

CITY COUNCIL AGENDA TOPIC

Council Initiation of a land use code amendment and associated legislative rezone to establish a new “Institutional” land use district for Bellevue College to align with the Comprehensive Plan Future Land Use Map and associated policies.

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EXECUTIVE SUMMARY**DIRECTION**

Initiate work on a Land Use Code Amendment (LUCA) and associated legislative rezone to establish a new “institutional” land use district for Bellevue College.

RECOMMENDATION

Initiate work on a LUCA and associated legislative rezone to establish a new “institutional” land use district for Bellevue College.

BACKGROUND/ANALYSIS**Background**

Bellevue College is currently zoned Suburban Residential 4 (SR-4), which is not consistent with the Comprehensive Plan Future Land Use Map (FLUM) and constrains the college’s ability to expand academic facilities, student housing, and other campus infrastructure. The FLUM designated Bellevue College’s future land use as “Institutional.” Bellevue College is also currently working on updates to their Campus Master Plan, which will guide the college’s next 5-10 years of future growth in a way that reinforces the college’s values, visions, and goals. The Bellevue College Campus Master Plan also aims to accommodate changing needs of education and establish a strong relationship with the community. Though the Bellevue College LUCA, the City has a unique opportunity to partner with Bellevue College to better support the growth and development of the College while thoughtfully addressing the needs and priorities of the surrounding community.

LUCA Overview

The Bellevue College LUCA proposes to introduce and establish a new “institutional” land use district, and associated legislative rezone, for Bellevue College to address the continued development of Bellevue College and align with Comprehensive Plan policies and the FLUM. The new institutional land use district will increase the Bellevue College’s ability to expand academic facilities, student housing, and other campus infrastructure in order to accommodate their needs and projected growth. The LUCA will address permitted uses, dimensional requirements, landscape requirements, design standards, transition requirements, and other development standards needed to support campus development while addressing compatibility with surrounding areas.

Legislative Rezone Overview

The Comprehensive Plan FLUM designation for institutional uses in the Bellevue College area extends beyond properties currently owned by Bellevue College and includes several privately owned residential properties located near the campus. The proposed legislative rezone, however, would apply only to parcels currently owned by Bellevue College. Privately owned residential properties within the broader institutional FLUM designation would not be rezoned as part of this proposal, would instead remain within the existing SR-4 Land Use District, but these properties would be eligible to be rezoned in the future to the new “institutional” land use district. As a result, owners of those residential properties would continue to be subject to the existing SR-4 development standards and would retain the ability to remodel, expand, or redevelop their homes under the current residential zoning regulations without being subject to the development regulations proposed under this LUCA.

Public Engagement

In addition to meeting all Process IV noticing requirements, this project will include a public engagement plan with two primary phases and several modes of outreach to ensure the public, stakeholders, and interested parties have the opportunity to be informed and provide comments.

Phase 1 – Listening & Fundamentals

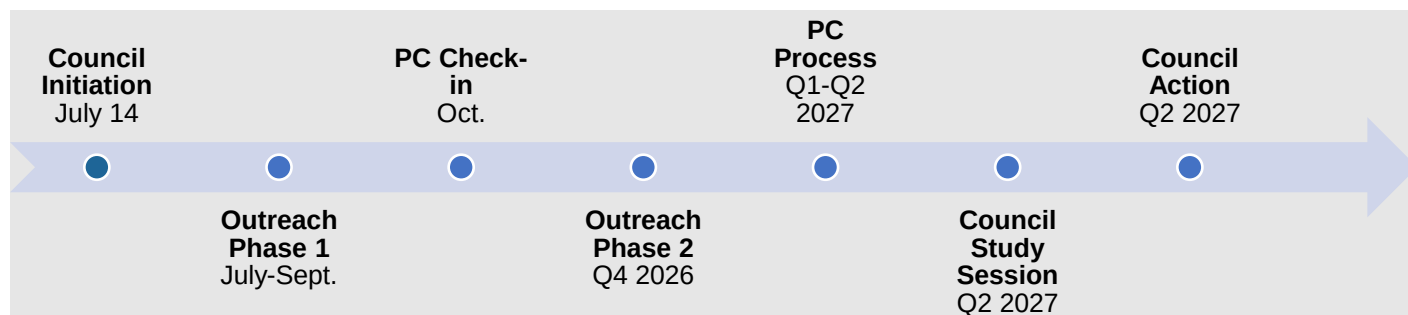
Staff will coordinate and partner with Bellevue College and Neighborhood Leaders to execute phase 1 of engagement. The following modes of engagement have been outlined for phase 1:

- **Web Presence.** A city webpage for the Bellevue College LUCA will include project background, planner contact information, and opportunities to engage. Throughout the project the webpage will be continually updated with general updates on project progress and any coordination with the Planning Commission and City Council.
- **Community Mailer.** Staff will develop a community mailer to advertise the Bellevue College LUCA to neighboring residents, property owners, and business owners within a set radius of the College. The purpose of the mailer will ultimately let the community know that this LUCA is something the city is interested in engaging with them on and will advertise the project webpage, the project purpose, and any future City Council or Planning Commission engagement.
- **Targeted Stakeholder Outreach.** Staff will conduct listening sessions with interested project partners to understand their goals, concerns, and comments for the LUCA. There will be additional coordination with Bellevue College and nearby neighborhood leaders to ensure neighboring residents, property owners, and business owners are informed and engaged.
- **City Newsletter Updates.** Updates on project progress as well as opportunities to engage will be distributed through different city newsletters as appropriate.
- **Engagement Summary Report.** After phase 1 is complete, staff will prepare an engagement summary report to summarize the engagement approach and any key themes or priorities learned from outreach. This summary report will be shared back out into the community and presented to the Planning Commission and Council in future study sessions.

Phase – Reviewing & Drafting

- **Stakeholder Follow-Up.** Staff will prepare the draft LUCA and share it with stakeholders from phase 1 to solicit additional feedback. Stakeholders will have the opportunity to review the LUCA and provide comments.
- **Public Information Session.** Staff will host a public information session to highlight key components of the LUCA. This information session will also have allotted time for Q&A from the community.
- **City Newsletter Updates.** Updates on project progress, including advertising the draft release, as well as opportunities to engage will be distributed through different city newsletters as appropriate.

Project Timeline



POLICY & FISCAL IMPACTS

Policy Impact

The LUCA will amend the Bellevue Land Use Code and include an associated legislative rezone. The LUCA and rezone will be consistent with the Comprehensive Plan and the FLUM.

Fiscal Impact

There is no fiscal impact associated with implementing this LUCA and rezone.

OPTIONS

1. Direct staff to initiate work on a LUCA and associated legislative rezone to establish a new “institutional” land use district for Bellevue College.
2. Provide alternative direction to staff

ATTACHMENTS

N/A

AVAILABLE IN COUNCIL LIBRARY

N/A