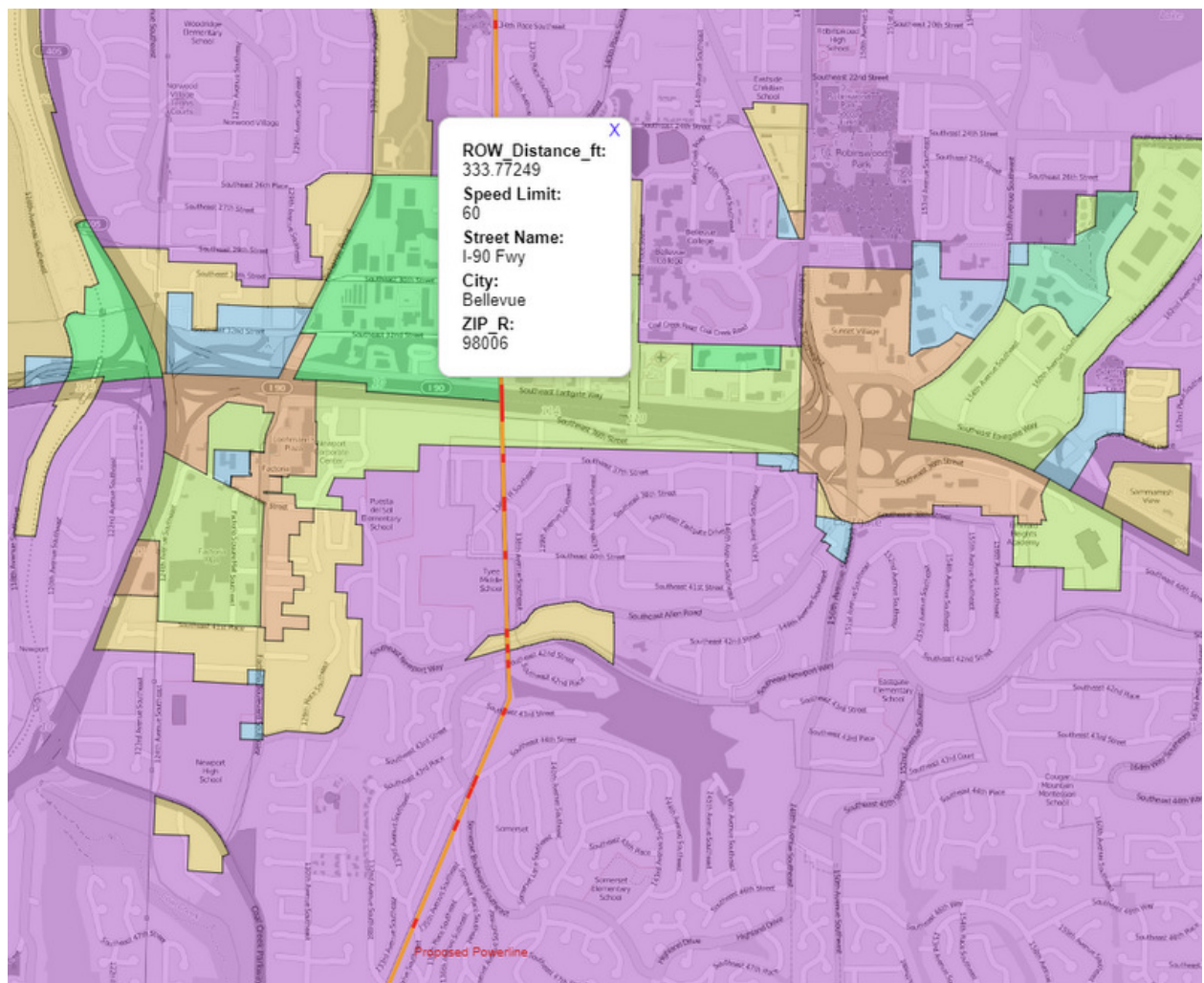
**Table 2 Source Information**

Data Element	Source File/Variable	Source Organization
Right of Way	PIN (attribute identifier)	<a href="ftp://ftp.kingcounty.gov/gis-web/GISData/row_SHP.zip">ftp://ftp.kingcounty.gov/gis-web/GISData/row_SHP.zip</a>
Powerline (map layer)	Manually digitized*	CENSE

\* Spatial data is not available from PSE for the proposed power line, so CENSE digitized its route based on the existing route as determined by aerial imagery and proximity to parcel boundaries, as well as other published non-spatial data from PSE (the Environmental Impact Statement, permit applications, etc.).

(Data and maps provided by Deron Ferguson)

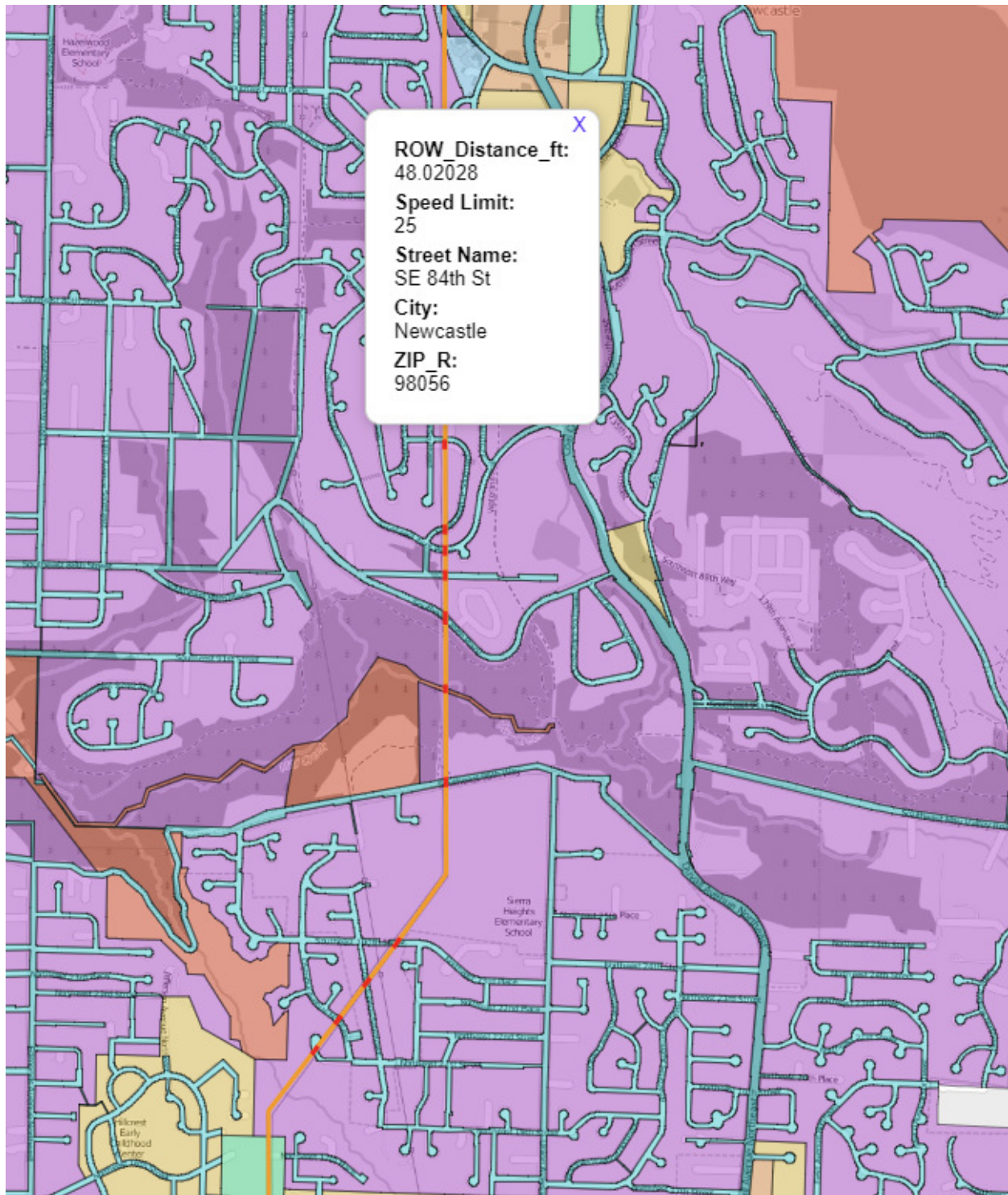
## Land Use Map Depicting ROW Distance of Transmission Line Crossing I-90 in Bellevue South.



**Figure 3**

Example of one of 19 public streets in Bellevue South that would be crossed by proposed transmission line project.

## Land Use Map Depicting ROW Distance of Transmission Line Crossing SE 84th Street in Newcastle

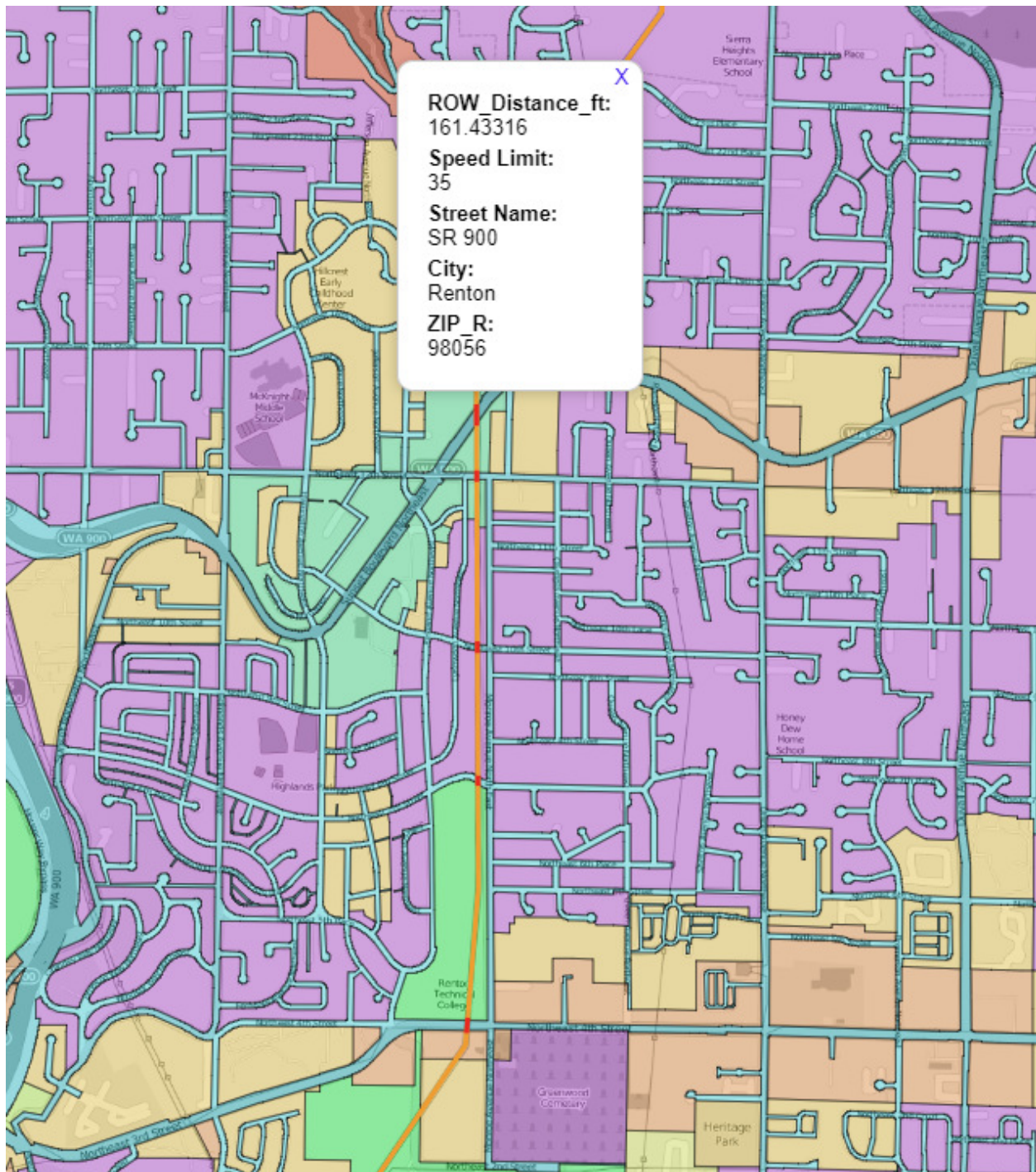


**Figure 4**

Example of one of 11 public streets in Newcastle that would be crossed by proposed transmission line project



## Land Use Map Depicting ROW Distance of Transmission Line Crossing State Route 900 in Renton



**Figure 5**  
Example of one of 15 public streets in Renton that would be crossed by proposed transmission line project.